

396-400 Avenue X

Review Session
230381 ZMK
N 230382 ZRK
Brooklyn CD 15

APPLICANT TEAM	▪ PG Realty Investments LLC
ACTIONS REQUESTED	▪ Zoning map amendment from R4 (OP) to R7A/C2-4 (OP) ▪ Zoning text amendment to Appendix F to map MIH
PROPOSED DEVELOPMENT	▪ The proposed actions would facilitate a new seven-story development including 46,000 sf of residential space (45 units, 12 income-restricted) and 5,000 sf of ground-floor commercial space at 396-400 Avenue X in Gravesend, Community District 15, Brooklyn.

Project Location

- Avenue X between E 2nd Street and E 3rd Street
- Brooklyn, Community District 15
- City Council District 47 (Ari Kagan)



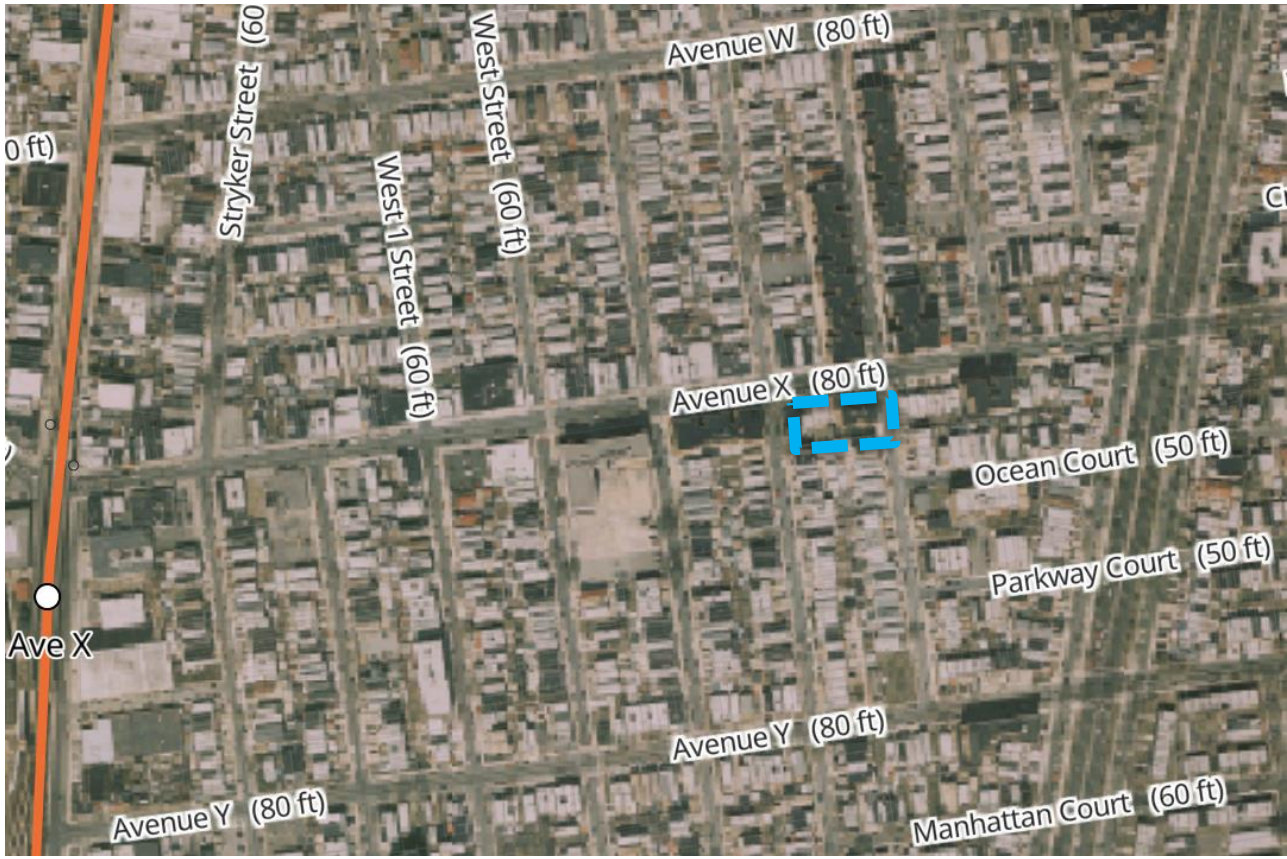
Project & Surrounding Area



Historical Aerials



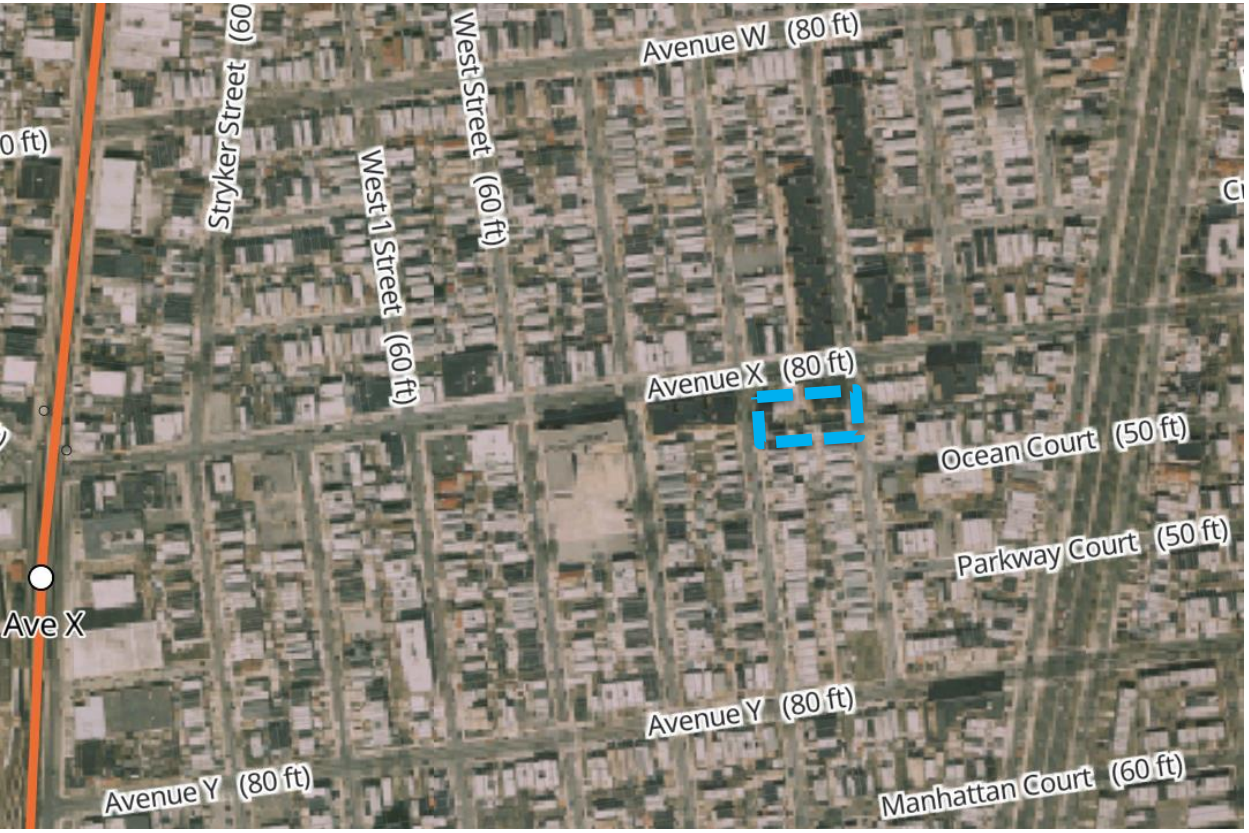
1951



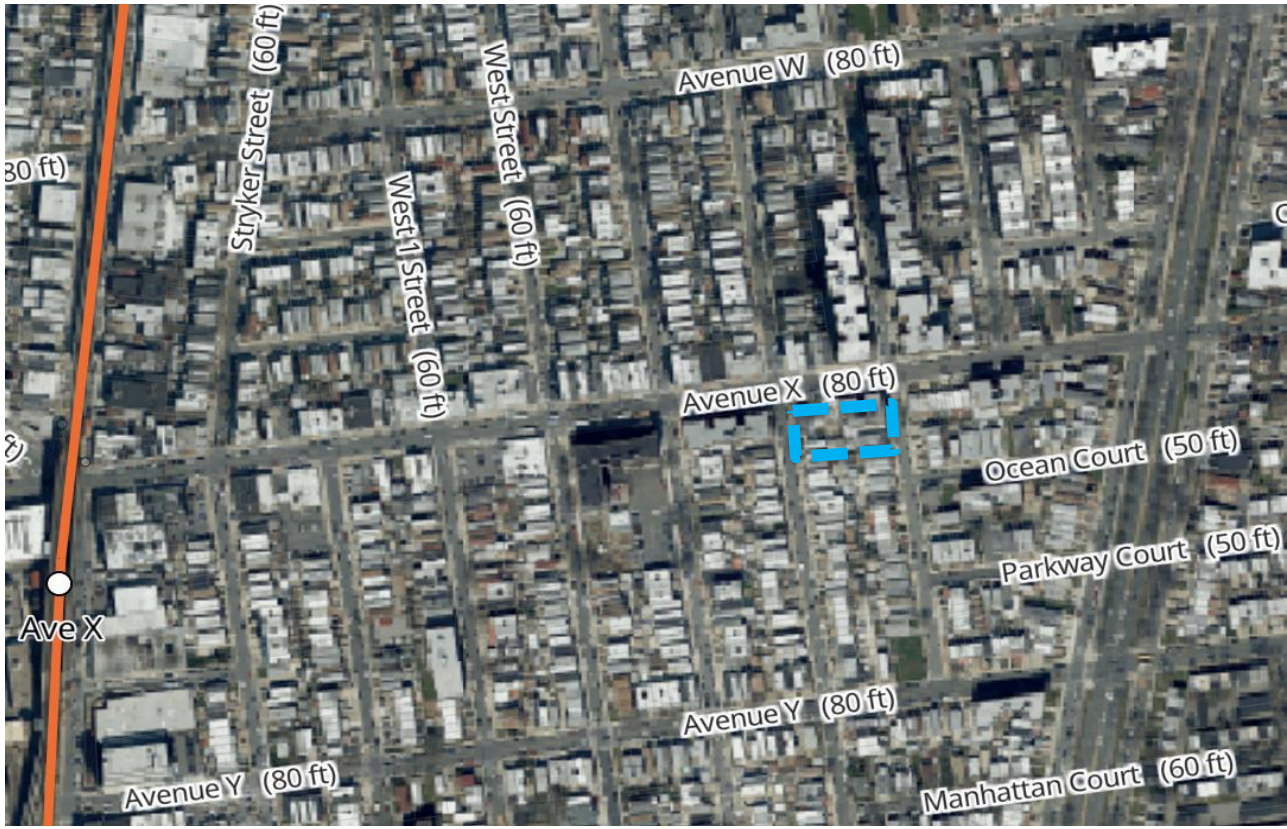
1996

= Project Area

Historical Aerials



1996



2016

= Project Area

Project & Surrounding Area - 2023

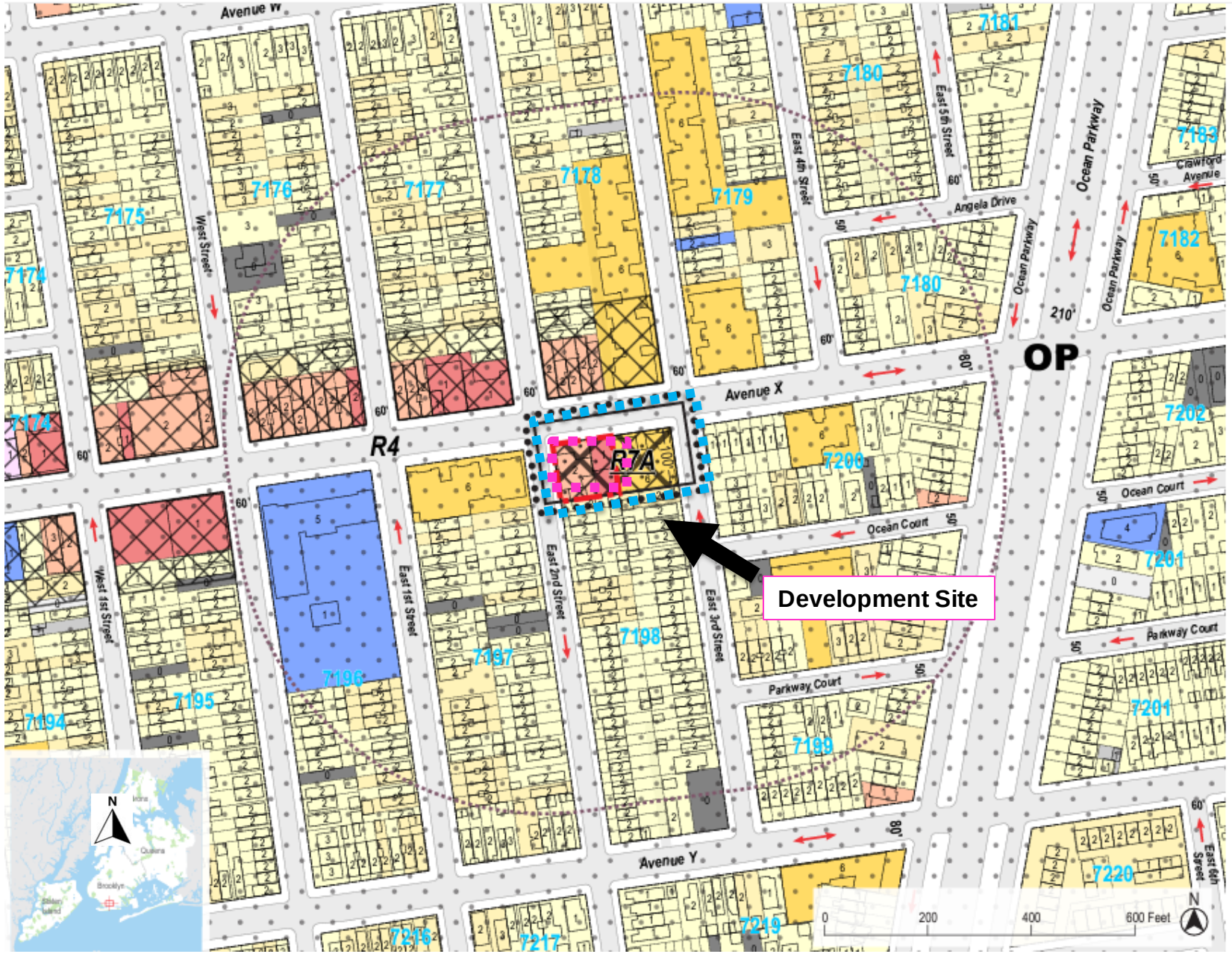


Land Use & Zoning

Project Site Rezoning Area

396-400 Avenue X
BK | Community District 15
Block: 7198

R4
Special Ocean Parkway District (OP)



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

Project Area Views – Development Site on Avenue X (Facing Southeast)



Project Area Views – Development Site on Avenue X (Facing Southwest)



Project Area Views – Development Site on Avenue X (Facing East)



Proposed Development

- 7-stories
- Residential: Approx. 41,000 SF (4.1 FAR)
- Commercial: Approx. 5,000 SF
- 45 Units (12 income-restricted)
- 45 accessory parking spaces

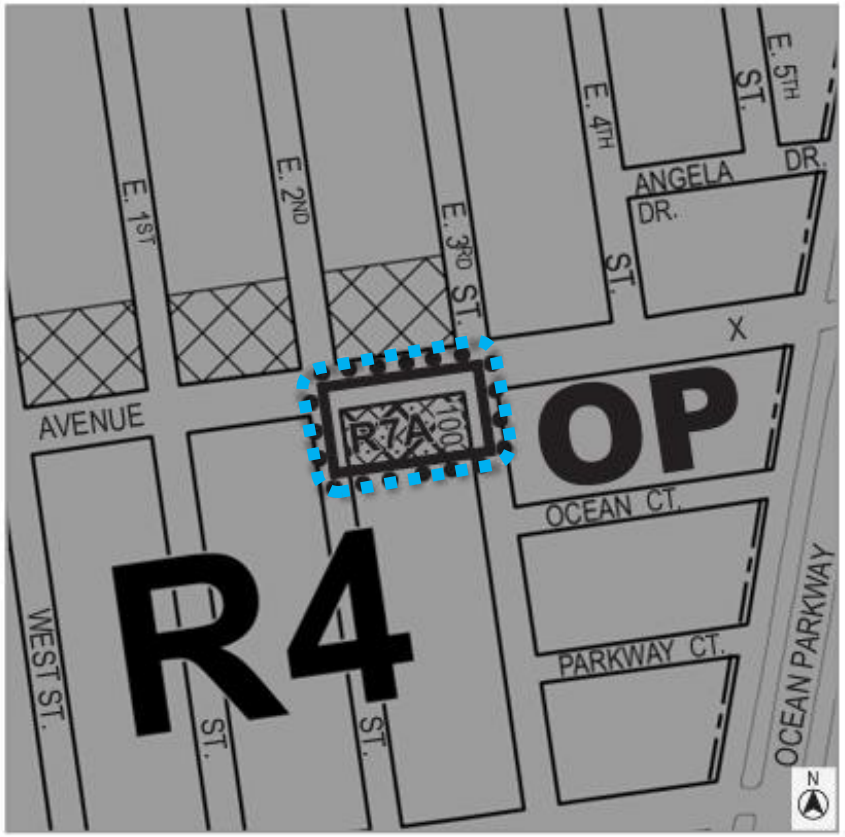


Proposed Actions (Zoning Map Change)

A Zoning Map Amendment to rezone the project area from a R4 (OP) to a R7A/C2-4 (OP) district



Current Zoning Map (28c)



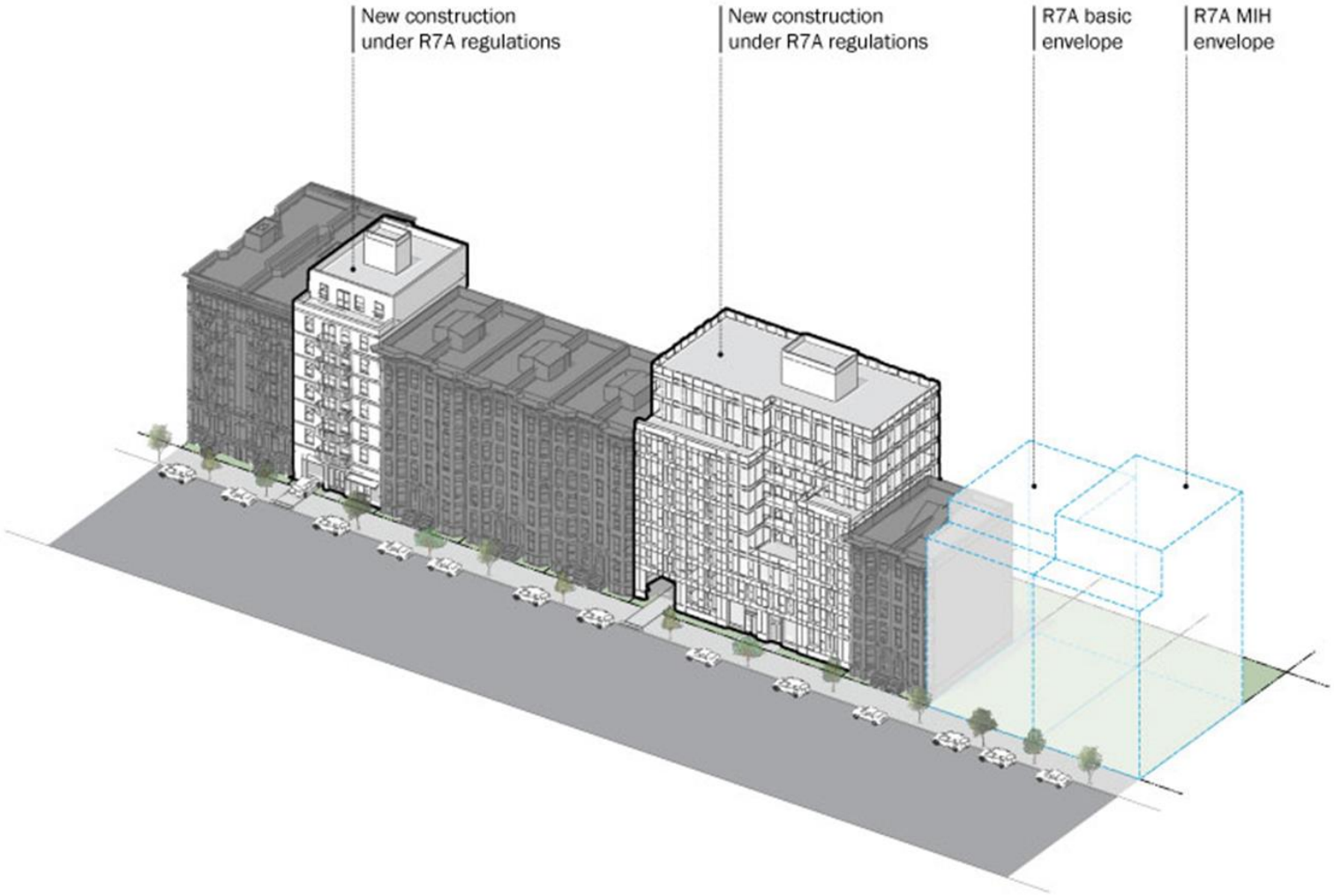
Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from R4 (OP) to R7A/C2-4 (OP)



ZONING MAP AMENDMENT: R7A District

Max Building Height	95 Feet
Max no. of Stories	9
Base Height	40 to 75 feet
Max Residential FAR	4.60
Max Commercial FAR	4.60
Parking	50% of dwelling units; 15% Income Restricted Units



Proposed Actions (Zoning Text Amendment)

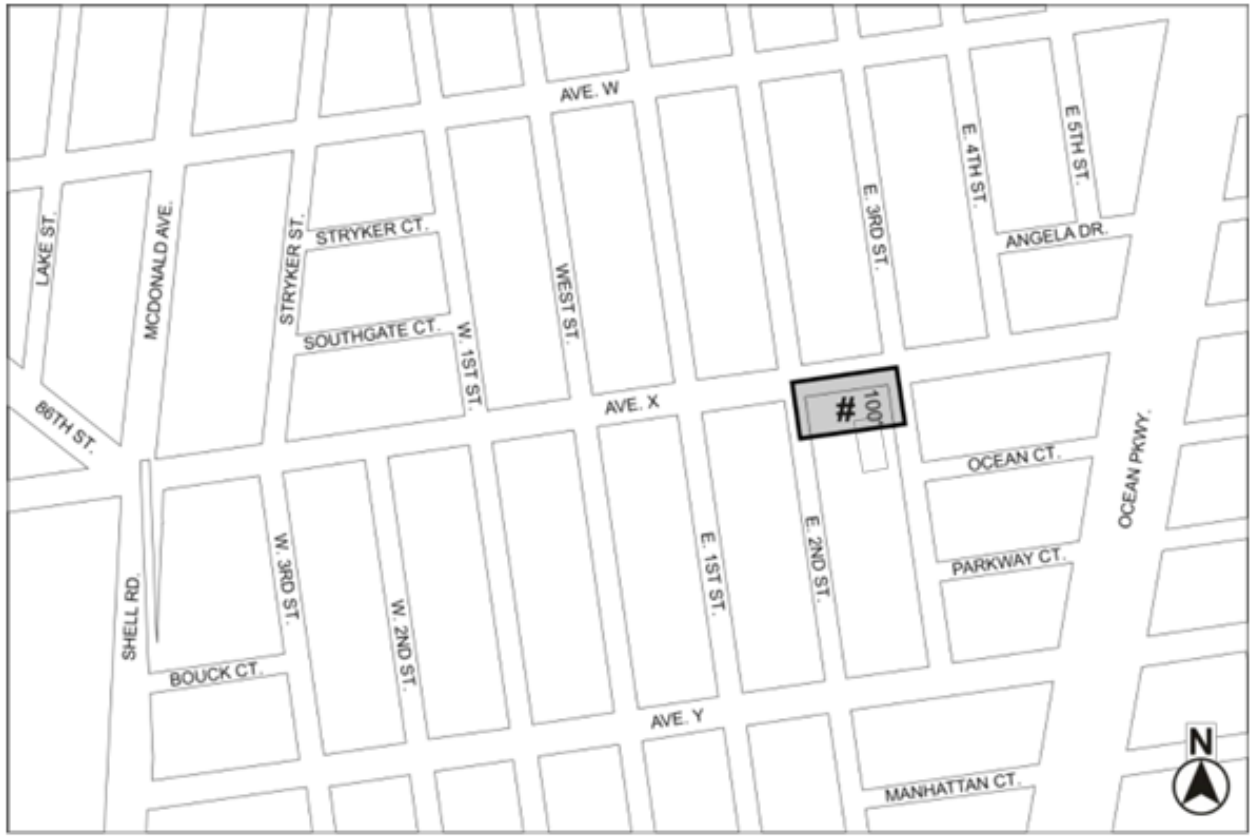
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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**



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

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

Portion of Community District 15, Brooklyn

Summary

Actions Requested:

- Zoning Map Amendment to change a R4 (OP) district to a R7A/C2-4 (OP) district
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

Proposed Development:

- 7-story mixed-use building
- Approx. 46,000 SF (4.56 FAR)
- 45 units, 12 income restricted
- Approx. 5,000 SF ground-floor commercial

Appendix

Project Area Views – Development Site on Avenue X (Facing Northeast)



Rendering from East 2nd Street



Rendering of Interior Courtyard



Sectional


65'-9"
18'-3"
15'-0"
BULKHEAD/ CORE
T.O. Bulkhead
85'-0"
Rooftop
75'-0"
Seventh Floor
65'-0"
Sixth Floor
55'-0"
Fifth Floor
45'-0"
Fourth Floor
35'-0"
Third Floor
25'-0"
Second Floor
15'-0"
First Floor - Grade
0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
10'-0"
15'-0"
20'-0"
65'-0"
95'-0" MAXIMUM BUILDING HEIGHT
RES.
COMMERCIAL
COMMERCIAL STORES
COMMERCIAL STORES
COMMERCIAL STORES

Coastal Flood Zone Map

NYC Coastal Zone Boundary map

