2080 MCDONALD AVENUE

City Planning Commission Review Session

April 11, 2022



Actions Requested

Zoning Map Amendment (M1-1 and R5B to C4-4L)

Zoning Text Amendment (MIH Option 1)

Proposal

8-story mixed-use building (containing residential, commercial and community facility uses)

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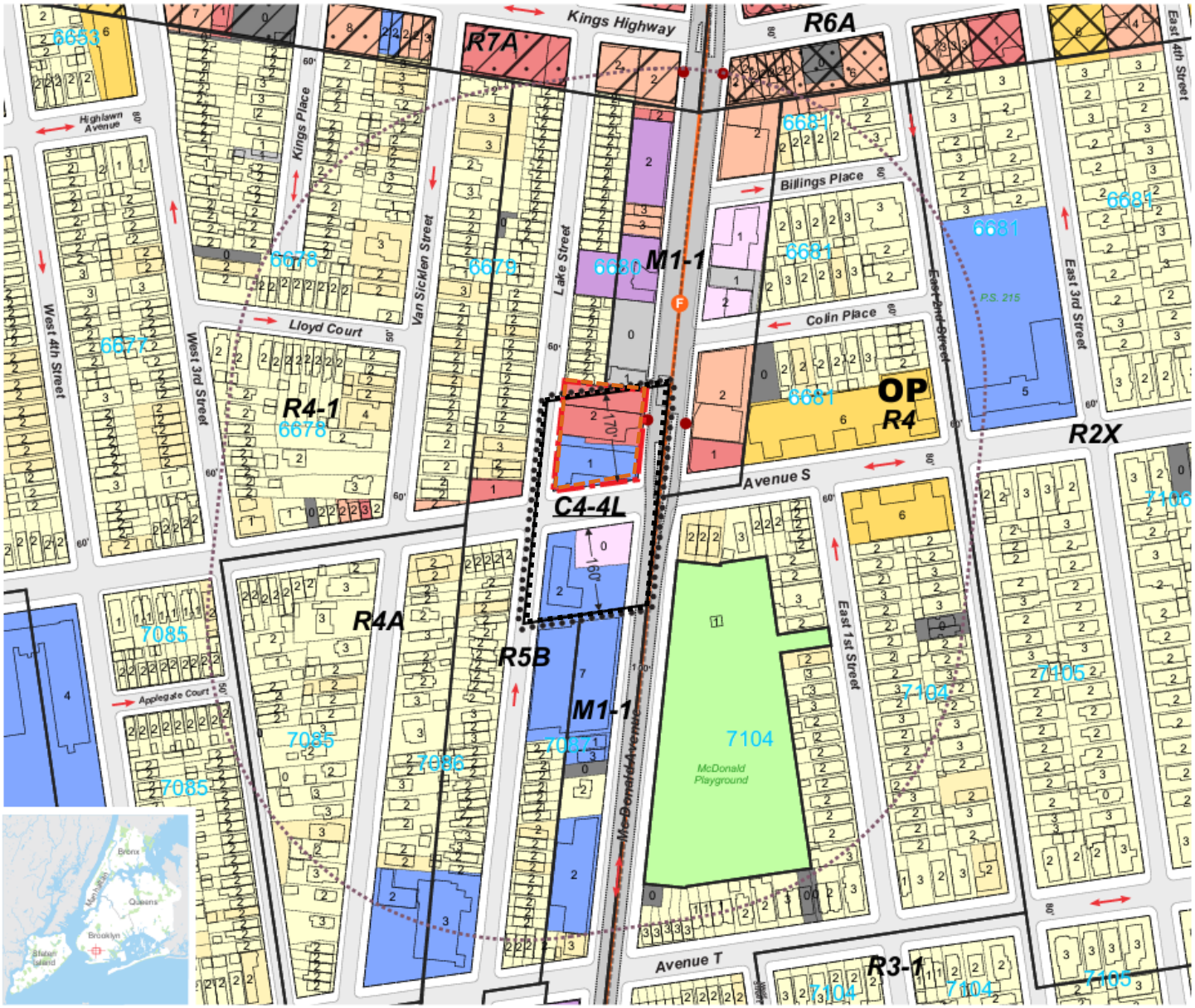
Location

2080 McDonald Avenue,
Gravesend neighborhood, CD 11, Brooklyn



Land Use – Project and Surrounding Area

Area Map
2080 McDonald Avenue, Brooklyn
Block 6680, Lots 39 & 42 and 35 (p/o)
Block 7087, Lots 39 & 42 and 76 (p/o)



Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned
- Zoning Districts
- Special Districts

Existing Commercial Overlays

C1-1		C2-1	
C1-2		C2-2	
C1-3		C2-3	
C1-4		C2-4	
C1-5		C2-5	

- Subway Entries
- 5037 Block Numbers
- Elevated Rail or Roadway
- Property Lines
- 5 Number of Floors

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

North

Zoning – Project and Surrounding Area

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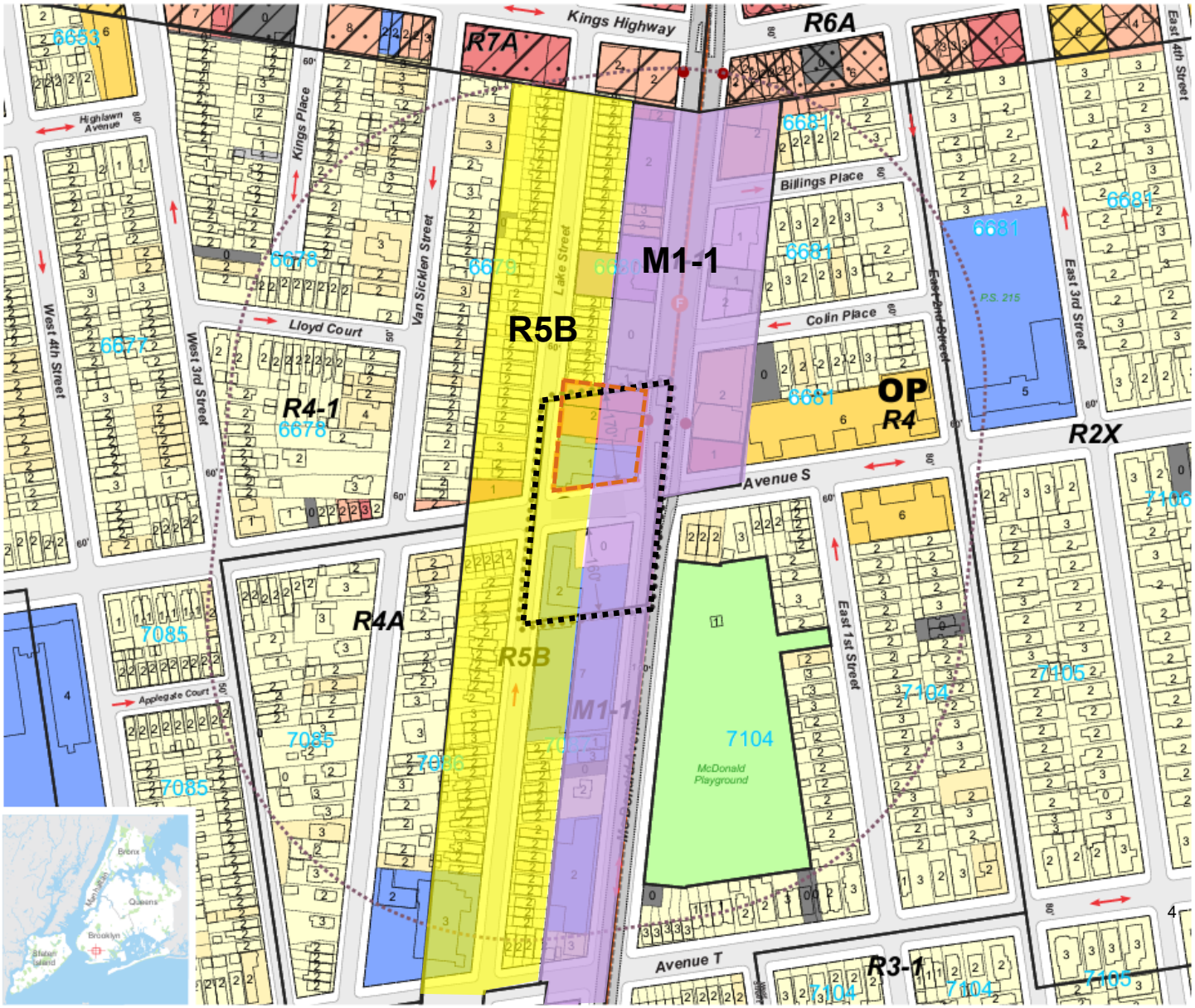

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C1-2	C2-2
C1-3	C2-3
C1-4	C2-4
C1-5	C2-5

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North

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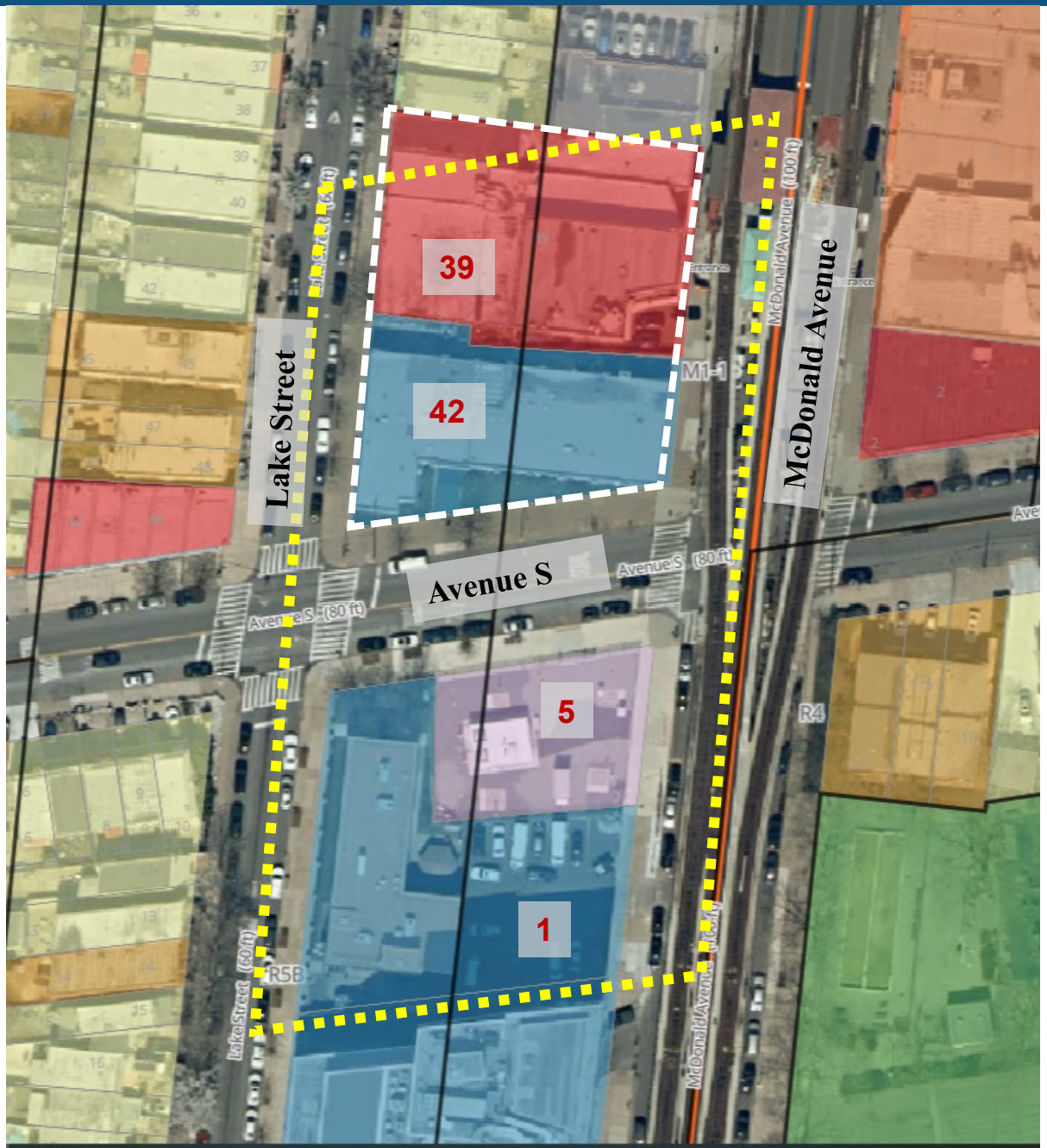
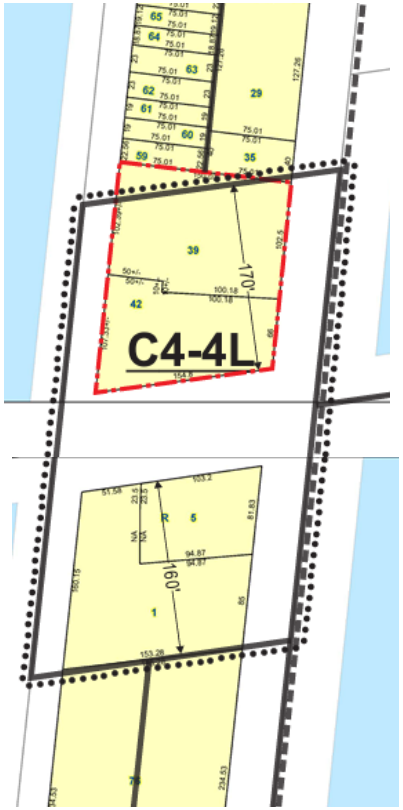
Project Area





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Photos – Site from McDonald Avenue



1. View of the Development Site facing northwest from the intersection of McDonald Avenue and Avenue S.



2. View of the Development Site facing west from McDonald Avenue.



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Photos – Site from Avenue S



4. View of the Development Site facing north from the Project Area.



6. View of Avenue S facing east from Lake Street (Development Site at left, Project Area at right).



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Photos – Site from Lake Street



7. View of the Development Site facing east from Lake Street.



8. View of the Development Site facing east from Lake Street.



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Photos – Project Area south of Avenue S



18. View of the Project Area facing southeast from the intersection of Avenue S and Lake Street.

Lot 5



15. View of the Project Area facing south from the Development Site.



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Photos



14. View of McDonald Avenue facing north (Project Area at left).



10. View of Avenue S facing west from McDonald Avenue (Development Site at right, Project Area at left).



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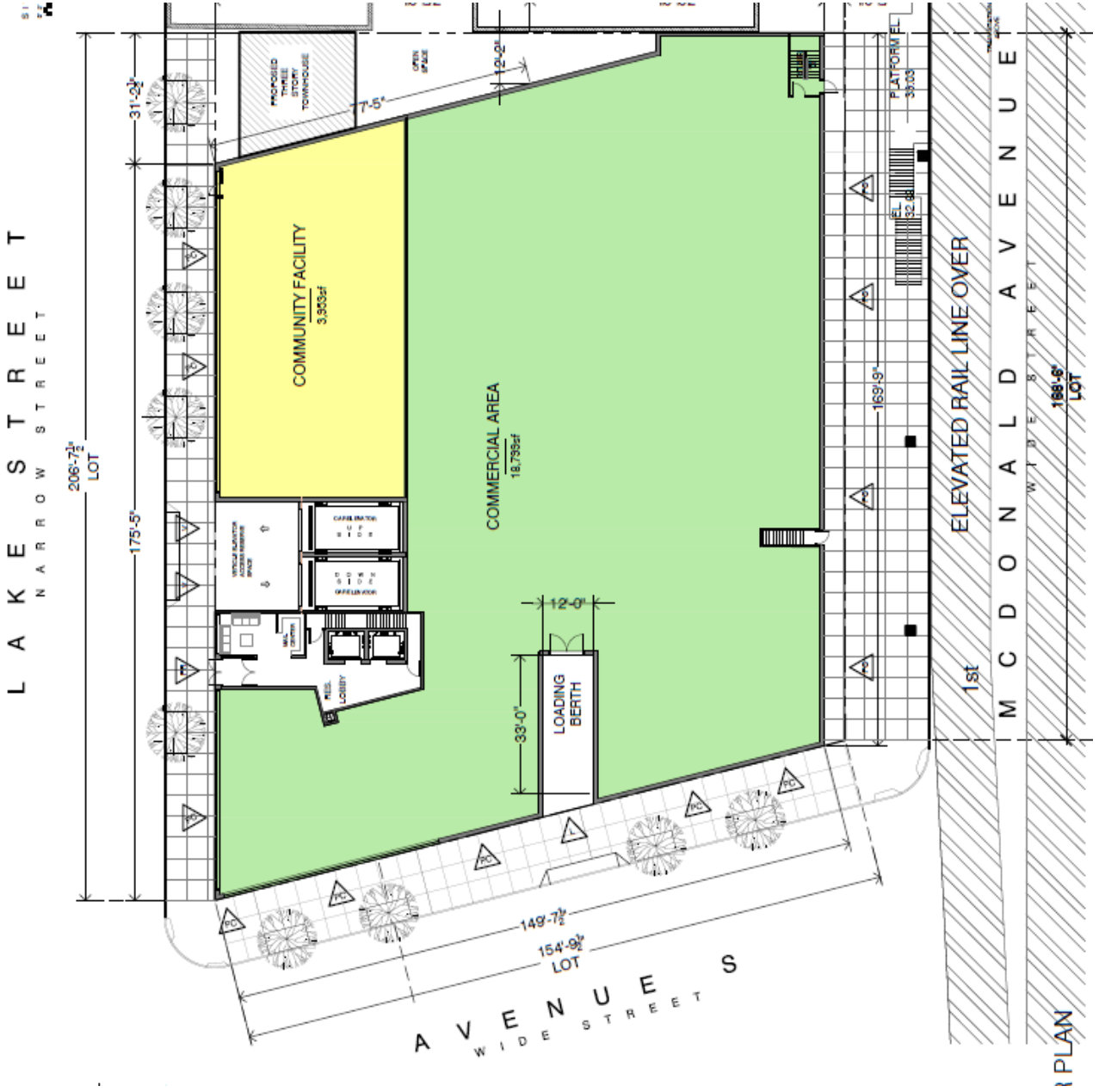
Proposed Development - Program

- An eight-story, 120,625 square-foot-mixed-use building (4.6 FAR) comprised of residential, commercial, and community facility uses
- 97,889 square feet of residential floor area (3.73 FAR)
- 66 dwelling units (16 pursuant to MIH Option 1)
- 18,783 square feet of commercial floor area (0.66 FAR)
- 3,953 square feet of community facility floor area (0.14 FAR).



Proposed Development - Plans



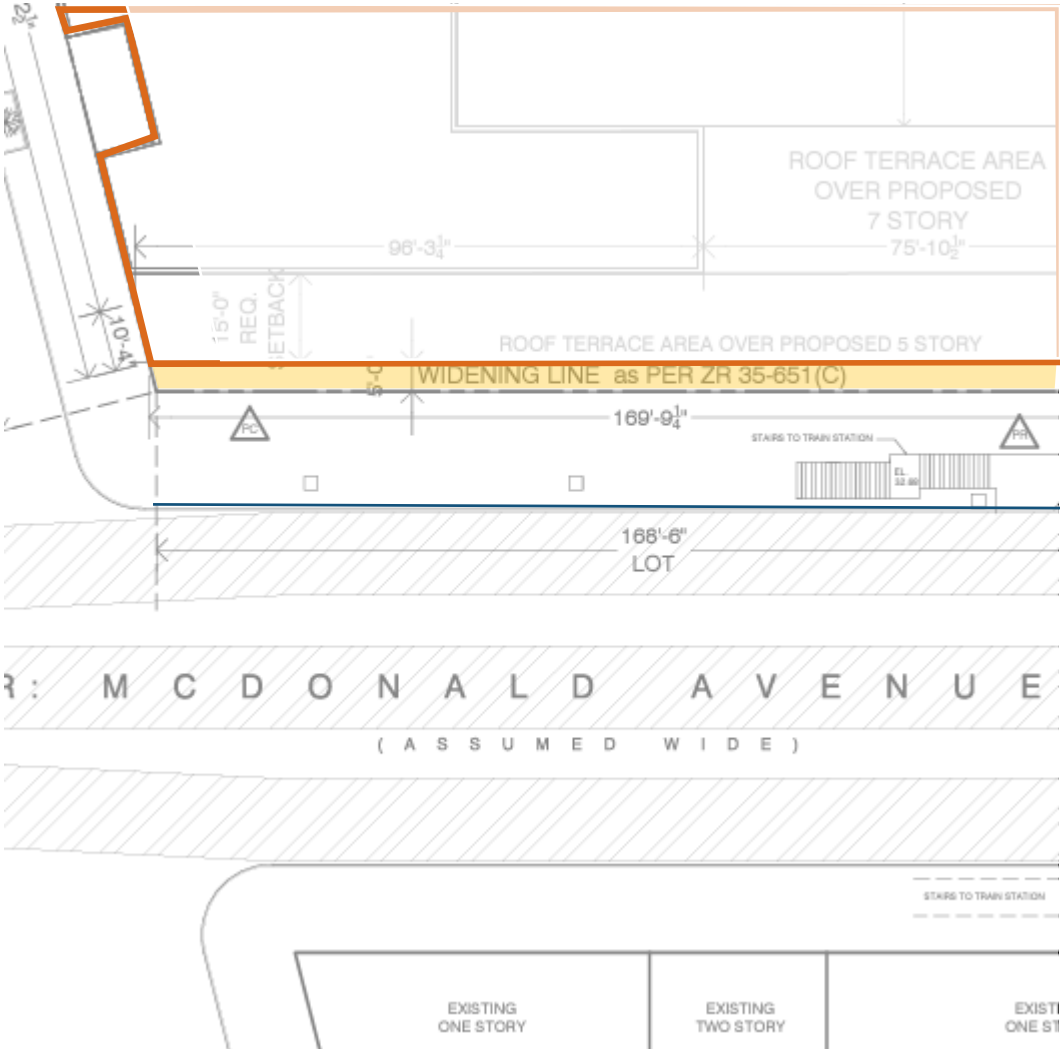
Proposed Development



RENDERING AERIAL VIEW LOOKING NORTH FROM MCDONALD AVENUE AND AVENUE S

Proposed Development





RENDERING AERIAL VIEW LOOKING NORTH FROM MCDONALD AVENUE AND AVENUE S

Proposed Development



RENDERING AERIAL VIEW LOOKING SOUTH ON LAKE STREET

Proposed Development - Section



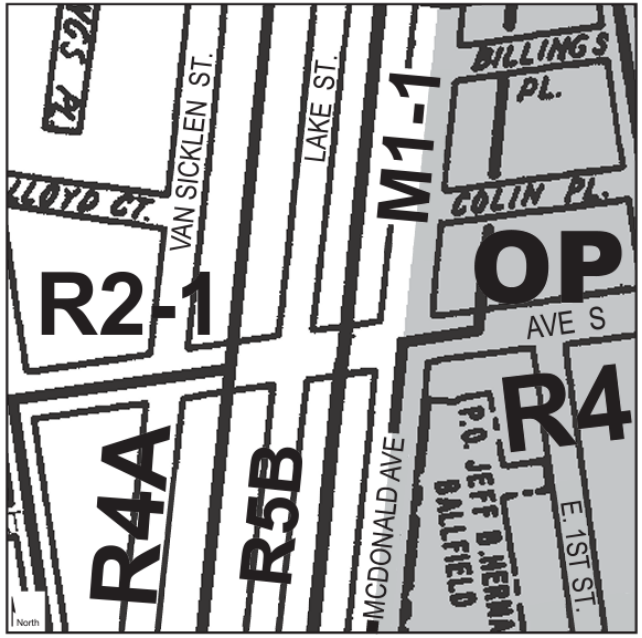
RENDERING STREET VIEW LOOKING SOUTH ON LAKE ST

Proposed Actions

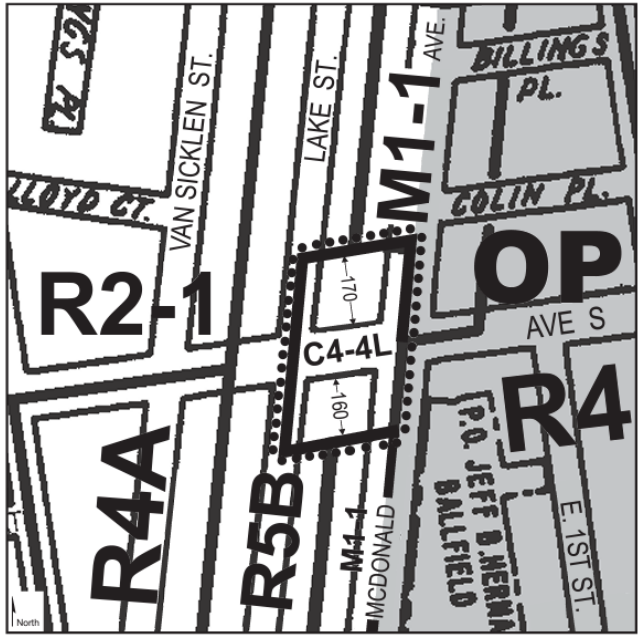
1. Zoning Map Amendment from M1-1 and R5B to C4-4L

C4-4L District - a contextual, regional commercial district

- Allows mixed-use buildings at a residential zoning equivalent of R7A
- Requires 5-feet sidewalk widening for lots fronting elevated train lines
- For MIH developments, allows a maximum height of 115 feet or 11 stories
- Parking required for 50 percent for market rate units, none for transit zone income restricted units, community facilities and general retail uses.



Current Zoning Map (28c)



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

Rezoning from R5B & M1-1 to C4-4L

Proposed Actions

- **Zoning Text Amendment to map MIH Option 1 and Option 2**

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Brooklyn

* * *

Brooklyn Community District 11

* * *



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

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

Portion of Community District 11, Brooklyn

Summary

Actions

1. **Zoning Map Amendment from M1-1 and R5B to C4-4L**

2. **Zoning Text Amendment to map MIH Option 1 and Option 2**

Development proposed by the applicant:

- an eight-story, mixed use building
- comprised of residential, commercial, and community facility uses
- 66 dwelling units (16 affordable)