581 Grant Avenue Rezoning

Review Session
August 19, 2024



ULURP No.

- **240403 ZMK**
- **240402 HAK**
- **240404 ZRK**

581 Grant Avenue Rezoning

Applicant
NYC Department of Housing Preservation and Development

Proposed Actions
- Zoning Map Amendment (ZM)
- Zoning Text Amendment with MIH (ZR)
- Urban Development Action Area (HA)

Proposed Development
- 7-story mixed-use development, 144,000 zsf
- 173 Dus, 100% income restricted
    - Community facility
    - Public space



Project Location: 581 Grant Avenue

- East New York, Brooklyn
- Community District 5
- Council Member Sandy Nurse, District 37



Surrounding Area: 581 Grant Avenue



East New York Neighborhood Plan 2016

LAND USE & ZONING
promote growth of livable neighborhoods

AFFORDABLE HOUSING
preserve & create affordable housing

ECONOMIC DEVELOPMENT
foster jobs & economic opportunity

COMMUNITY RESOURCES
invest in services & infrastructure



Existing Land Use & Zoning: 581 Grant Avenue

Project

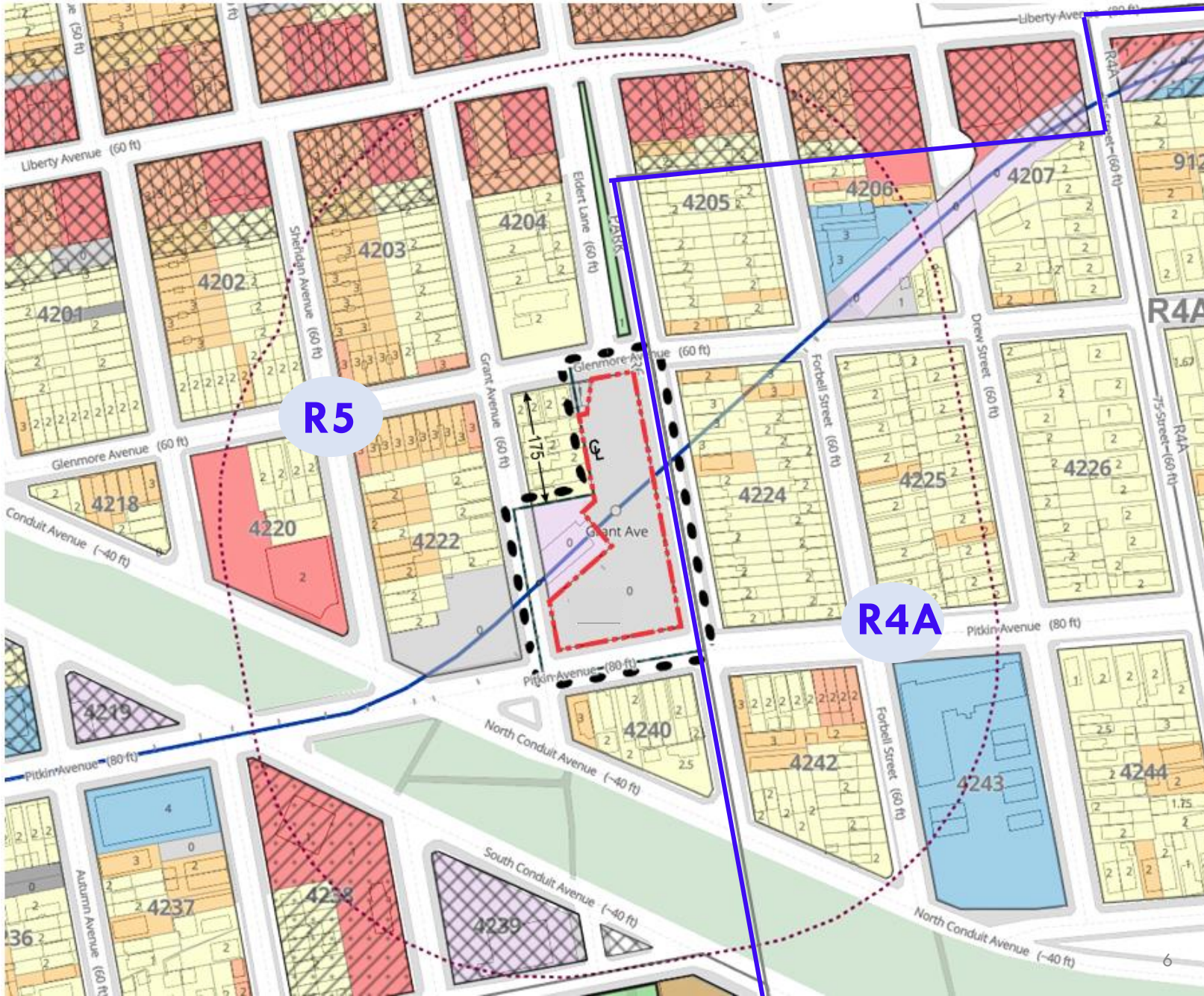
- Rezoning Area
- Development Site
- 600 Foot Radius

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

Land Use

- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Instituitions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other



Site Photos: 581 Grant Avenue

View of the project area facing east from Grant Avenue



Site Photos: 581 Grant Avenue

View of the project area facing southeast from Glenmore Avenue



Site Photos: 581 Grant Avenue

View of Grant Avenue facing south (project area at left)



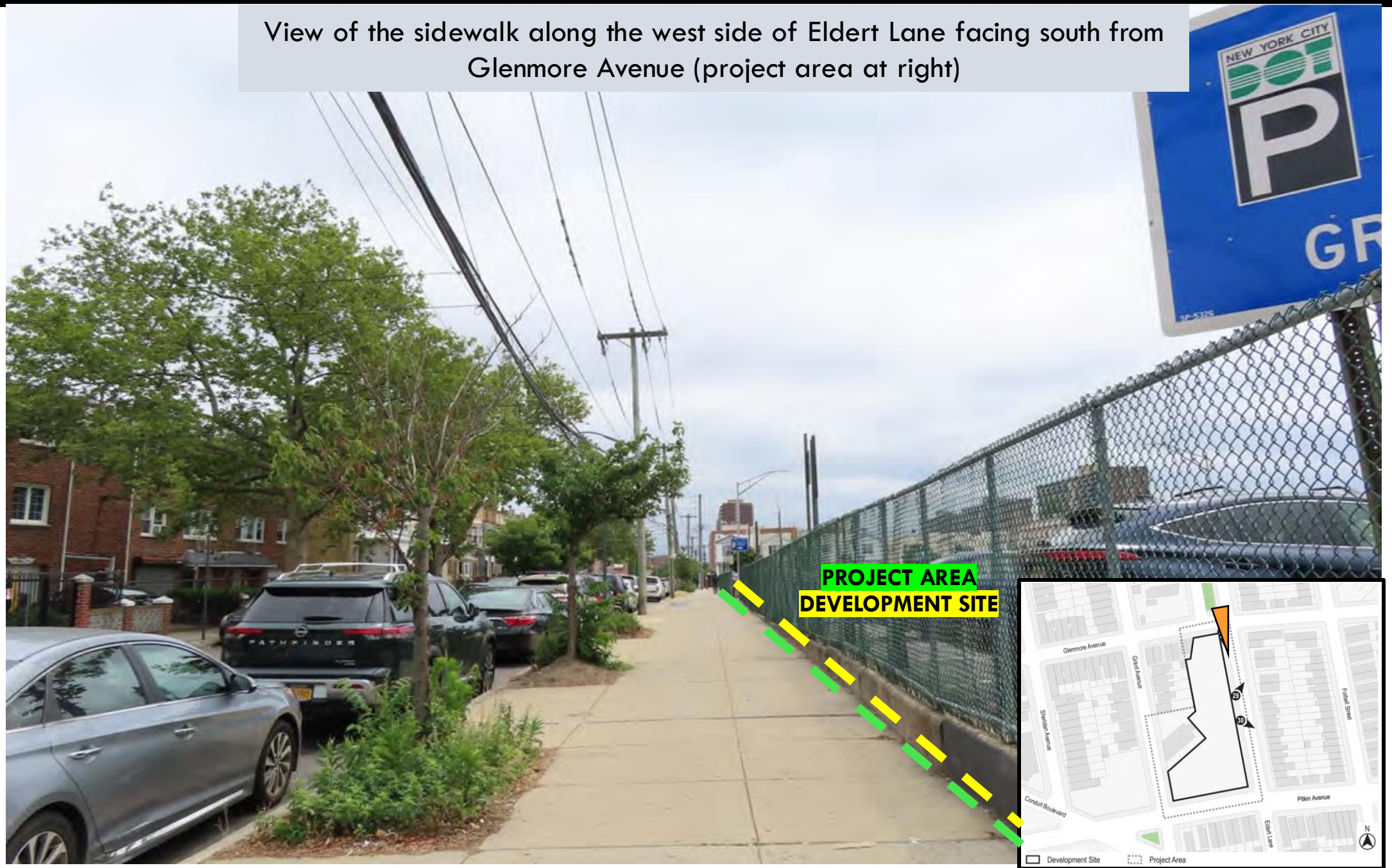
Site Photos: 581 Grant Avenue

View of west side of Grant Avenue facing northwest from the project area



Site Photos: 581 Grant Avenue

View of the sidewalk along the west side of Eldert Lane facing south from Glenmore Avenue (project area at right)



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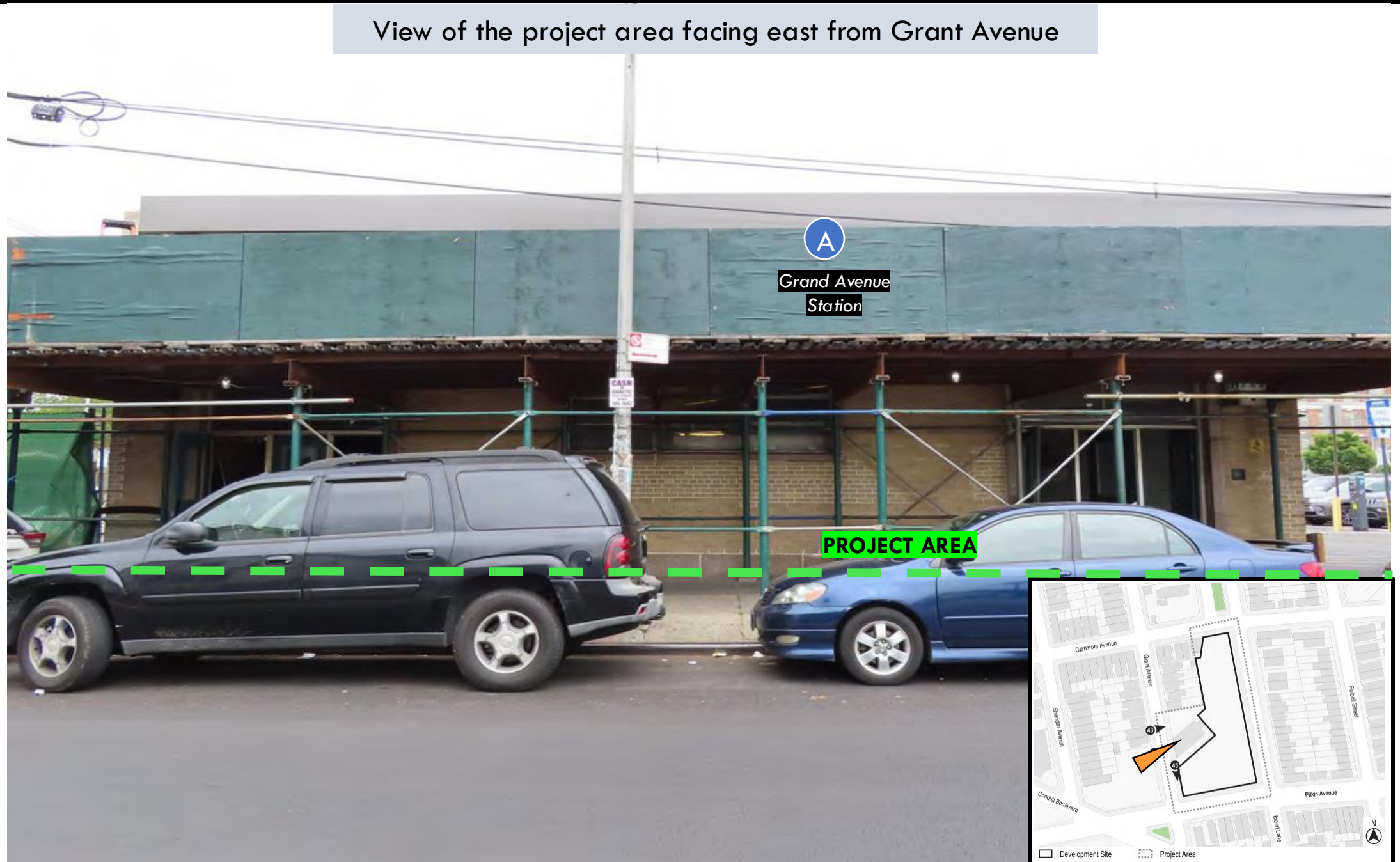
View of the project area facing east from Grant Avenue



Proposed Development: 581 Grant Ave

- New 7-story mixed-use development
  - 144,000 zsf
  - 74 ft in height

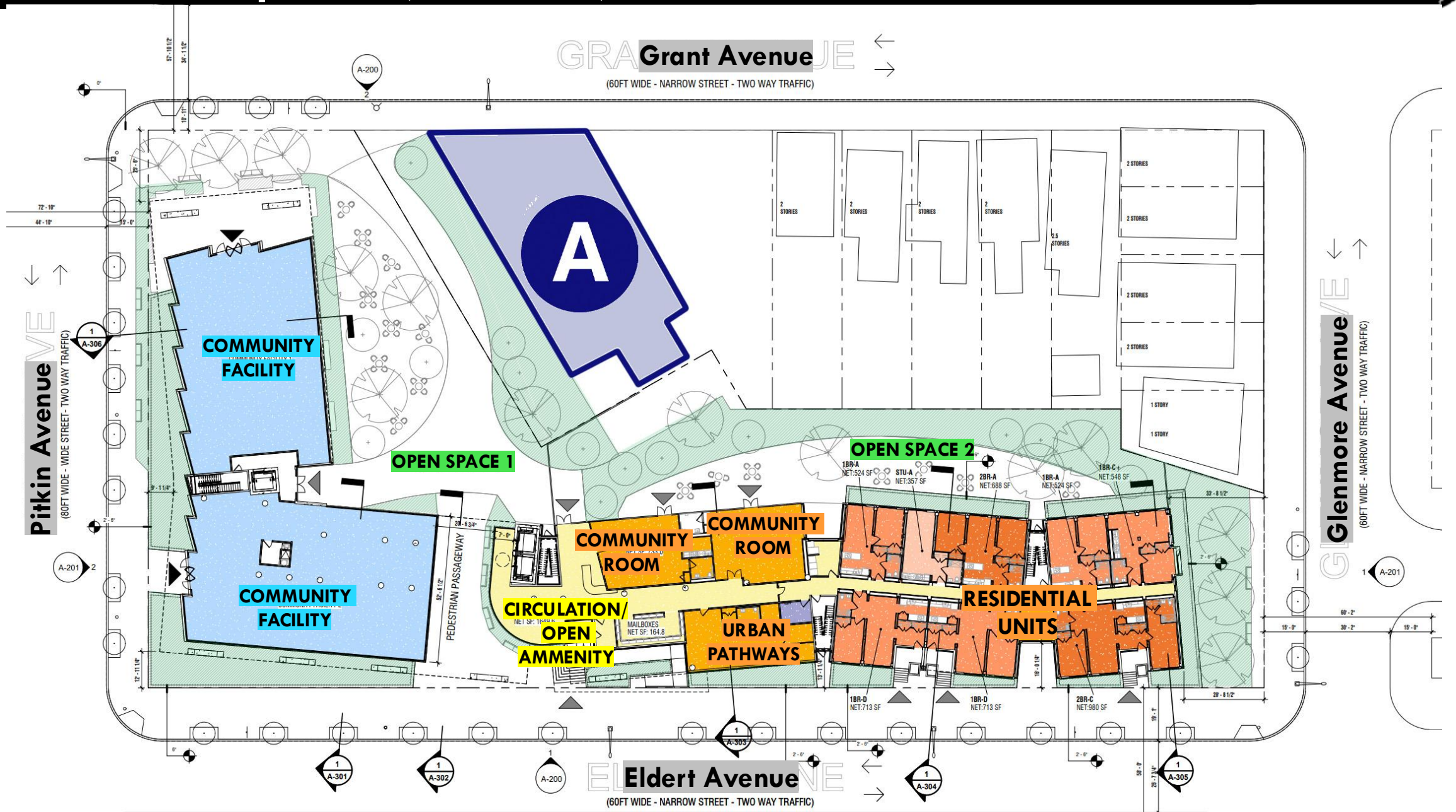
- 135,000 sf of residential uses
  - 173 dus,
  - 100% income restricted

- Community facilities: 8,800 sf

- Public open space: 16,800 sf



Proposed Development (Site Plan): 581 Grant Ave



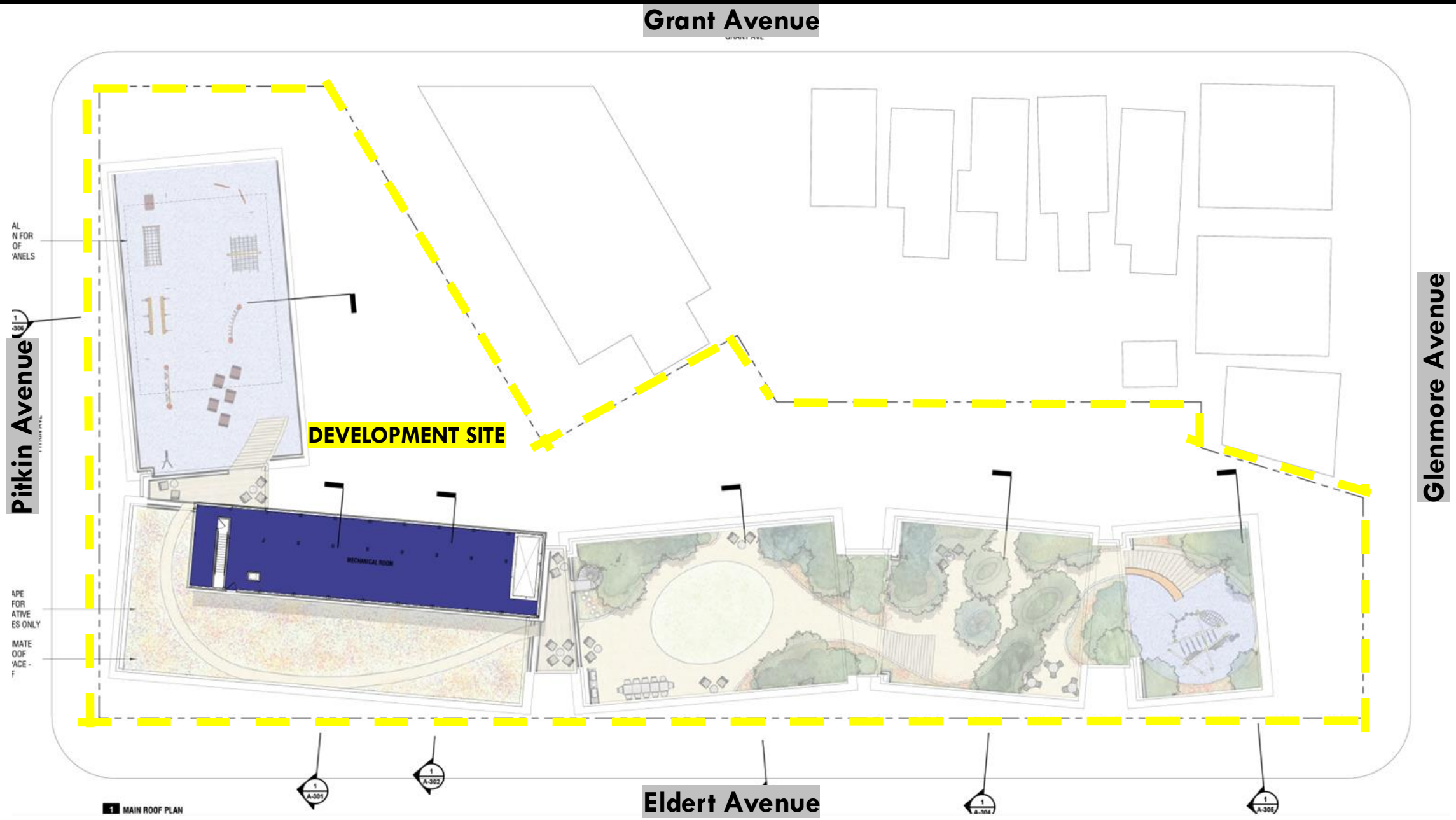
Proposed Development (Open Spaces): 581 Grant Ave

- Open Space 1 connects Eldert Lane to Grant Avenue

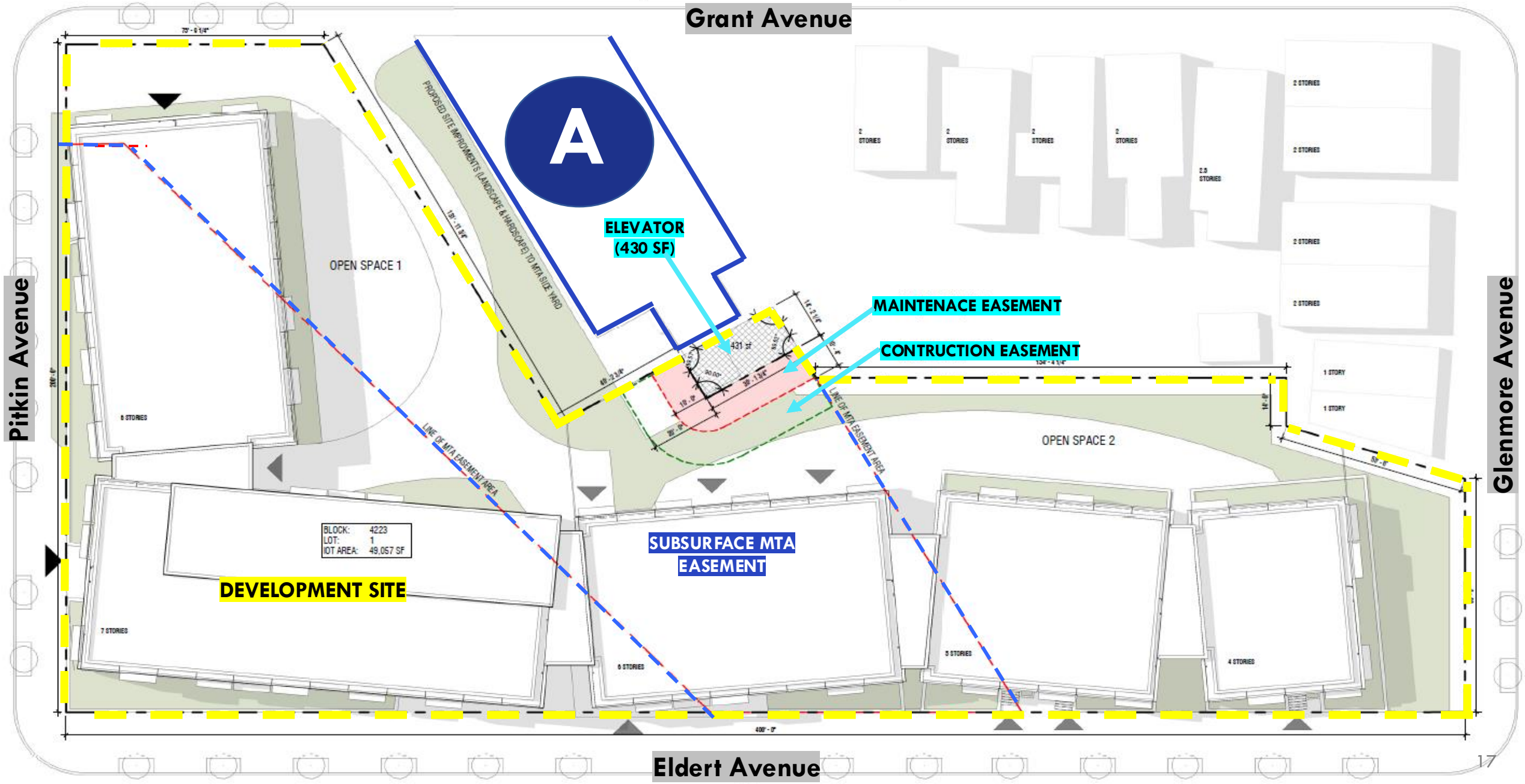
- Open Space 2 is at the rear



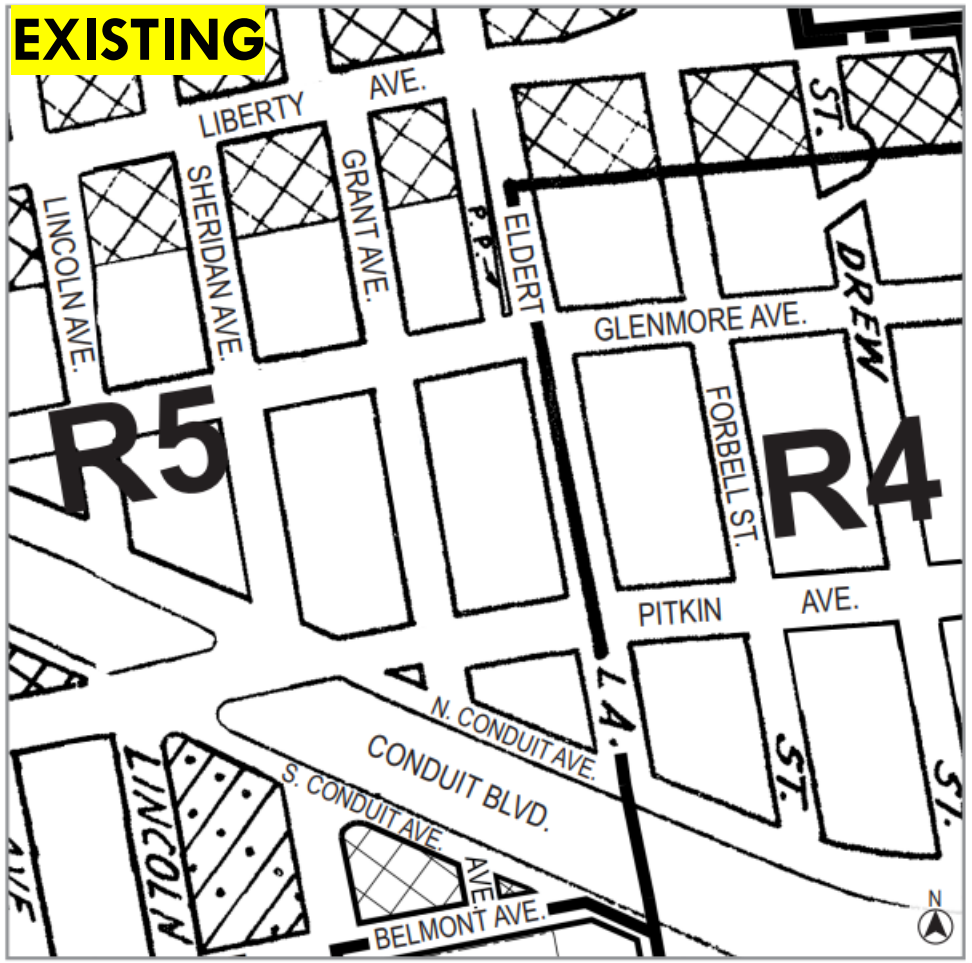
Proposed Development (Roof Plan): 581 Grant Ave



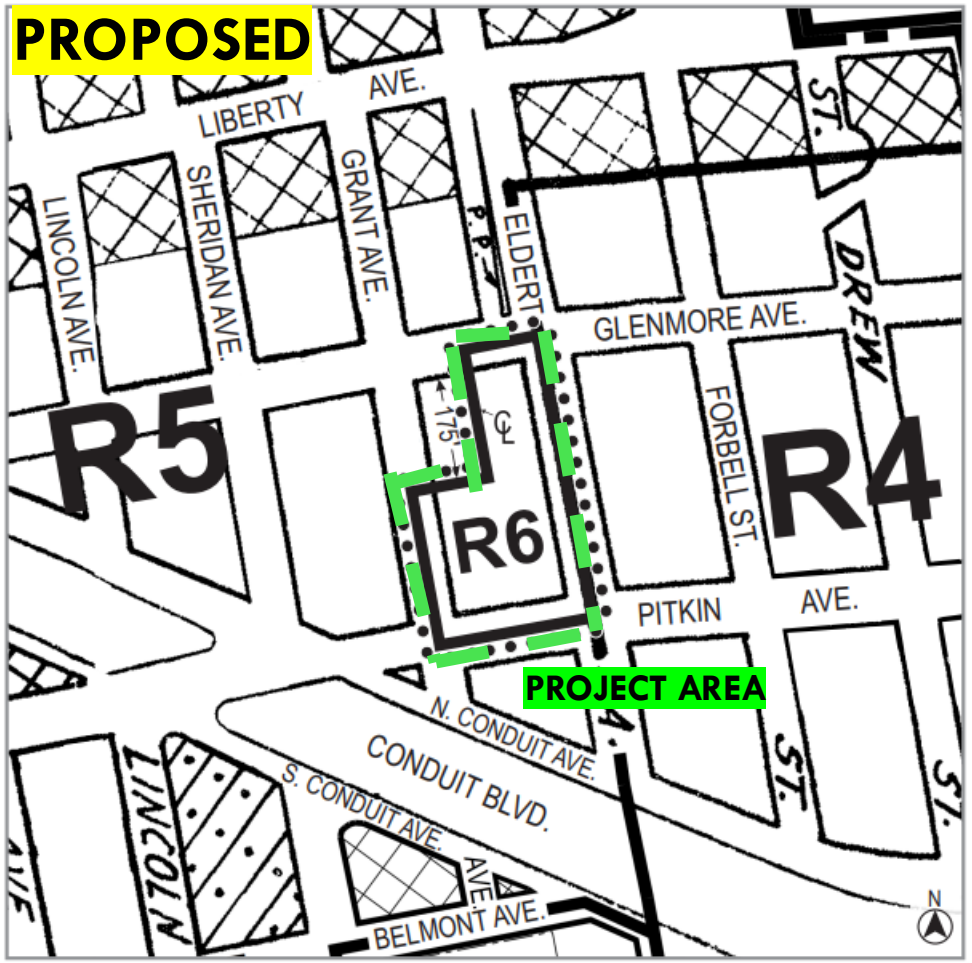
Project Area/Development Site: 581 Grant Avenue



Zoning Map Amendment: 581 Grant Ave



Current Zoning Map (18a)



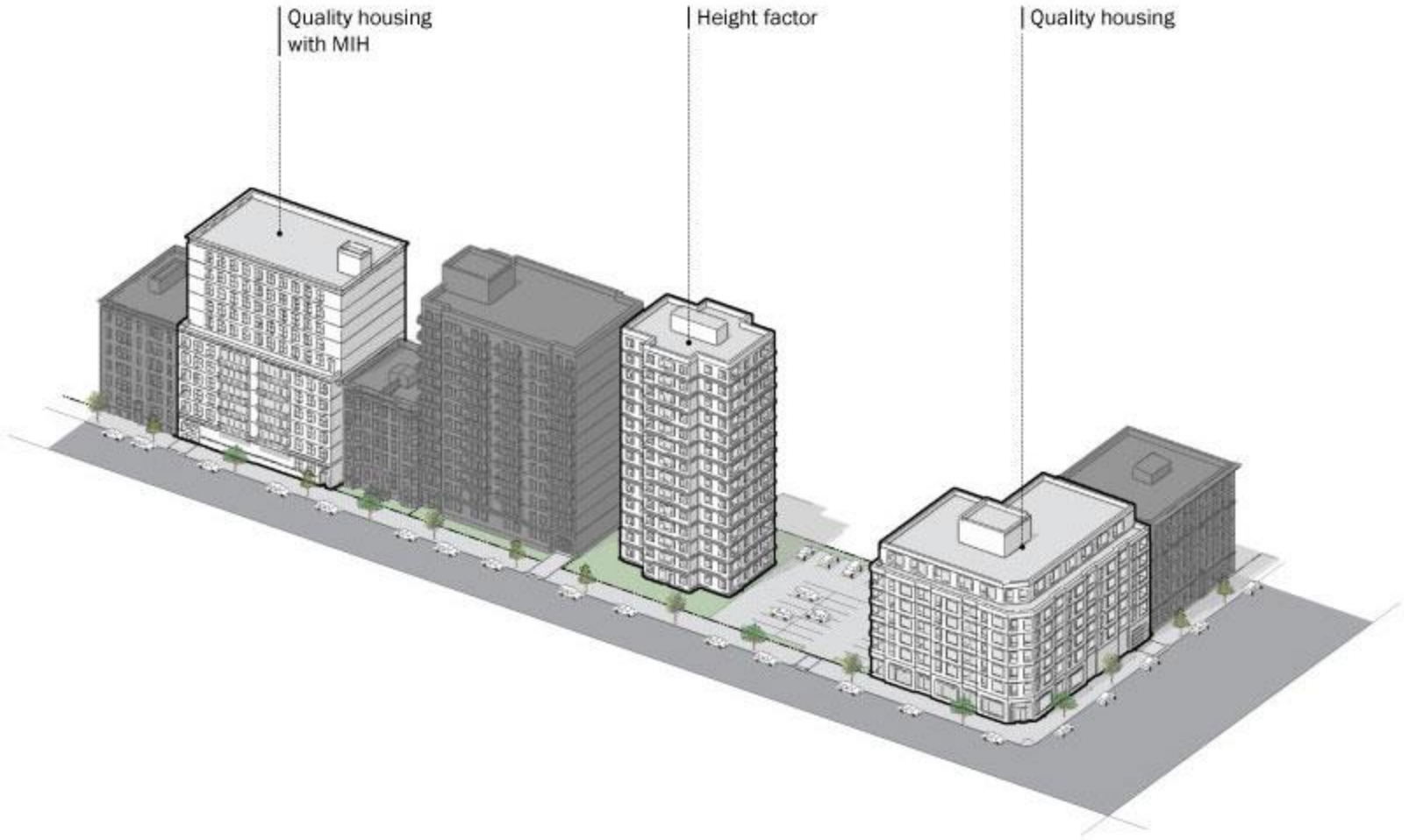
Proposed Zoning Map (18a) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R6

Proposed R6 Zoning District (w/ MIH): 581 Grant Ave

R6 Regulations

Residential FAR	**3.60 (3.90 with CHO bump)**
Community FAR	**4.8**
Max Base Height	**65 ft**
Max Bldg Height	**115 feet**
Parking	**50% of DUS** **25% of IRHU**

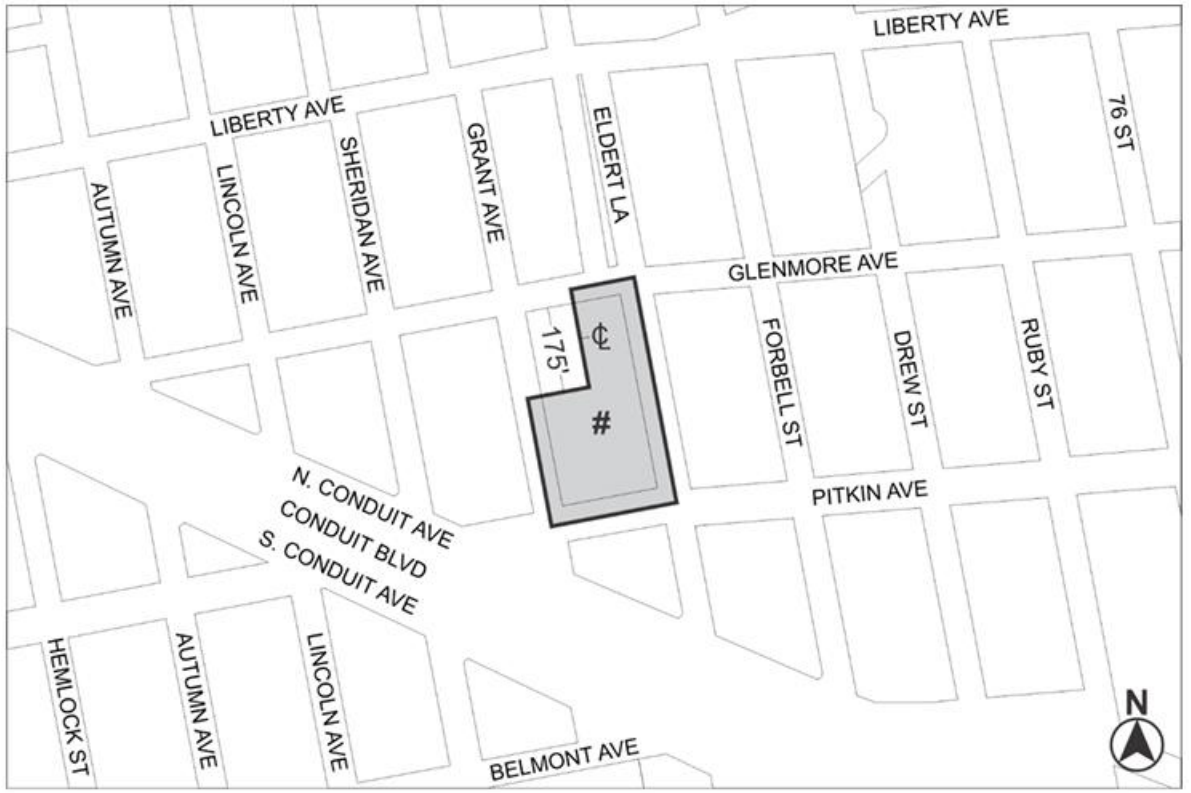


Zoning Text Amendment: 581 Grant Ave

A Zoning Text Amendment is proposed to add the Project Area to Appendix F: Inclusionary Housing Designated Area and Mandatory Inclusionary Housing (MIH) Area, establishing it as an MIH Area under Options 1 and 2.

- Option 1: At least 25% of residential floor area must be permanently income restrictive to households earning an average of 60% of the Area Median Income (AMI).

- Option 2: At least 30% of residential floor area must be permanently income restrictive to households earning an average of 80% of AMI.



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1 and Option 2

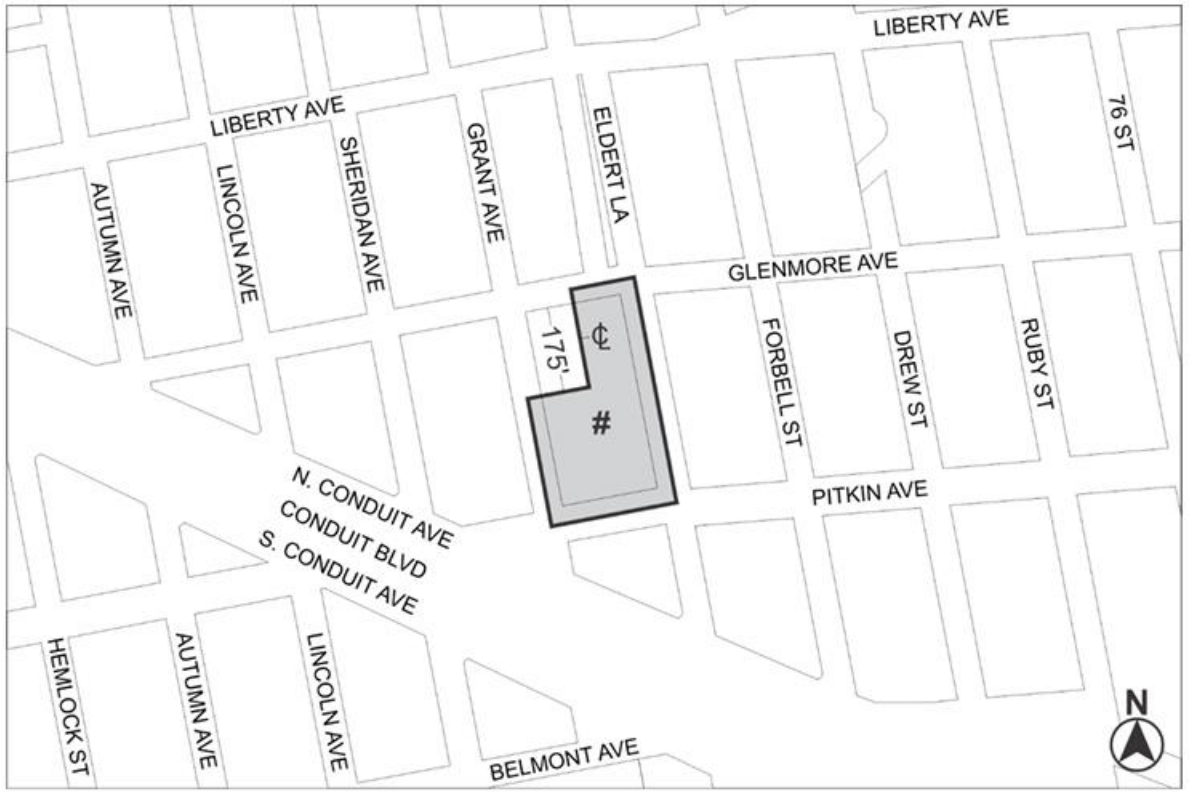
Portion of Community District 5, Brooklyn

Urban Development Action Area (HA)

The project area is a designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project (UDAAP) under New York State's General Municipal Law, Article 16.

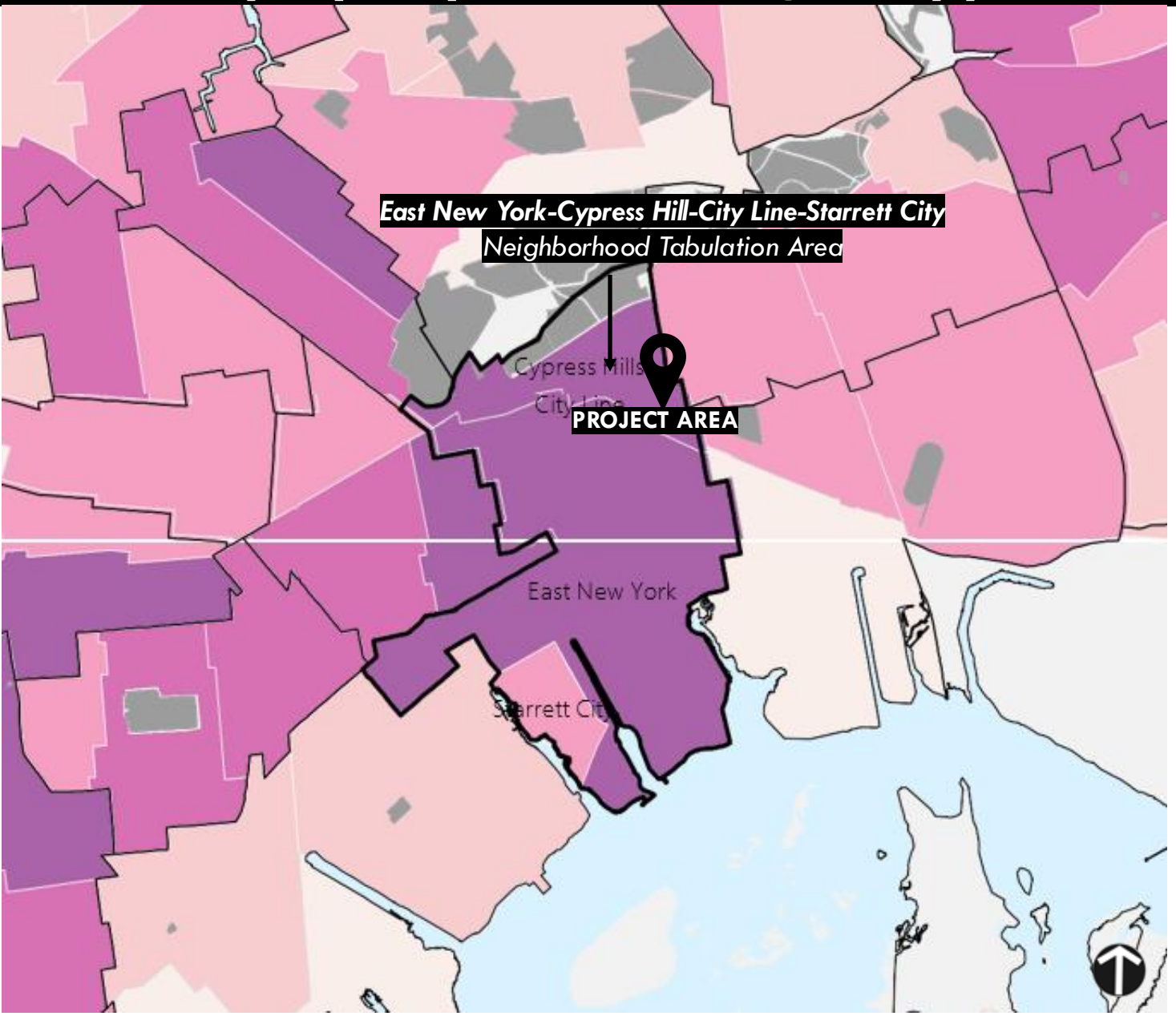
- The designation allows redevelopment of blighted or substandard areas to promote health, safety, and growth by providing necessary tools and incentives.

- The City-Owned property will be transferred to a sponsor selected by HPD.



Portion of Community District 5, Brooklyn

Racial Equity Report: Housing & Opportunity (Applicant Data)



Annual Median Household Income:

$46,679

[East New York – Cypress Hill – City Line – Starrett City]

Public Use Microdata Area (PUMA) 4008

< Brooklyn and NYC

Income Restriction	Units
Formerly Homeless (AMI n/a)	53
Very Low Income (40-50% AMI)	70
Low Income (60% AMI)	29
Moderate Income (80% AMI)	21
Total New Units	**173**

Estimated monthly rent of affordable units for households earning 80% AMI*:

$1,700

Estimated average income of a household earning 80% AMI*:

$87,000

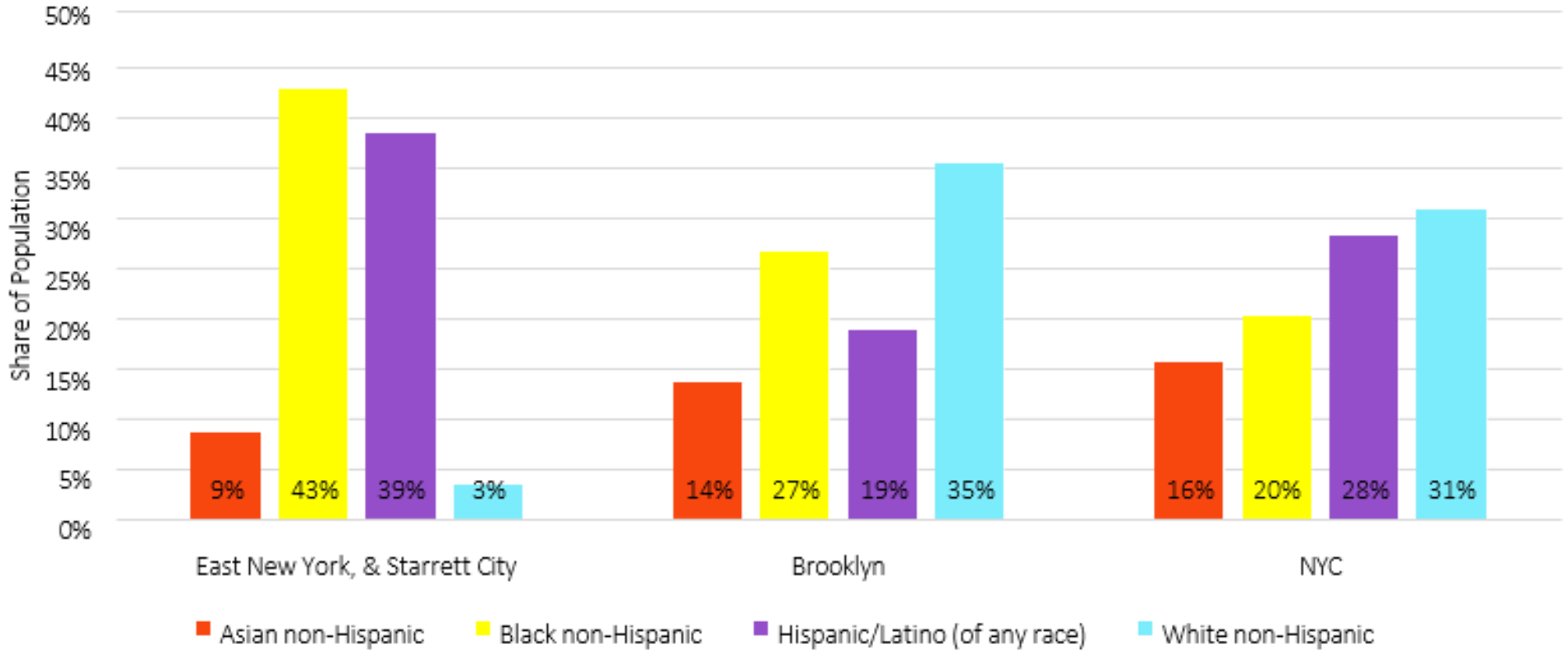
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



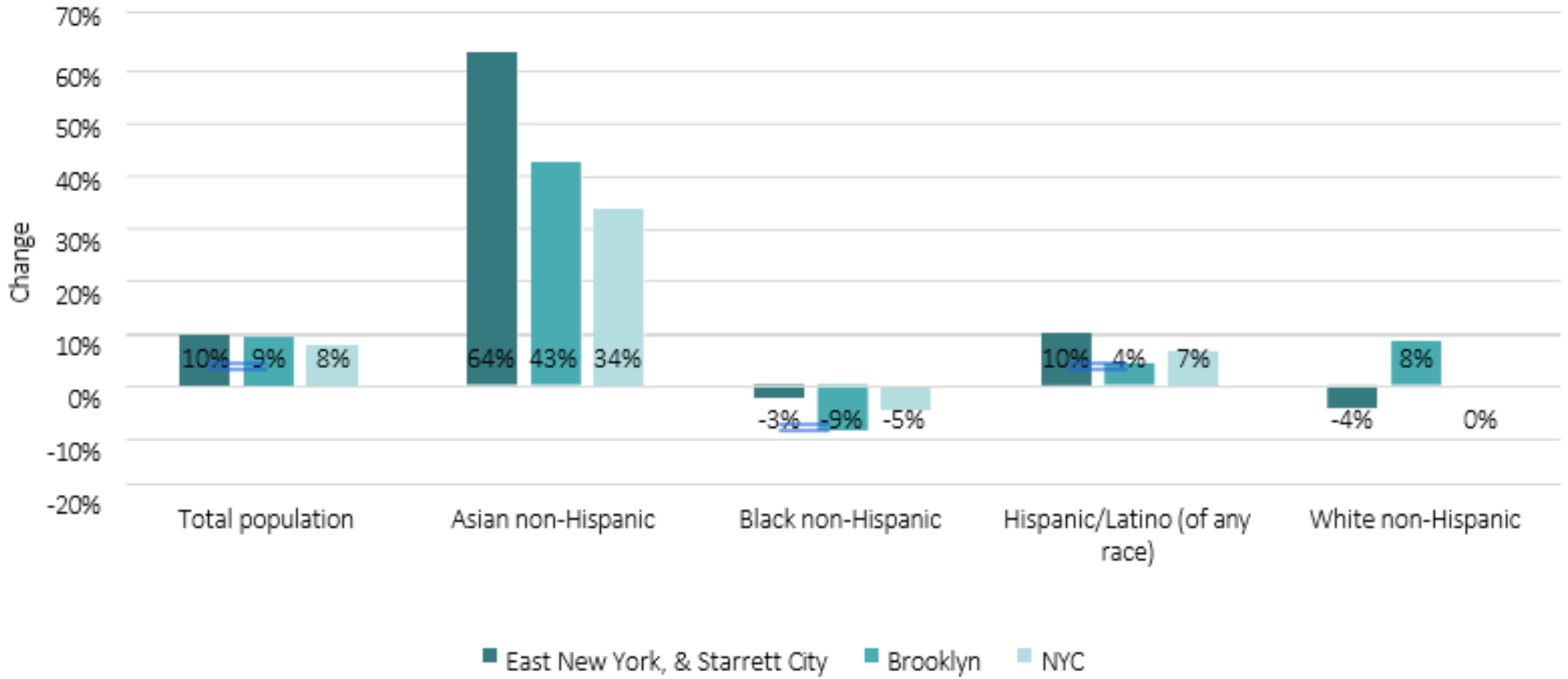
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report: Housing & Opportunity (Applicant Data)

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

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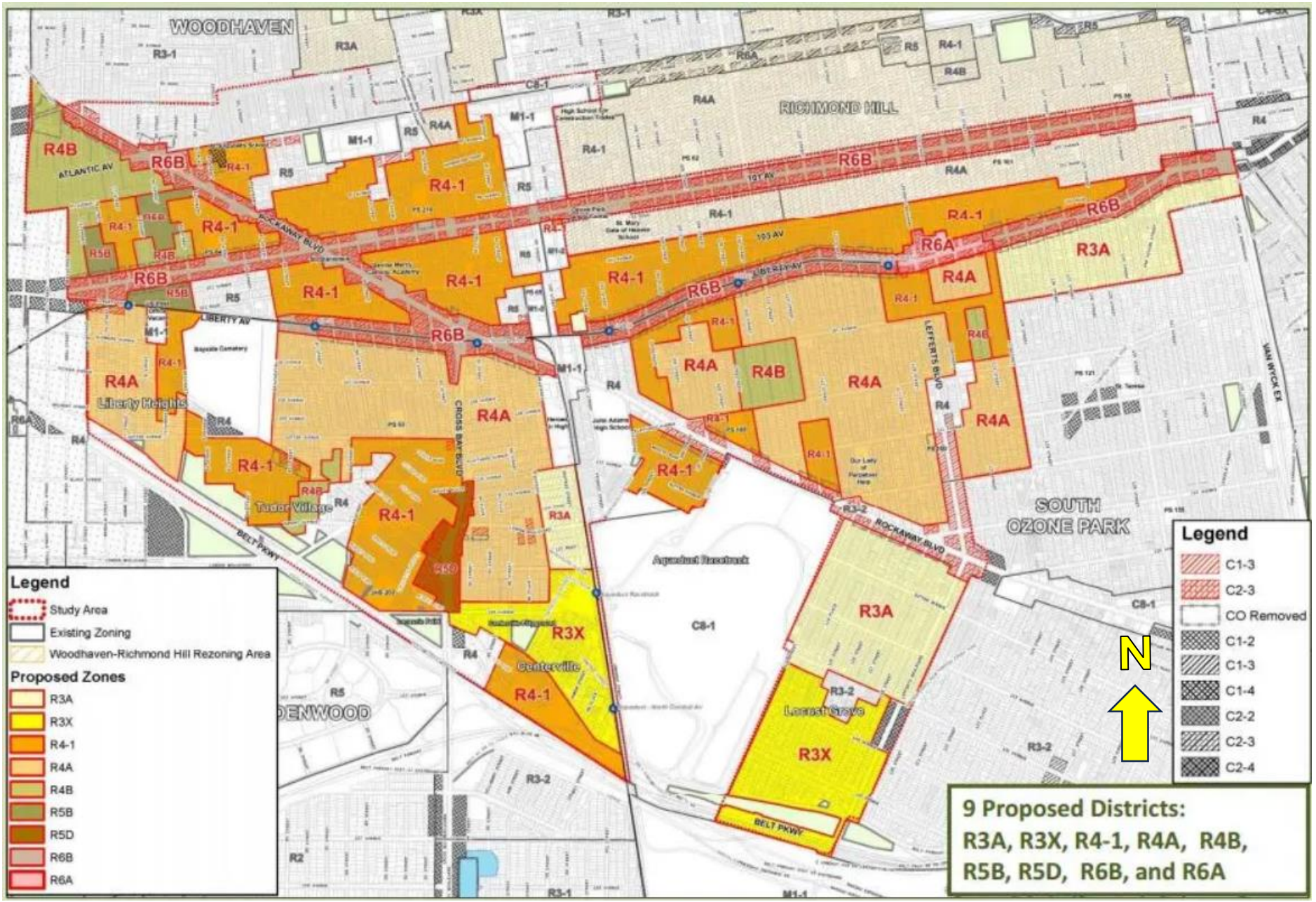
Appendix

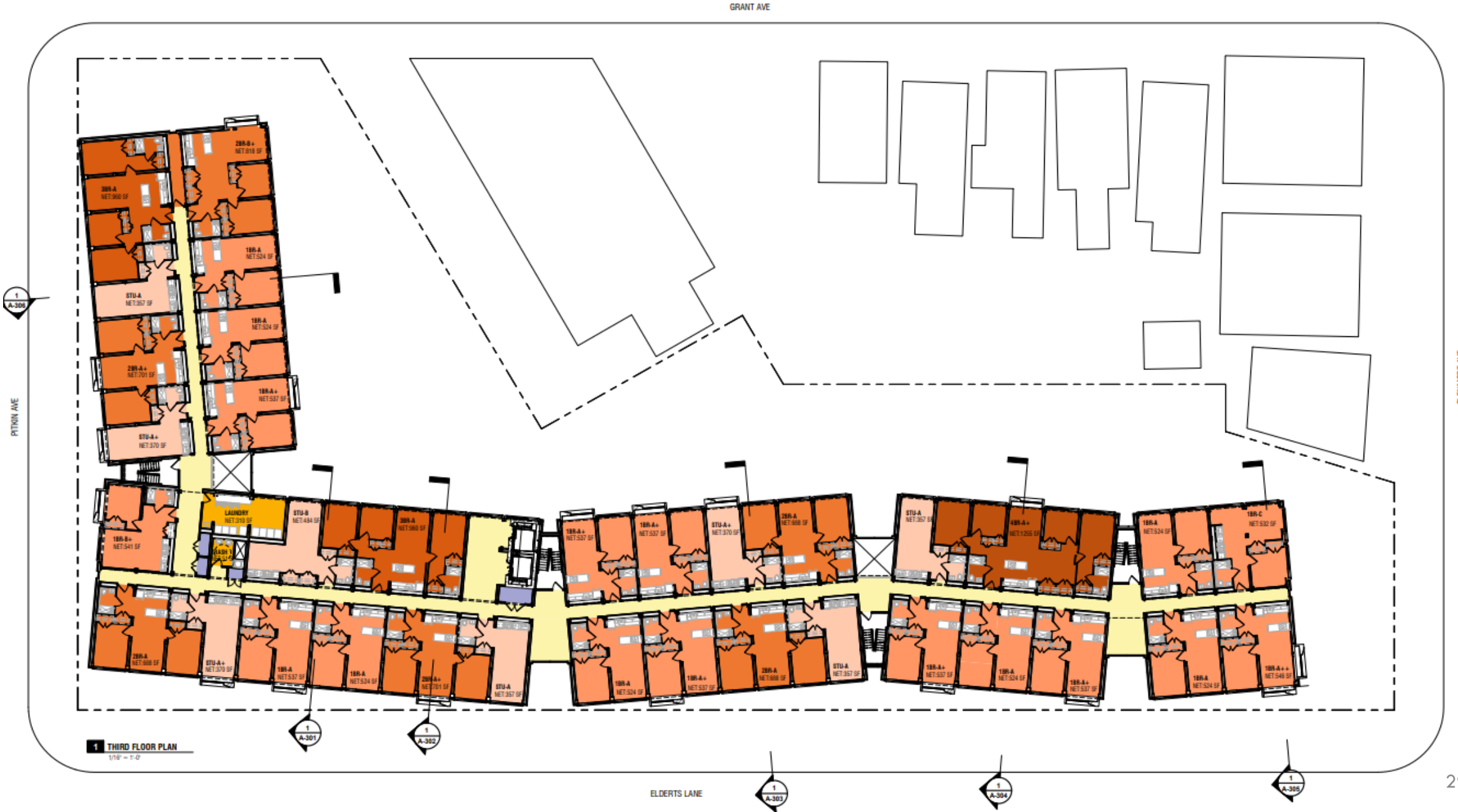
Ozone Park Rezoning 2013



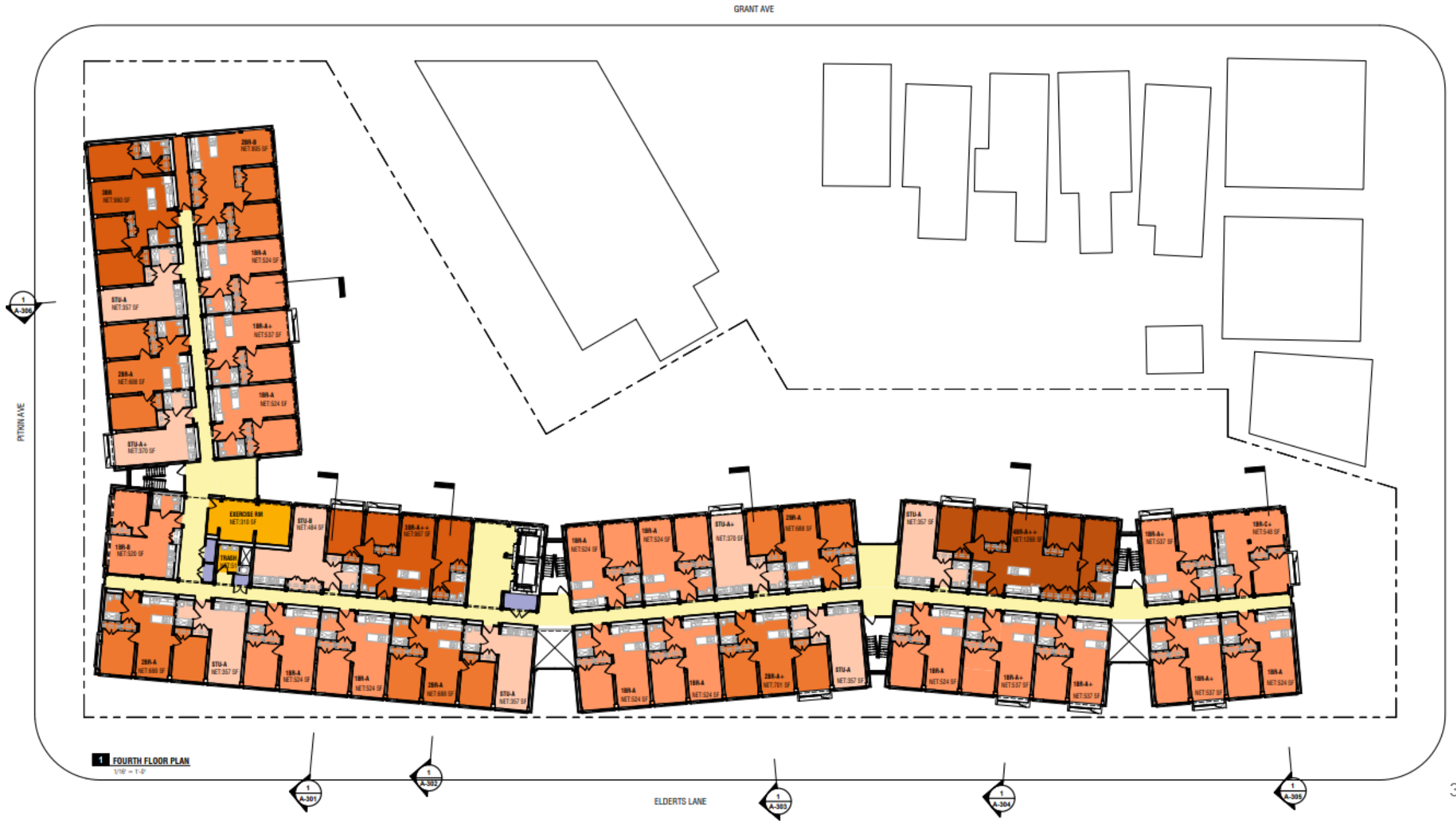
Proposed Development (Second Floor Plan): 581 Grant Ave



Proposed Development (Third Floor Plan): 581 Grant Ave



Proposed Development (Fourth Floor Plan): 581 Grant Ave



Proposed Development (Fifth Floor Plan): 581 Grant Ave



Proposed Development (Sixth Floor Plan): 581 Grant Ave



Proposed Development (Seventh Floor Plan): 581 Grant Ave

