

2390 McDonald Avenue

210340 ZMK
N 210341 ZRK
Brooklyn, Community District 15

2390 McDonald Avenue

Applicant:

- MTL Realty, LLC

Actions Requested:

- Zoning Map Amendment to change a C8-1 district to a C4-4L district
- Zoning Text Amendment to Appendix F to map an MIH area

Proposed Development:

- 8-story mixed-use building
- Approx. 91,531 sq ft (4.6 FAR)
- 80 units (24 income-restricted)



Renderings are illustrative and subject to change

Project Location

- McDonald Avenue between Gravesend Neck Road and Village Road South
- Brooklyn Community District 15
- City Council District 44 (Kalman Yeger)



Project & Surrounding Area



Project & Surrounding Area



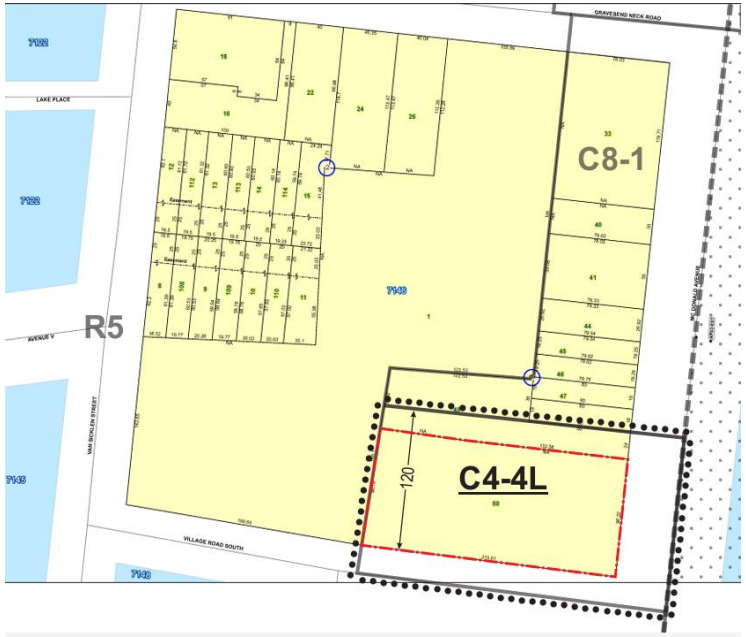
Land Use & Zoning

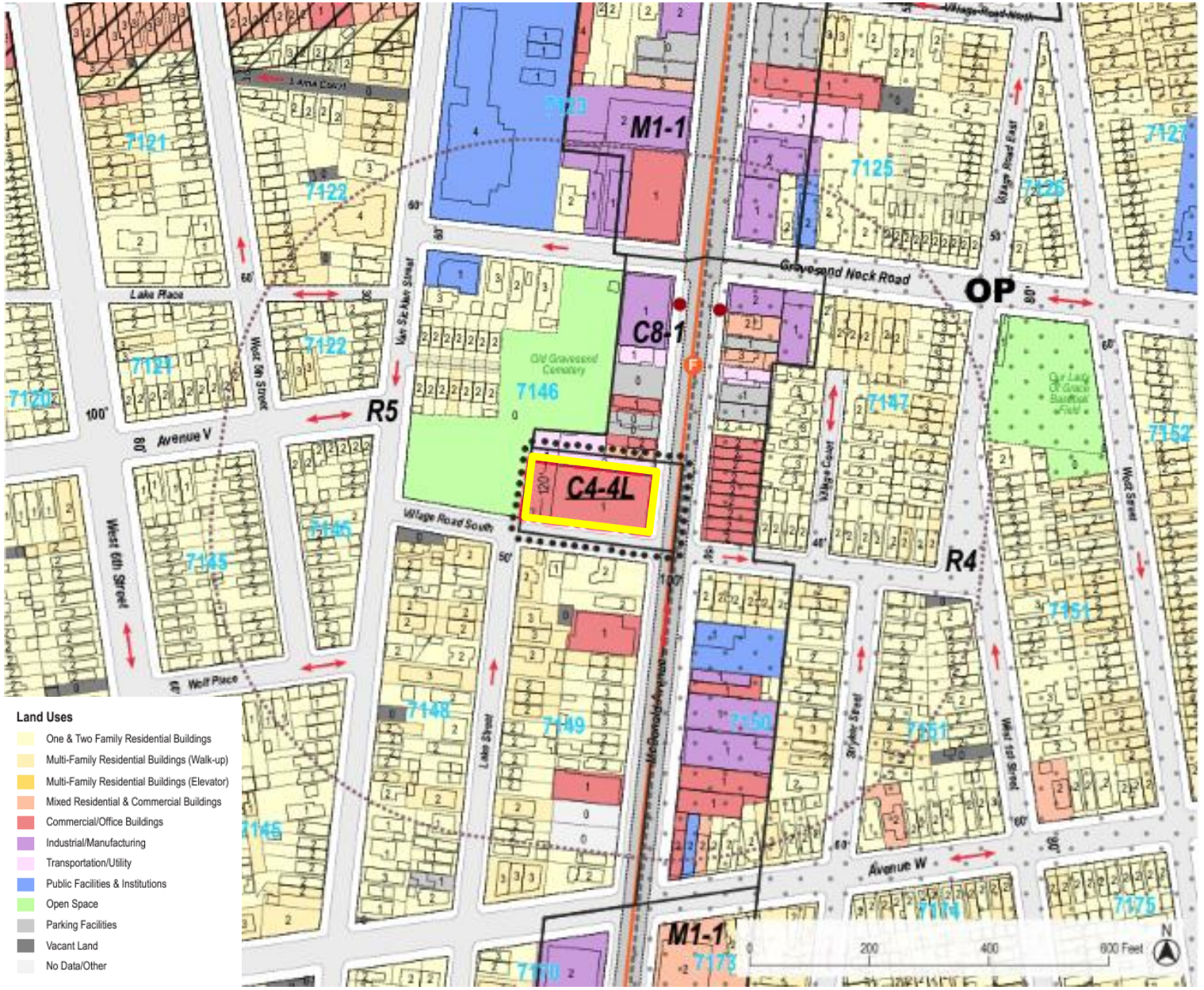
Development Site

Project Area

2390 McDonald Avenue
BK | Community District 15
Block: 7146, Lot 50, p/o 49

Current Zoning: C8-1





Site Photographs – North View



Project Area: – – –

Proposed Development: – – –

N

Site Photographs – Northwest View



Project Area: - - -

Proposed Development: - - -

Site Photographs – Northeast View



Project Area: – – –

Proposed Development: – – –

Proposed Development

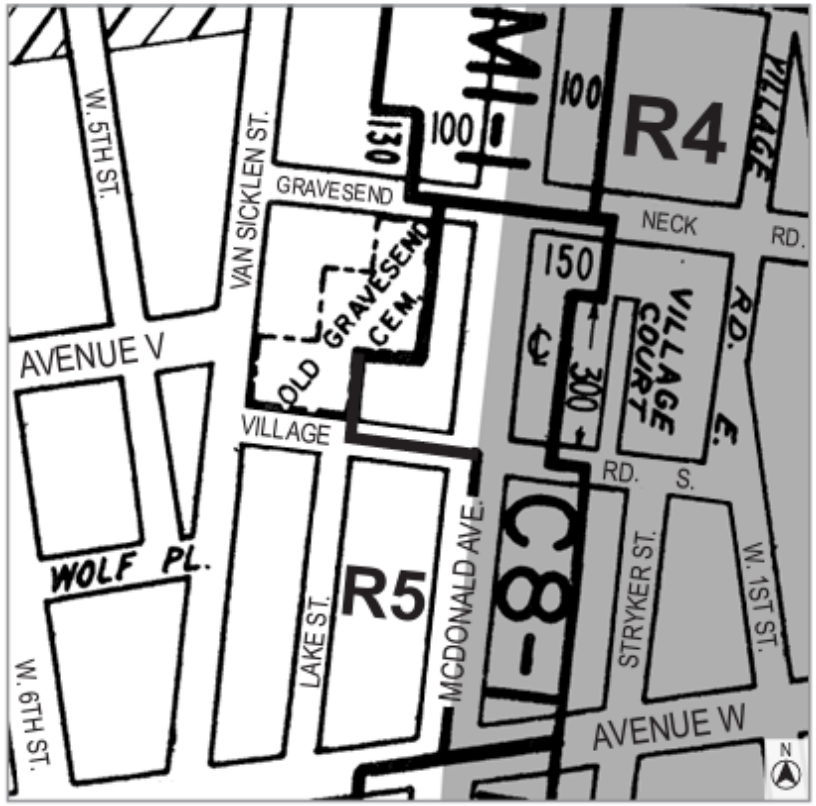
- Residential: 73,948 sq ft
- Commercial: 17,582 sq ft
- 80 units (24 income-restricted)
- 4.6 FAR
- 120 parking spots



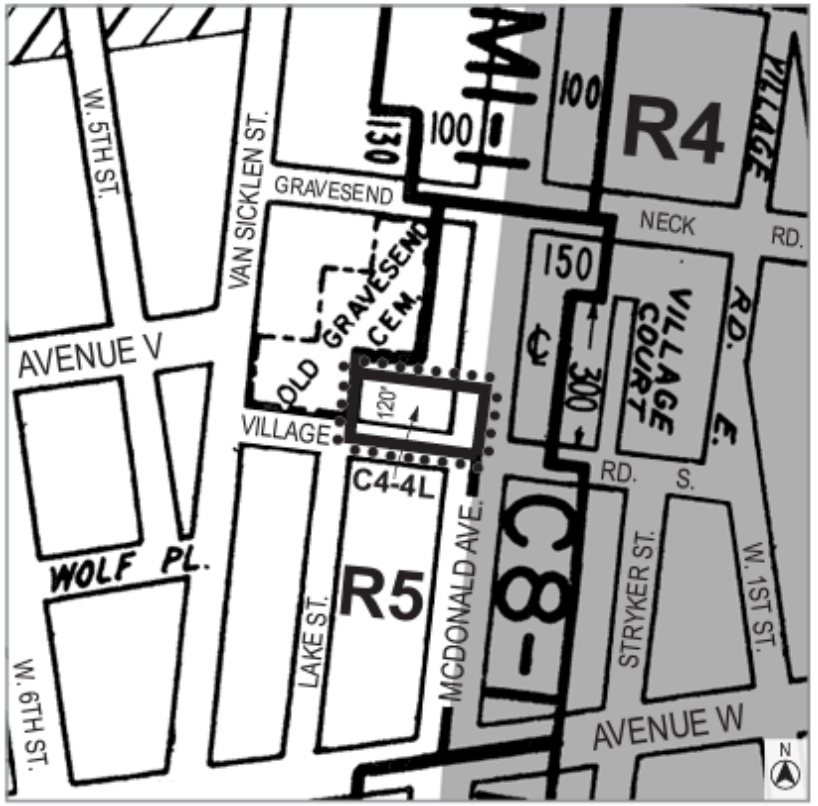
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Proposed Actions (Zoning Map Amendment)

A Zoning Map Amendment to rezone the project area from a C8-1 to C4-4L district



Current Zoning Map (28c)



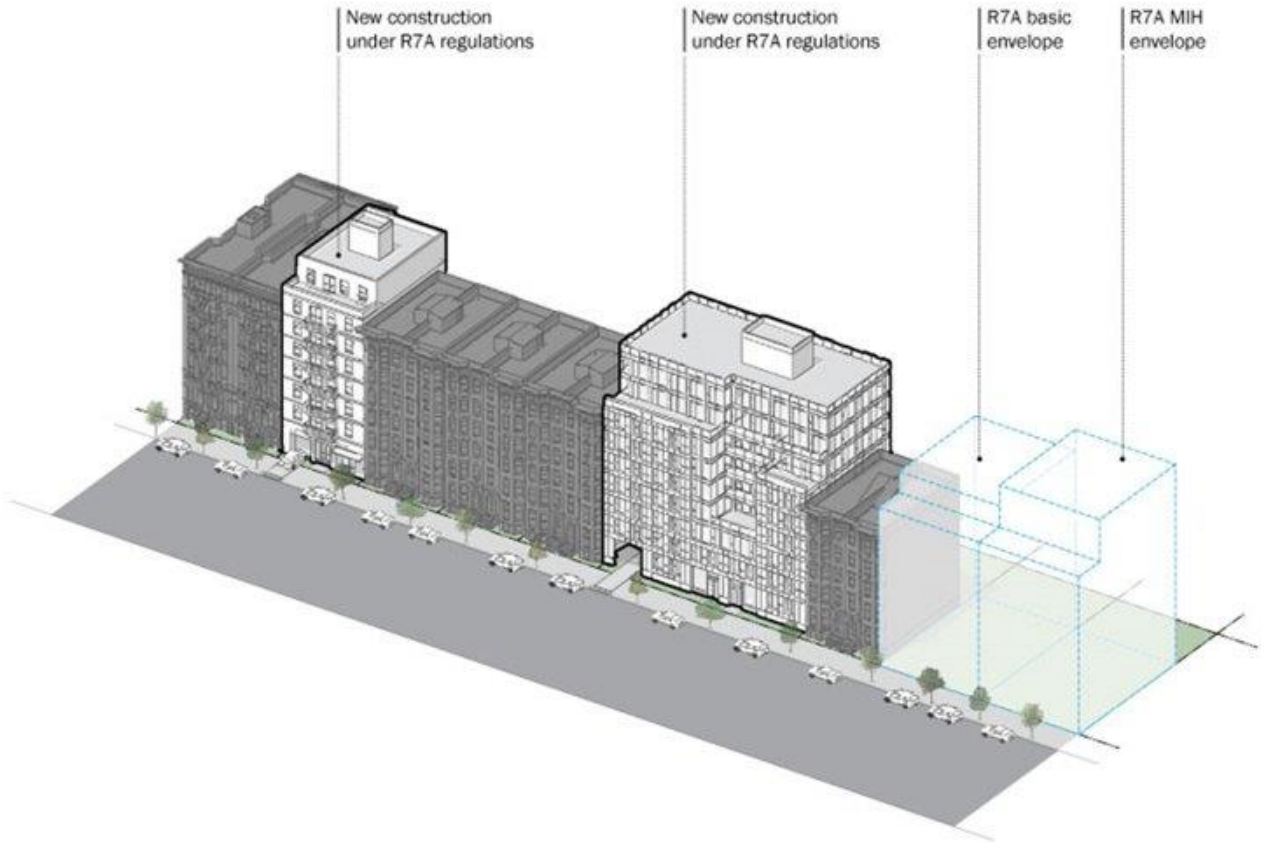
Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from C8-1 to C4-4L



Zoning Map Amendment: C4-4L Districts (R7A equivalent)

	Under C4-4L (R7A)
Max Building Height	95 Feet
Max no. of Stories	9
Base Height	40 to 75 feet
Max Residential FAR	4.60
Max Commercial FAR	4
Parking	50% of dwelling units; 15% Income Restricted Units



Proposed Actions (Zoning Text Amendment)

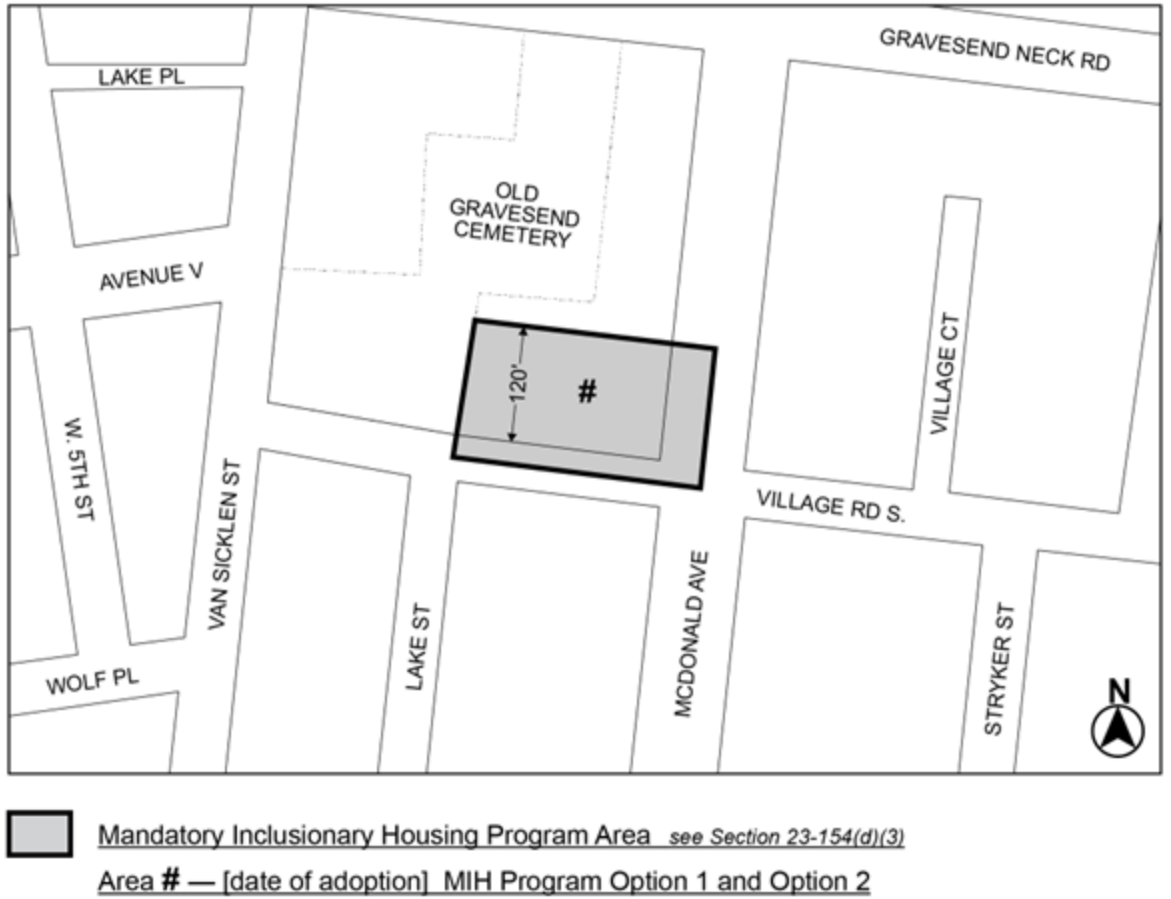
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

MIH Option 1:

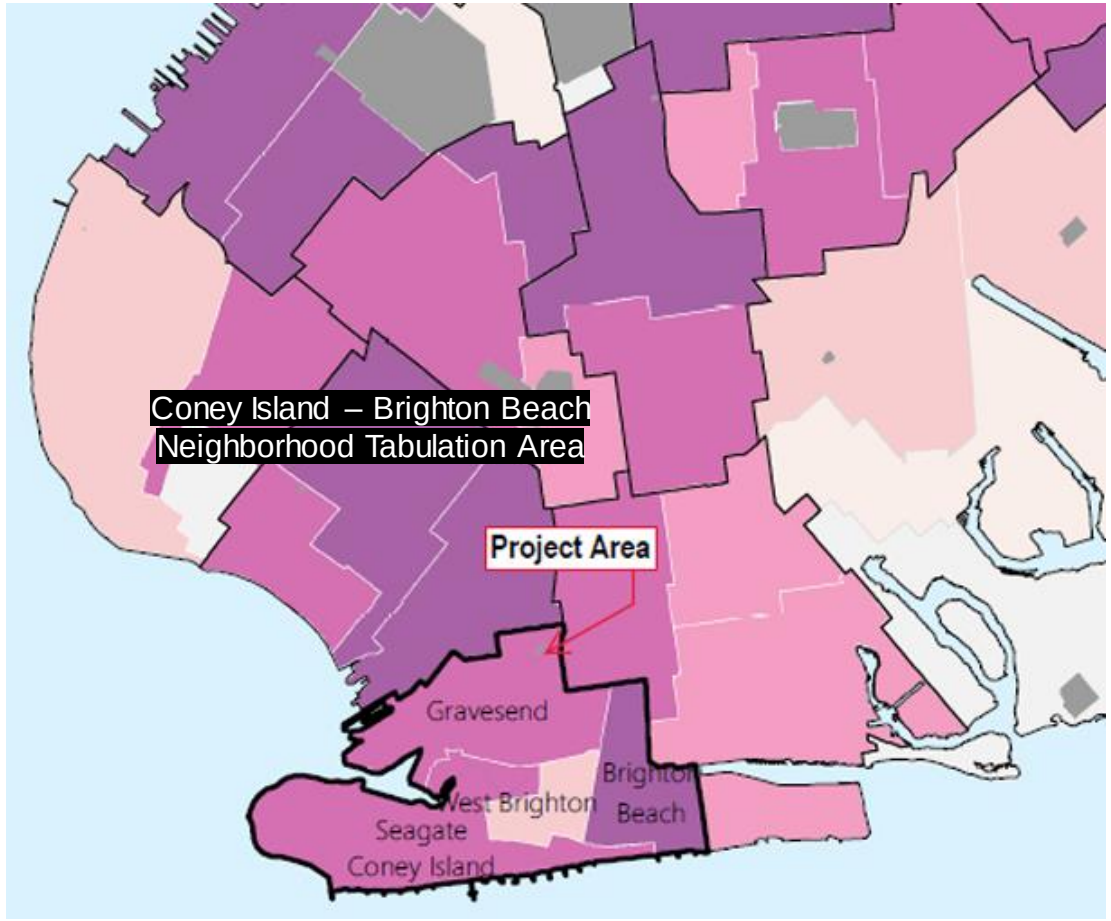
25% affordable housing set-aside at an average of **60% of AMI**

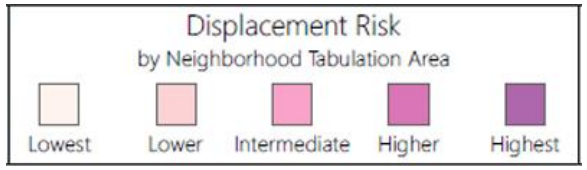
MIH Option 2:

30% affordable housing set-aside at an average of **80% of AMI**



Applicant Data from Racial Equity Report on Housing and Opportunity (RER)





Annual Median Household Income:

$38,130

[Coney Island - Brighton Beach]

Public Use Microdata Area (PUMA) 40168

< Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	0
Very Low Income (31-50% AMI)	8
Low Income (51-80% AMI)	16
Moderate Income (81-120% AMI)	0
Not Income Restricted	56
Total New Units	80

Estimated monthly rent of affordable units
for households earning 60% AMI*:

$1,590 to $2,200

Estimated average income
of a household earning 60% AMI*:

$65,200 to $100,600

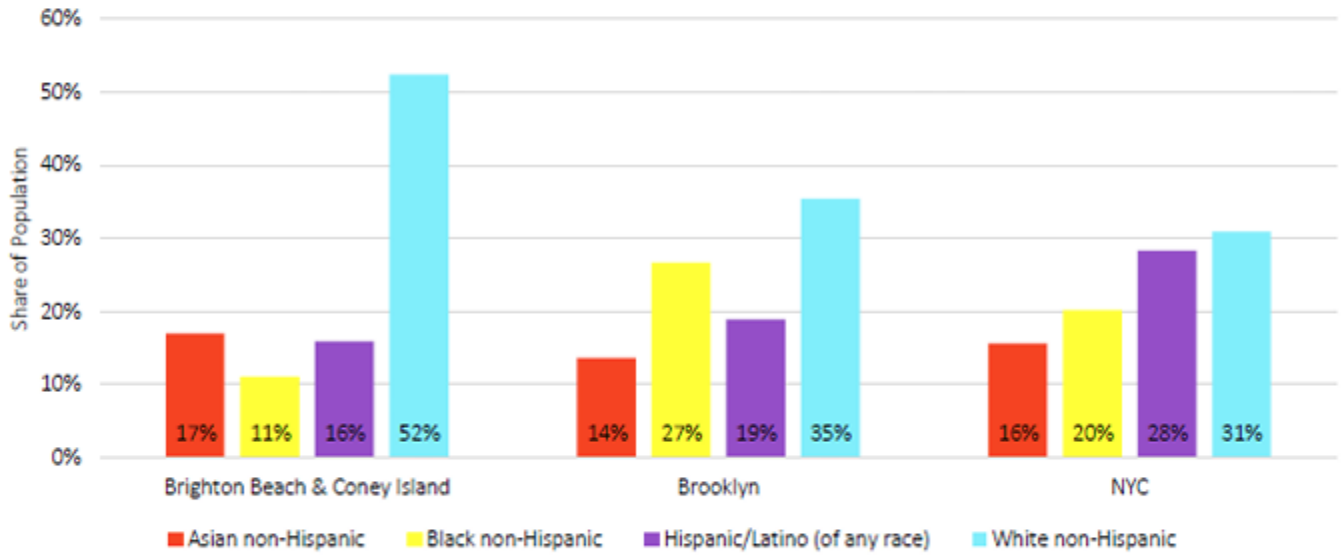
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



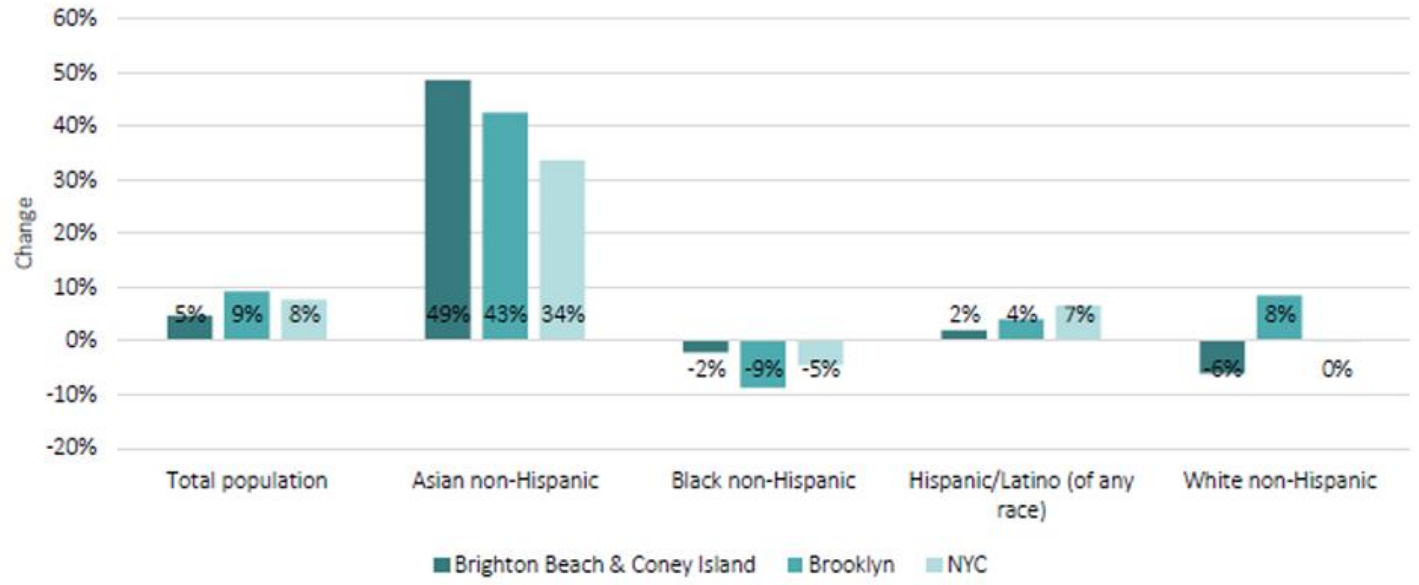
Source: Census 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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

Summary

Actions Requested:

- Zoning Map Amendment to change a C8-1 district to a C4-4L district
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

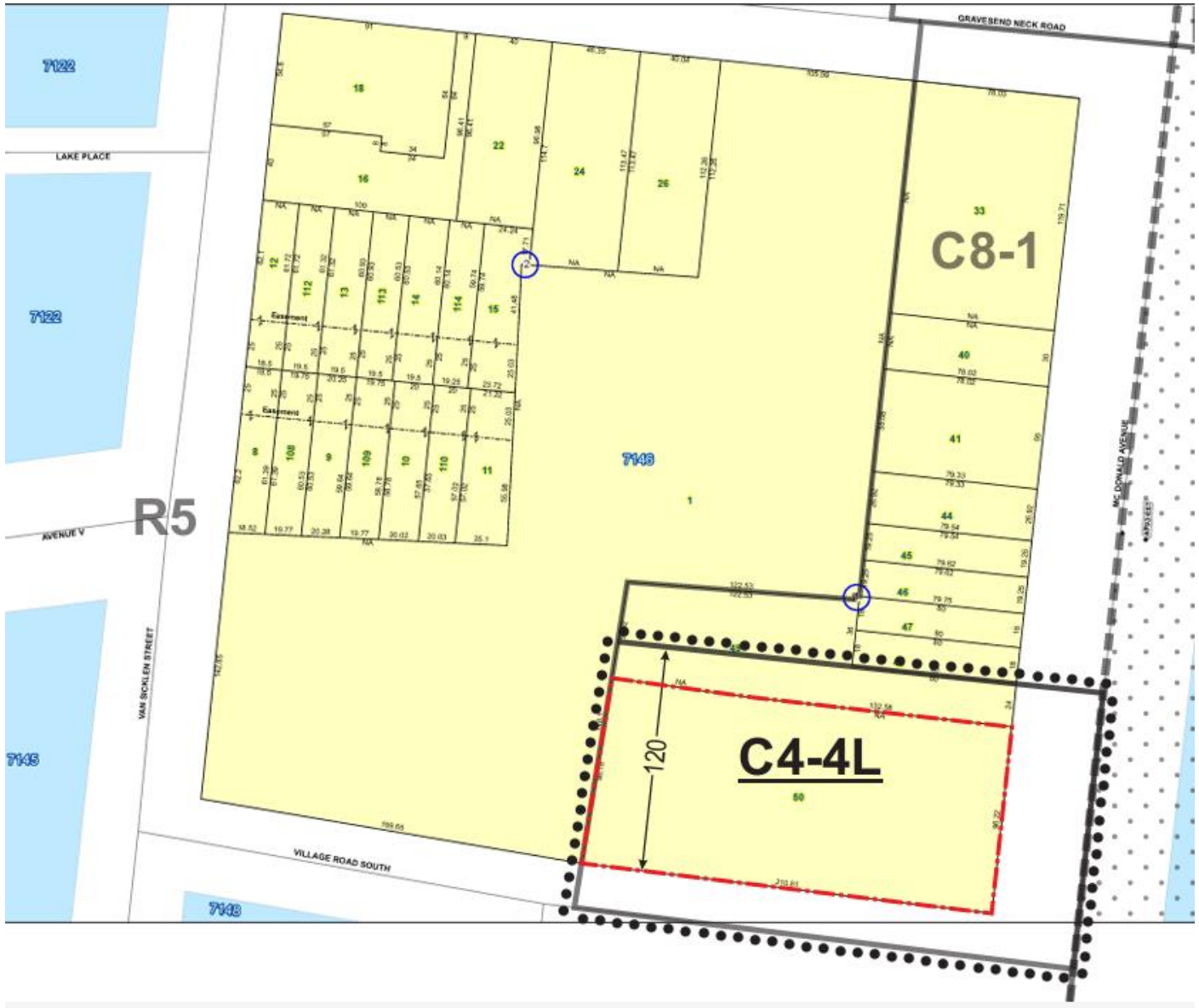
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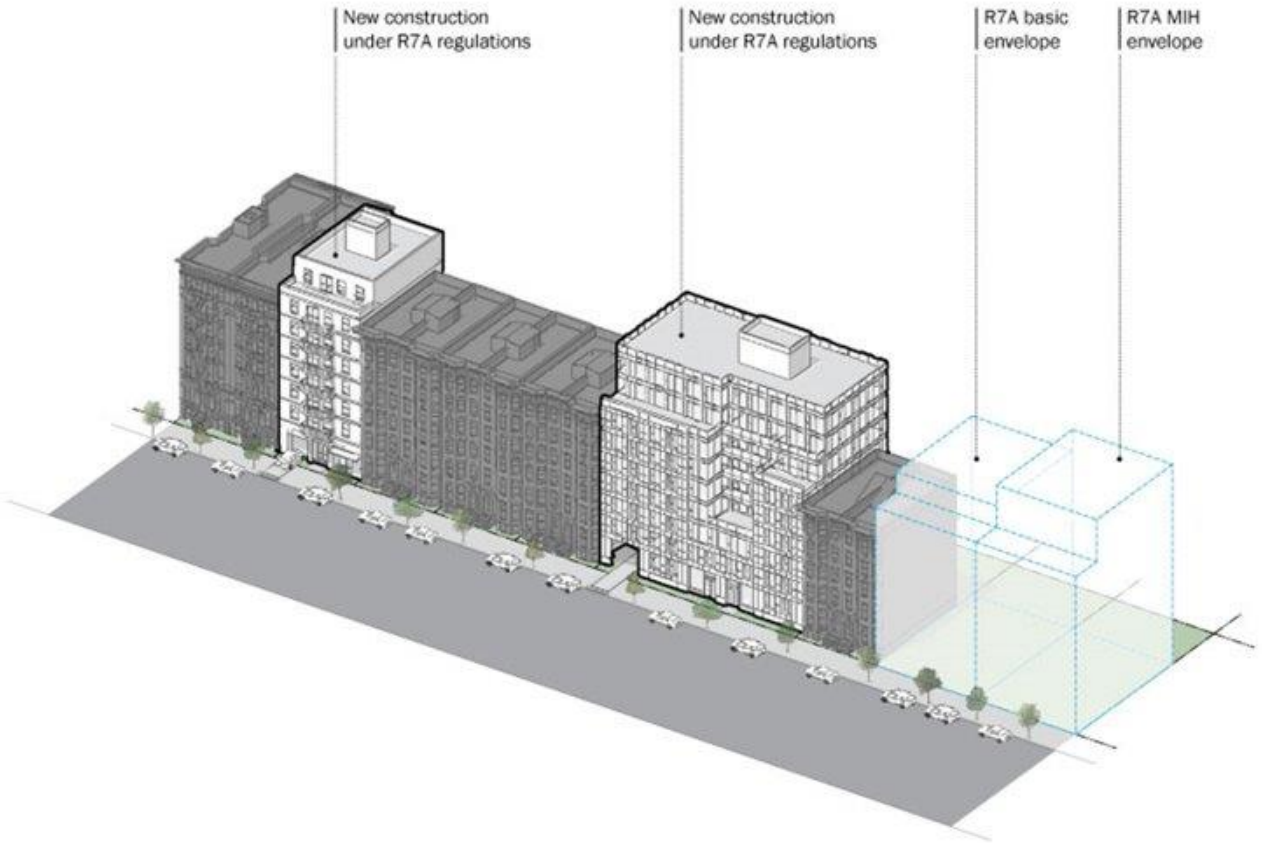
Appendix

Tax Map

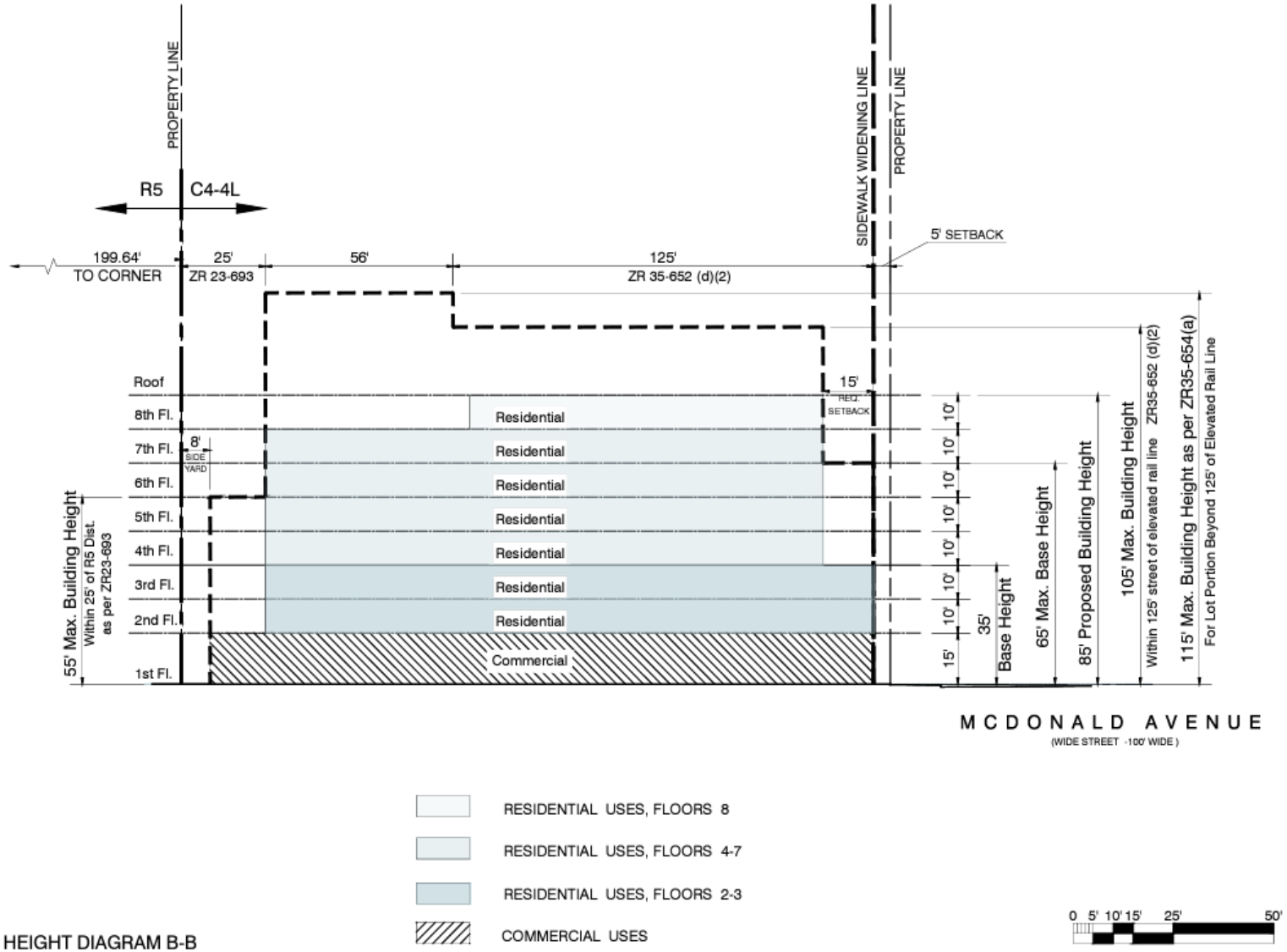

GRAVESEND NECK ROAD
LAKE PLACE
AVENUE V
VAN SICKLEN STREET
VILLAGE ROAD SOUTH
MC DONALD AVENUE
7122
7122
7145
7148
7148
R5
C8-1
C4-4L
120
Easement
Easement

Zoning Map Amendment: C4-4L Districts (R7A equivalent)

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	95 Feet	115 Feet
Max no. of Stories	9	11
Base Height	40 to 75 feet	40 to 85 feet
Max Residential FAR	4.60	5
Max Commercial FAR	4	4
Parking	50% of dwelling units; 15% Income Restricted Units	None



Building Diagram



BUILDING HEIGHT DIAGRAM B-B

Plans are illustrative and subject to change