817 AVENUE H REZONING



Certification Review Session
October 30, 2023
230323ZMK
N230324ZRK
Brooklyn Community District 14

NYC PLANNING

BACKGROUND

APPLICANT	▪ Agudist Council of Greater New York
PROPOSED ACTIONS	▪ Zoning map amendment: R5/C1-3 (OP) to R7A/C2-4 (OP) ▪ Zoning text amendment to Appendix F to map MIH Options 1 and 2
PROPOSED DEVELOPMENT	▪ 9-story mixed-use building ▪ 42 dwelling units (11 income restricted under MIH Option 1) ▪ Approx. 55,000 sq ft (4.60 FAR) total ▪ 15,758 sq ft community facility space ▪ 39,411 sq ft residential space ▪ 20 off-street parking spaces

PROJECT LOCATION

- 817 Avenue H
- Brooklyn, Community District 14
- City Council District 40 (Rita Joseph)



PROJECT LOCATION



PROJECT LOCATION



F

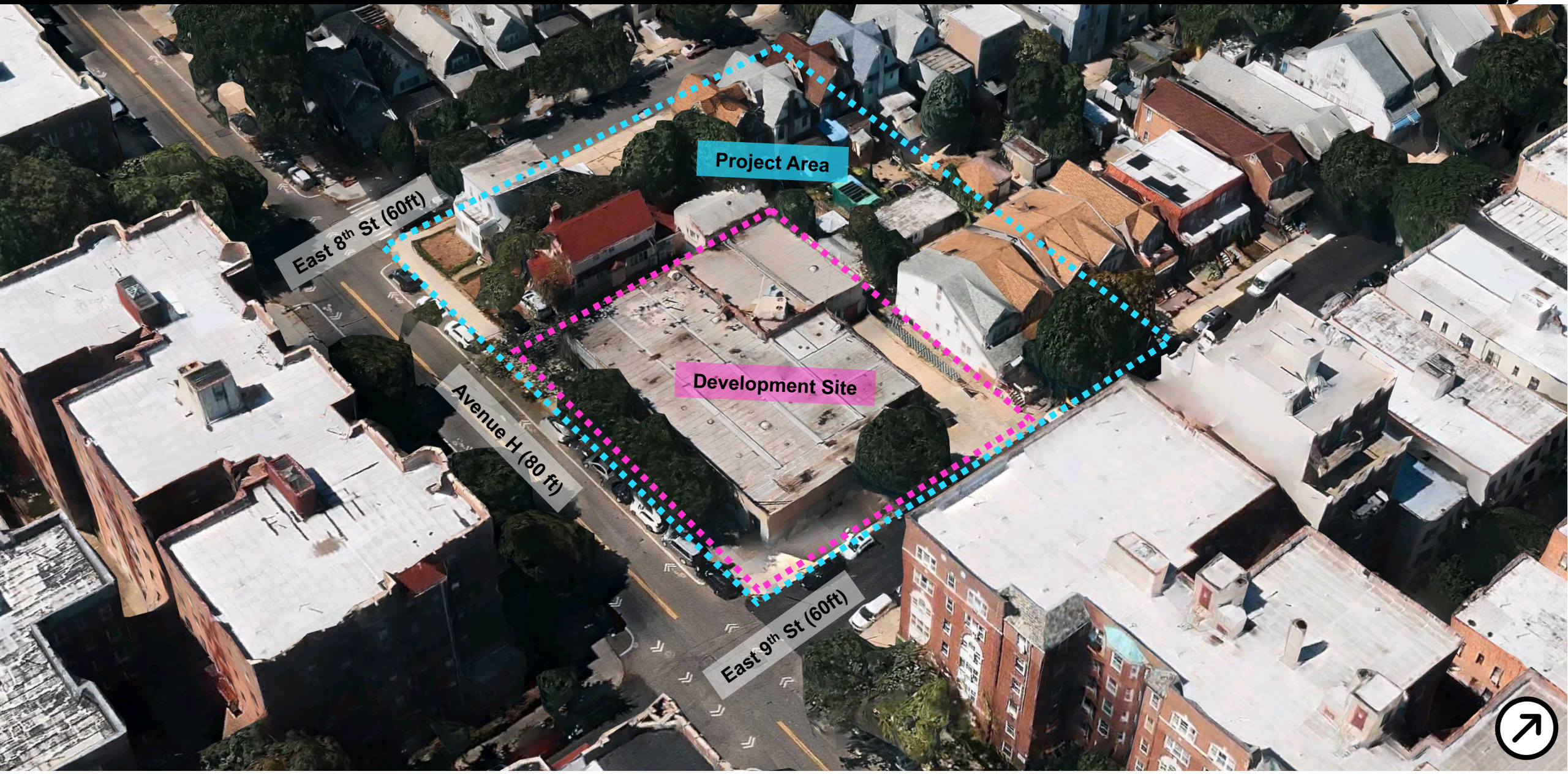
18th Avenue - .6 mi

.4 mi - Avenue H

Q

NYC PLANNING

PROJECT LOCATION



EXISTING CONDITIONS & ZONING

817 Avenue H, Brooklyn
Area Map

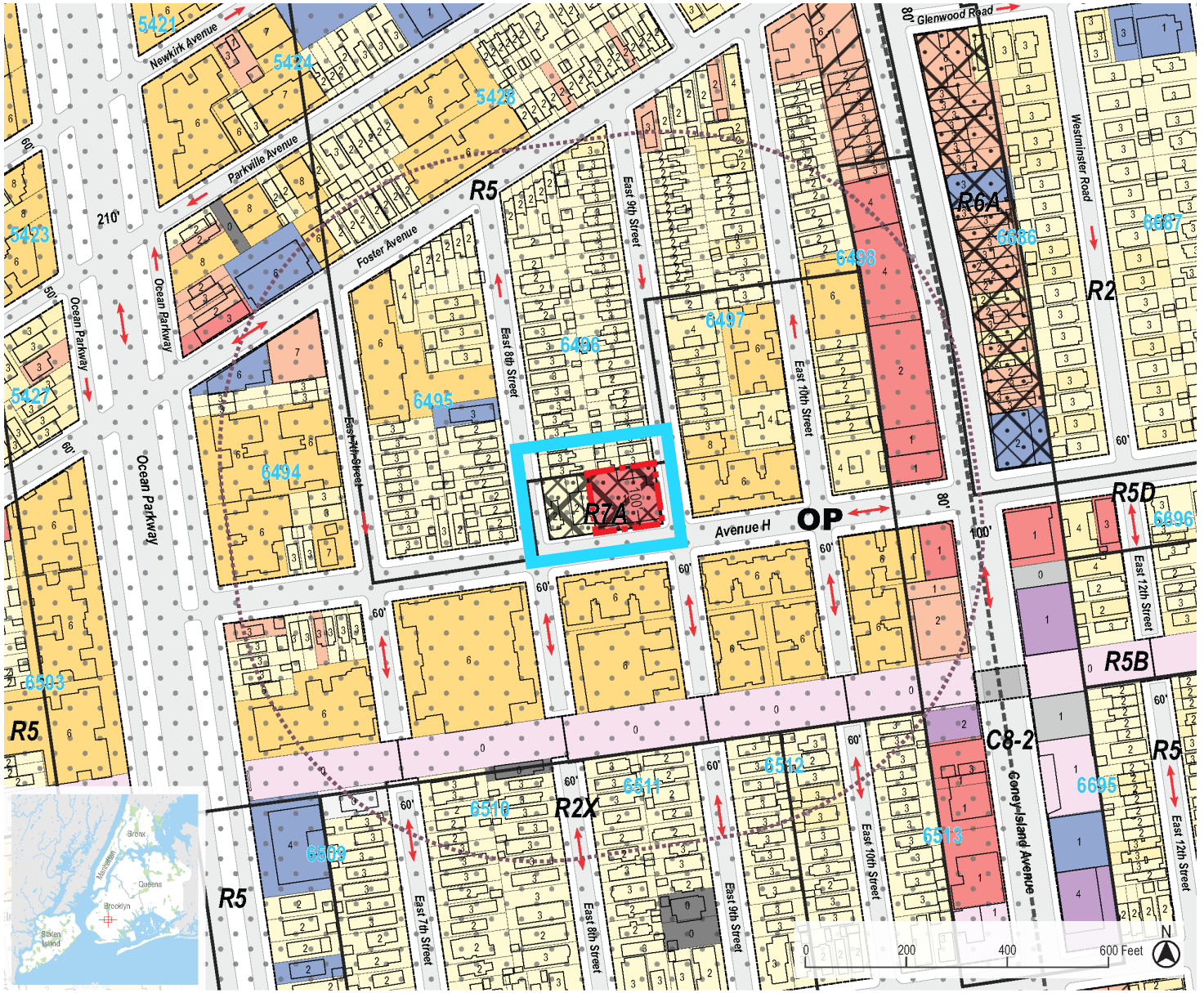
Block: 6496, Lots: 35 (p/o), 36, 37, 39, 45, 47, 49, 50 & 51 (p/o)

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

Existing Commercial Overlays & Zoning Districts
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Zoning Districts
- Special Districts

- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- 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



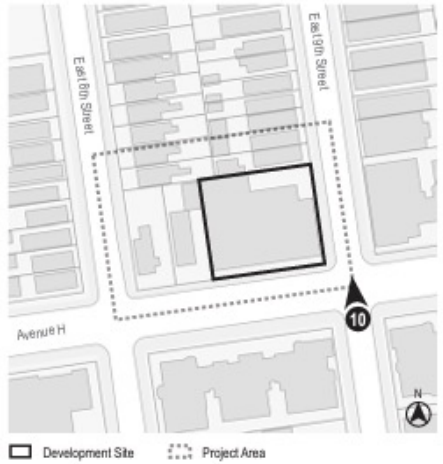
April 2022

Urban Cartographics

PROJECT AREA PHOTOGRAPHS





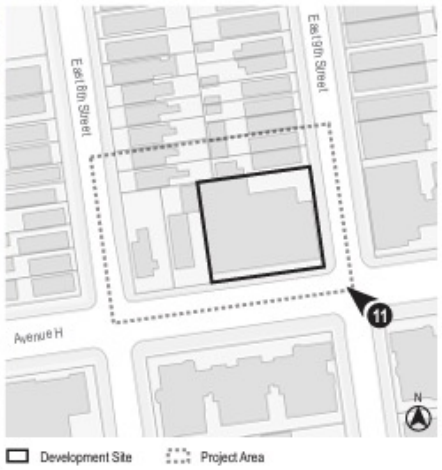


10. View of East 9th Street facing north from Avenue H (Development Site at left).

PROJECT AREA PHOTOGRAPHS





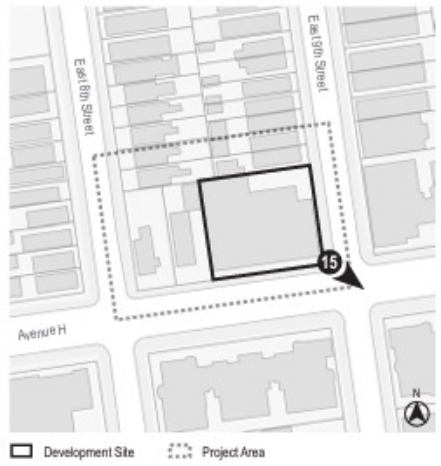


11. View of the Development Site facing northwest from the intersection of Avenue H and East 9th Street.

PROJECT AREA PHOTOGRAPHS





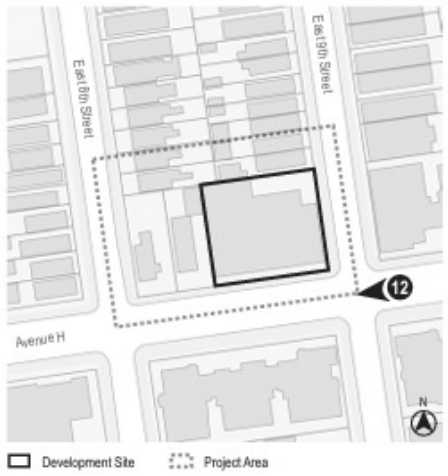


15. View of the intersection of Avenue H and East 9th Street facing southeast from the Development Site.

PROJECT AREA PHOTOGRAPHS







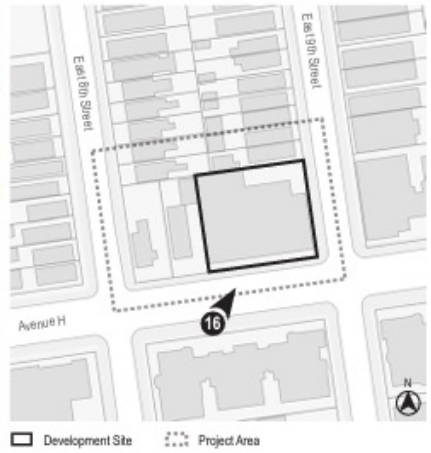
12. View of Avenue H facing west from East 9th Street (Development Site at right).

PROJECT AREA PHOTOGRAPHS



16. View of the Development Site facing northeast from Avenue H.





817 Avenue H, Brooklyn

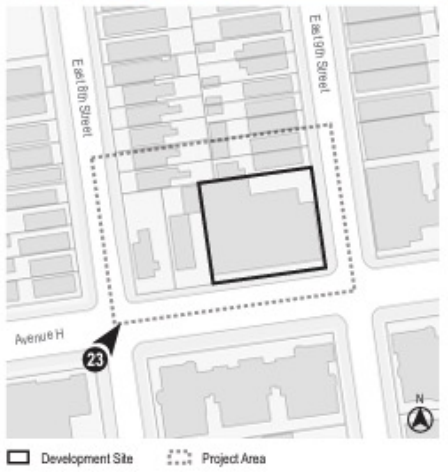
Page 16 of 33

Urban Cartographics
Photographs Taken on April 25, 2022

PROJECT AREA PHOTOGRAPHS





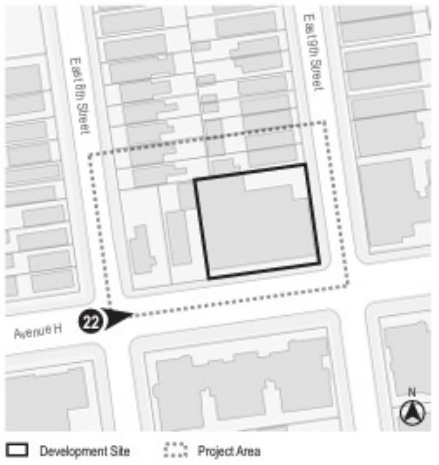


23. View of the Project Area facing northeast from the intersection of Avenue H and East 8th Street.

PROJECT AREA PHOTOGRAPHS





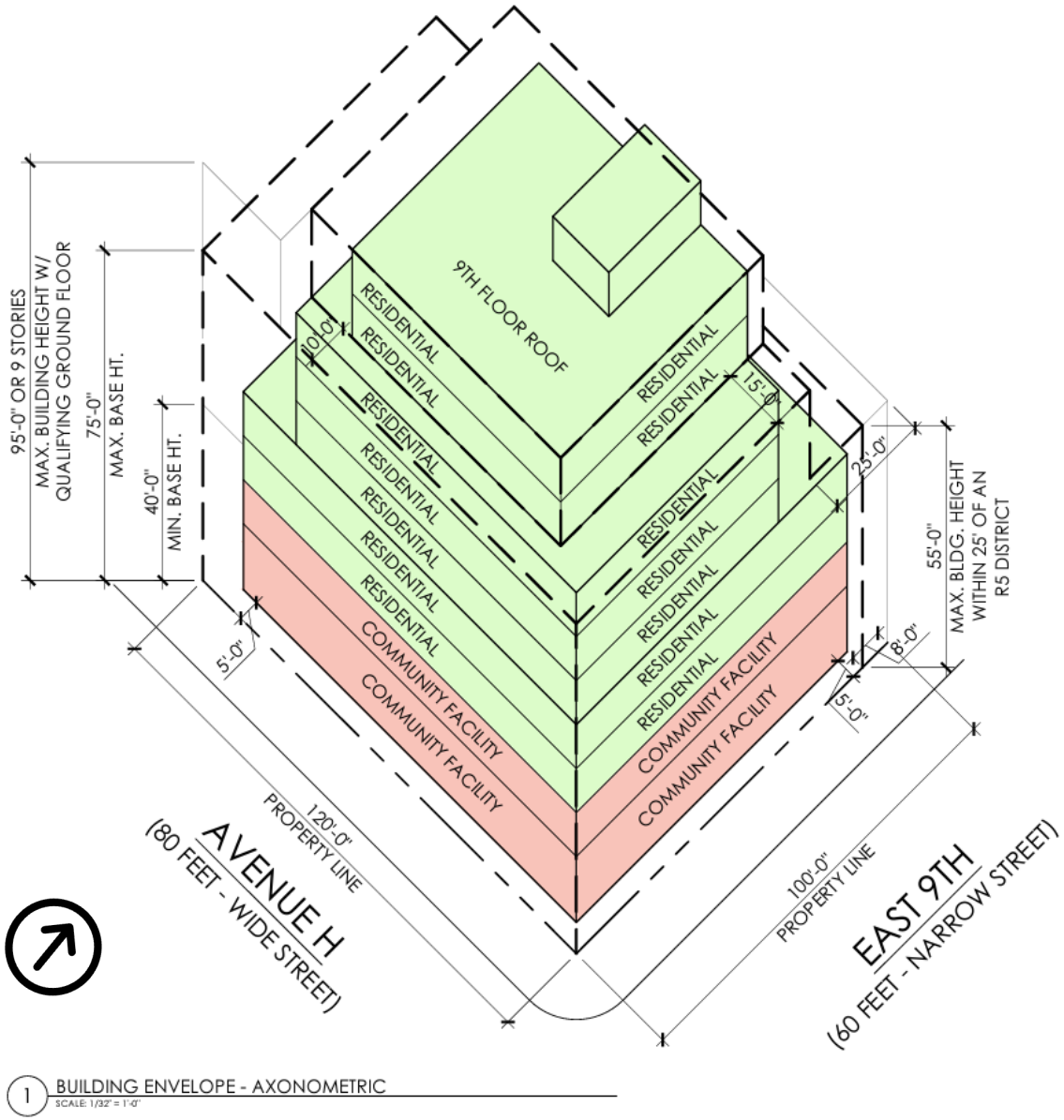


22. View of Avenue H facing east from East 8th Street (Project Area at left).



- 9-story mixed-use building
- 42 dwelling units (11 income restricted)
- 55,000 sq ft (4.60 FAR)
- 15,758 sq ft community facility space
- 39,411 sq ft residential space
- 20 off-street parking spaces

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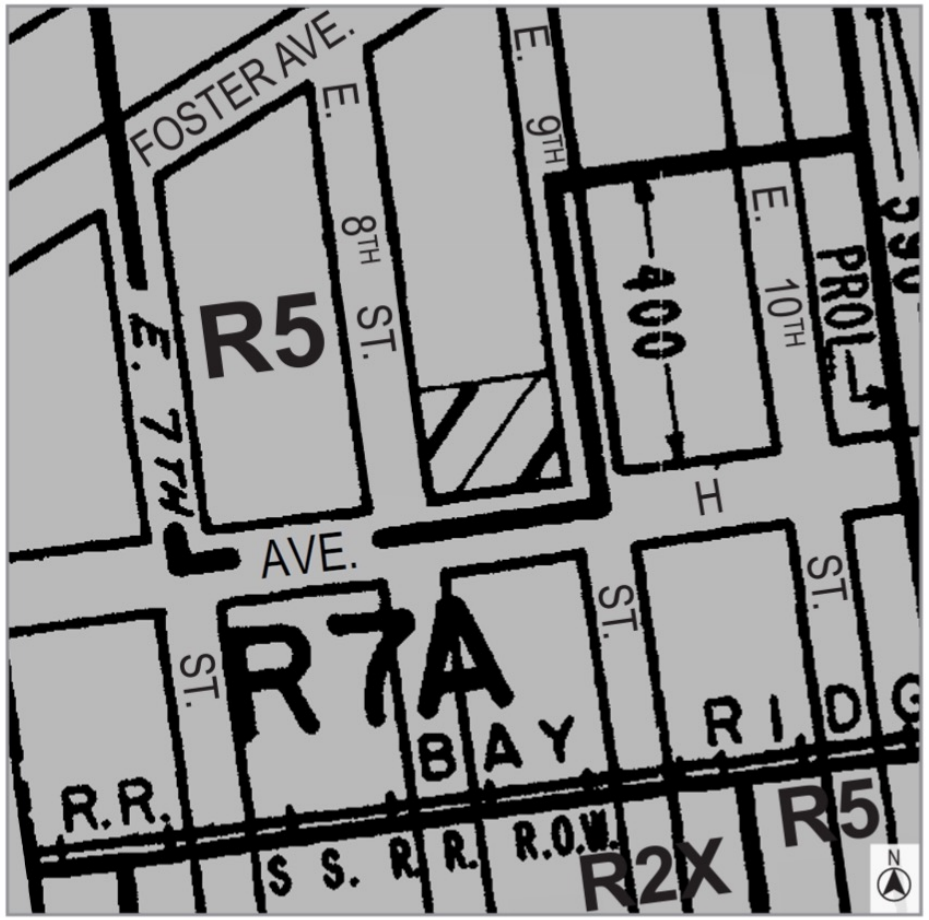
1 BUILDING ENVELOPE - AXONOMETRIC
SCALE: 1/32" = 1'-0"

- 9-story mixed-use building
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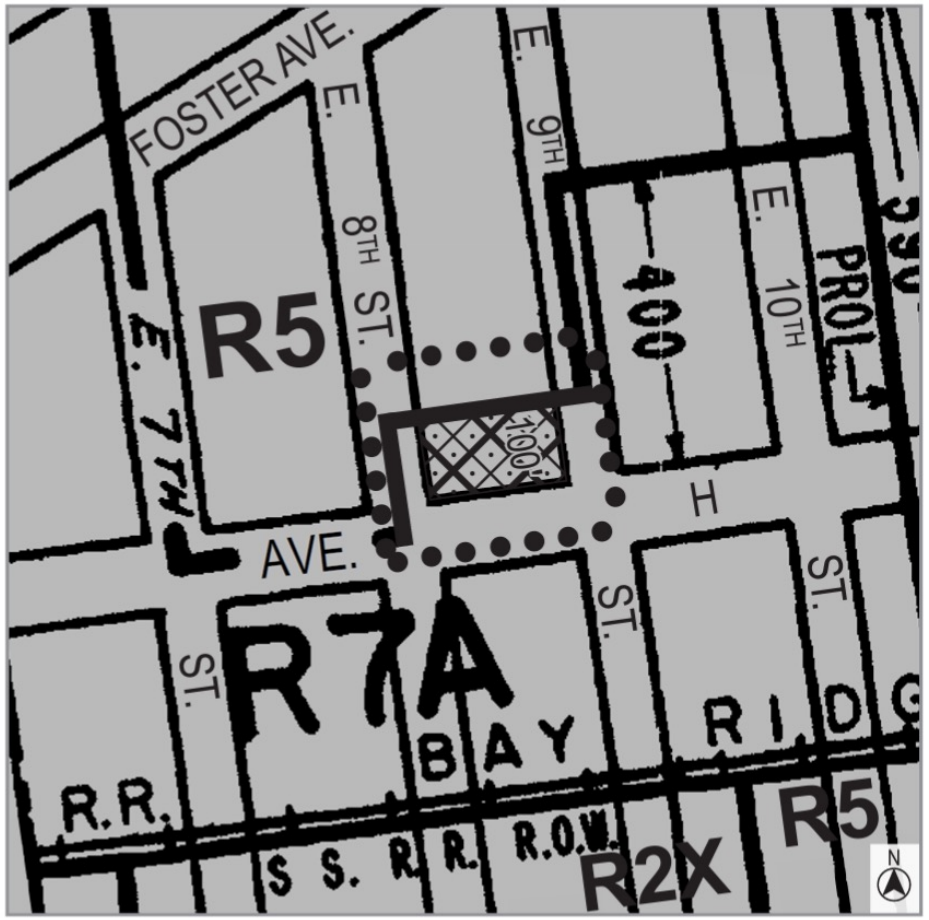
NYC PLANNING

ZONING MAP AMENDMENT

Zoning Change Map



Current Zoning Map (22c)



Proposed Zoning Map (22c) - Area being rezoned is outlined with dotted lines

Rezoning from R5/C1-3 to R7A/C2-4
Rezoning from R5/C1-3 to R5

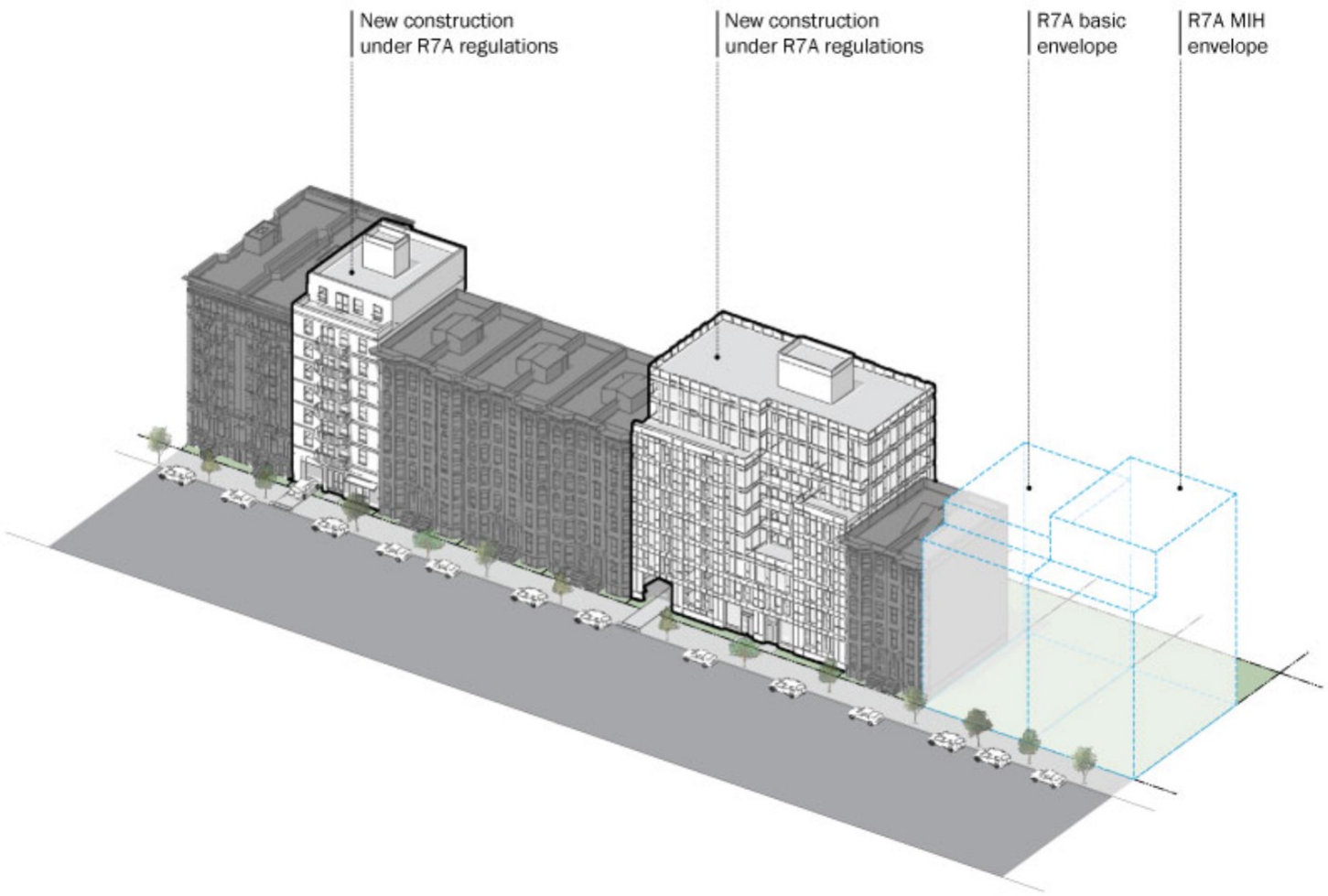
C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

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ZONING MAP AMENDMENT: R7A/C2-4 Districts

Max Building Height	**95 Feet**
Max no. of Stories	**9**
Base Height	**40 to 75 feet**
Max Residential FAR	**4.60**
Max Commercial FAR	**2.00**
Max Manufacturing FAR	**N/A**
Max Community Facility FAR	**4.0**
Parking	**50%** of dwelling units. No requirement for income-restricted units in a transit zone.



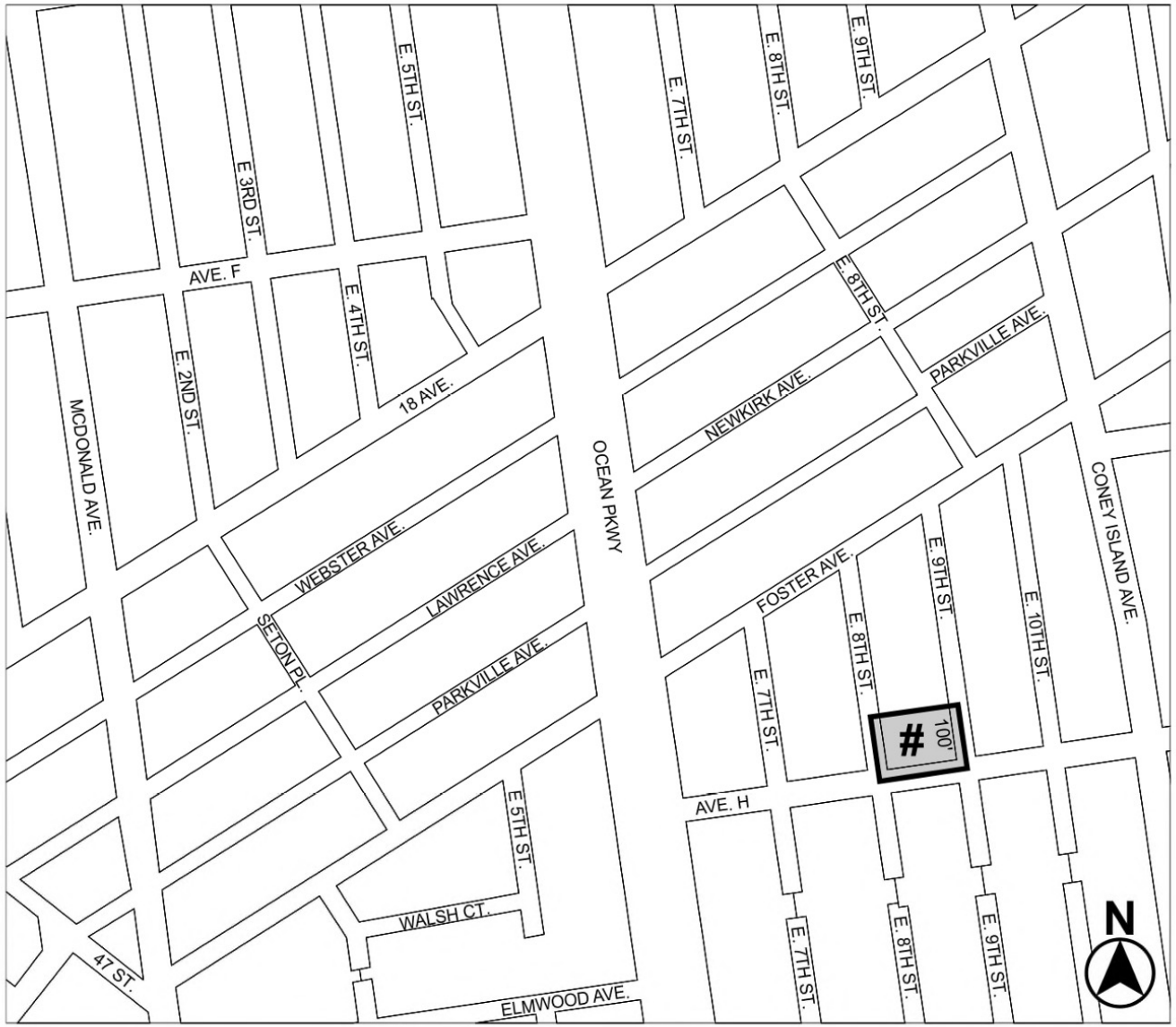
ZONING TEXT AMENDMENT

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**

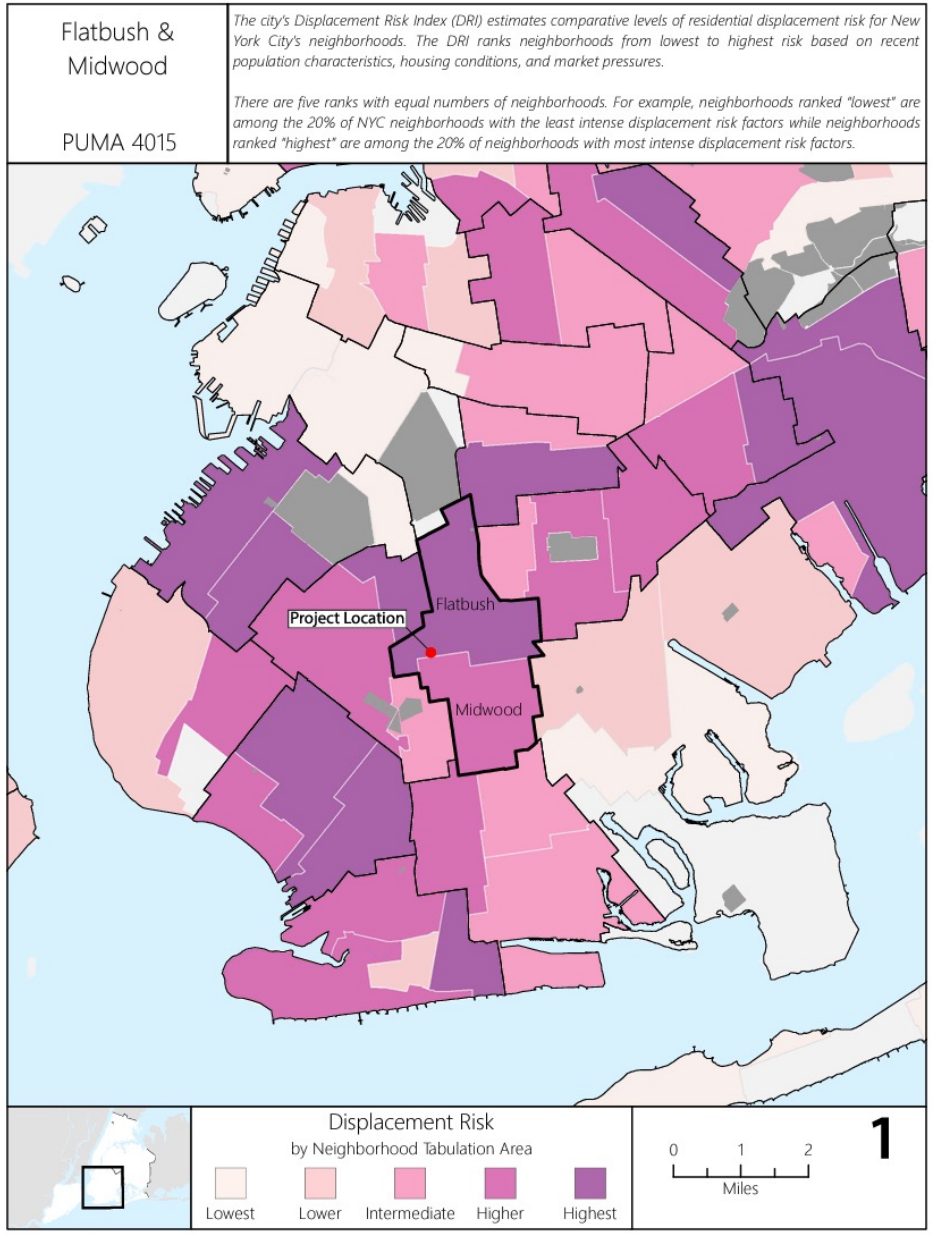
MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**

*The applicant is proposing 11 MIH units to comply with **MIH Option 1***



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

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING & OPPORTUNITY



FLATBUSH AND MIDWOOD

Annual Median Household Income:

$66,652

< Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	--
Very Low Income (31-50% AMI)	**4**
Low Income (51-80% AMI)	**7**
Moderate Income (81-120% AMI)	**--**
Not Income Restricted	31
Total New Units	**42**

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

$1,970

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

$78,800

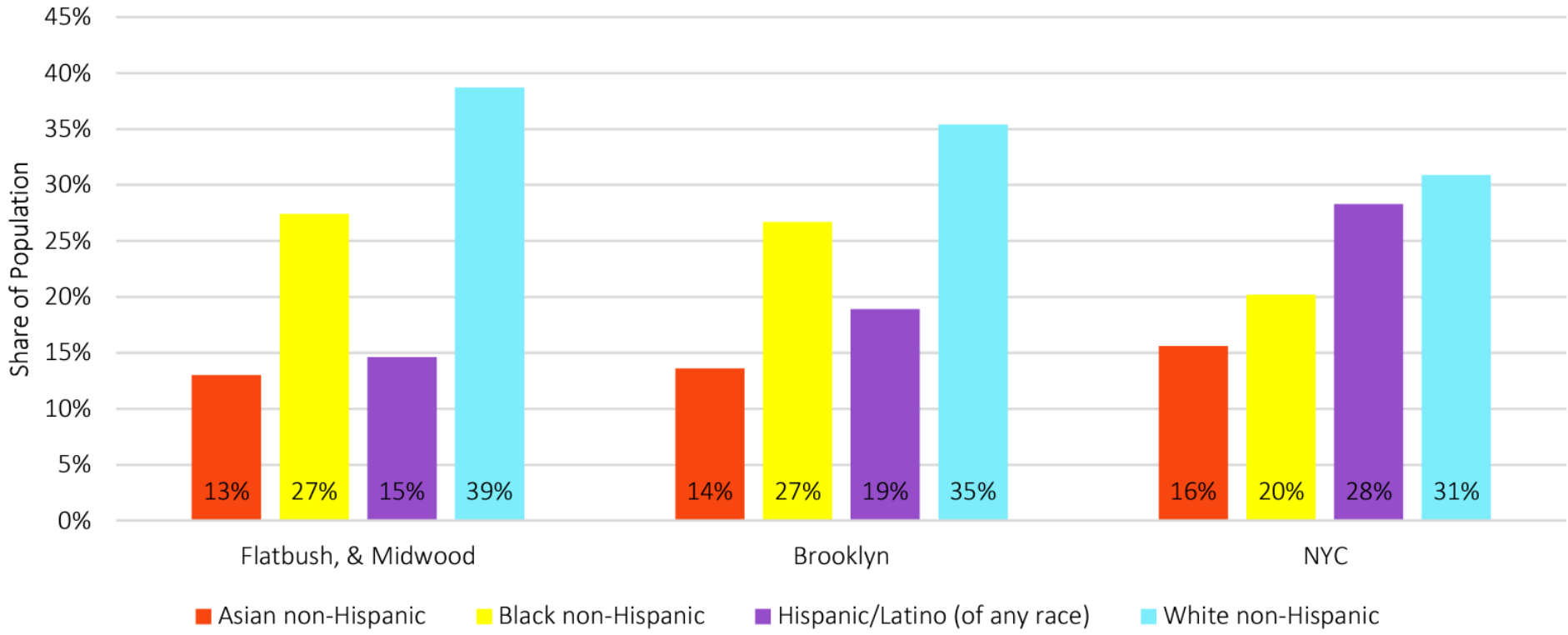
*The exact unit and affordability mix is not yet known, and incomes and rents are projections subject to change.

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]."

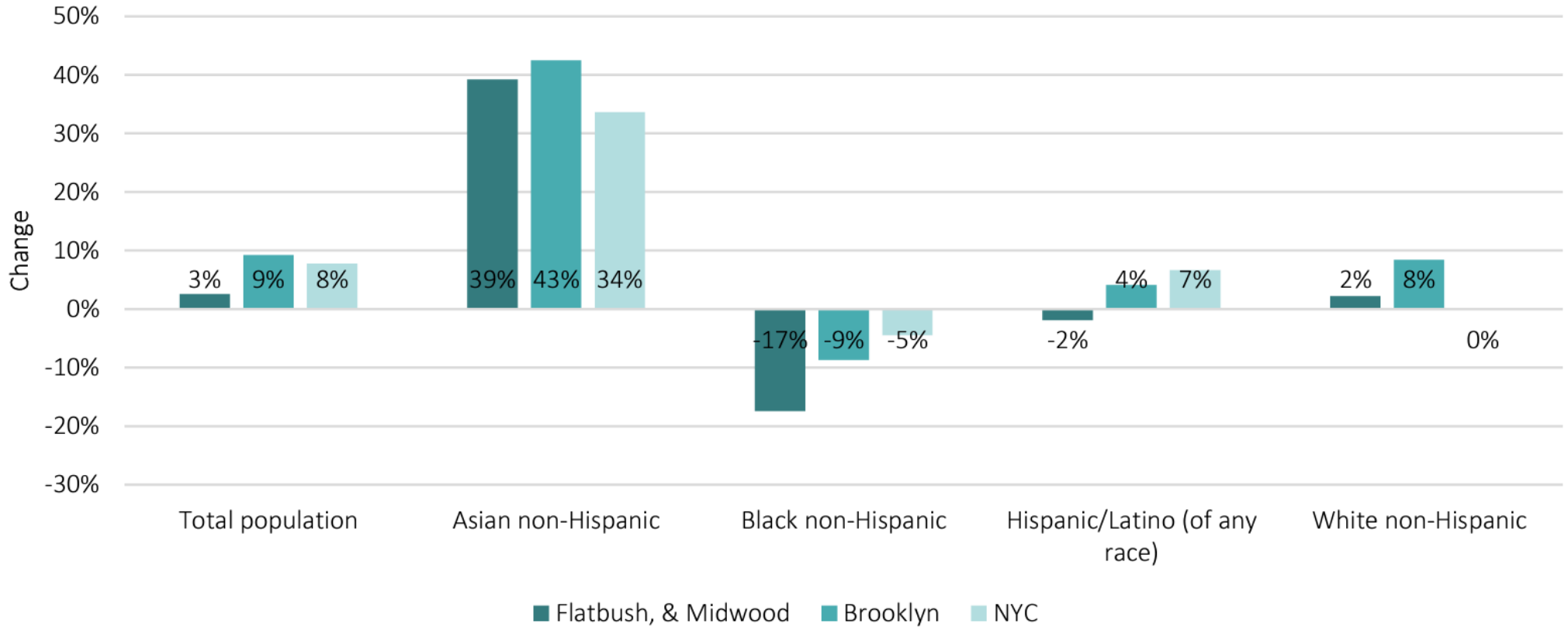


Source: Census 2020; Community Profile Table 1.01

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

CONCLUSION

- Zoning map amendment: R5/C1-3 (OP) to R7A/C2-4 (OP)
- Zoning text amendment to Appendix F to map MIH Options 1 and 2

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