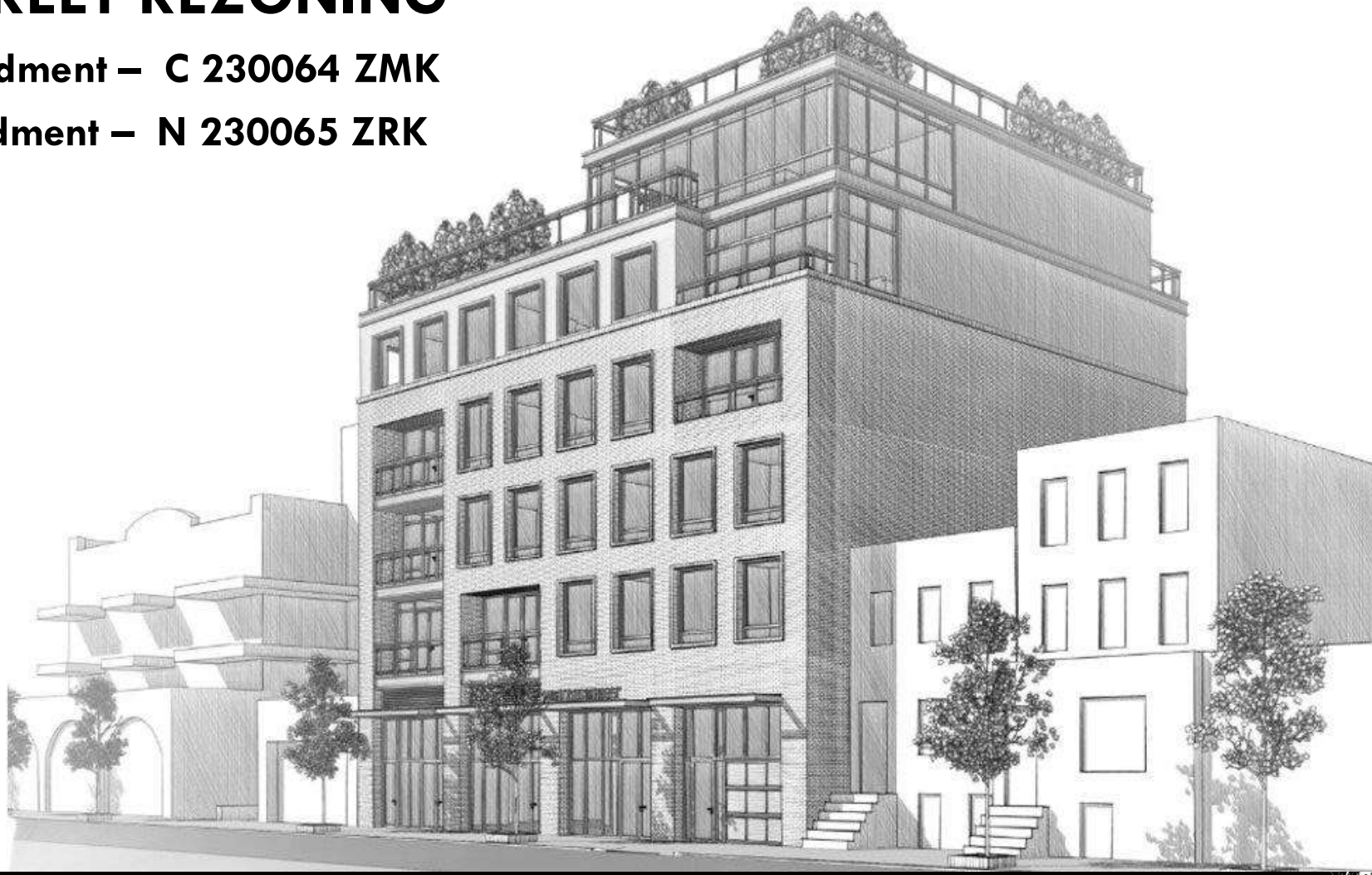
North 7TH STREET REZONING

Zoning Map Amendment – C 230064 ZMK

Zoning Text Amendment – N 230065 ZRK



APPLICANT	▪ Victor Efremenkov, Nick Sklavounakis, Tibetan LLC and Colleen Vitale
ACTION REQUESTED OF THE CITY PLANNING COMMISSION	▪ Zoning Map Amendment from R6B and R6B/C1-4 to R6A/C2-4 ▪ Zoning Text Amendment to map an MIH area
PROPOSED PROJECT SITE	▪ 26,875 SF mixed-use building ▪ 28 units including seven income-restricted units

PROJECT LOCATION

- North 7th Street (146 North 7th Street)
- Brooklyn, Community District 1
- City Council District 34 (Jennifer Gutierrez)



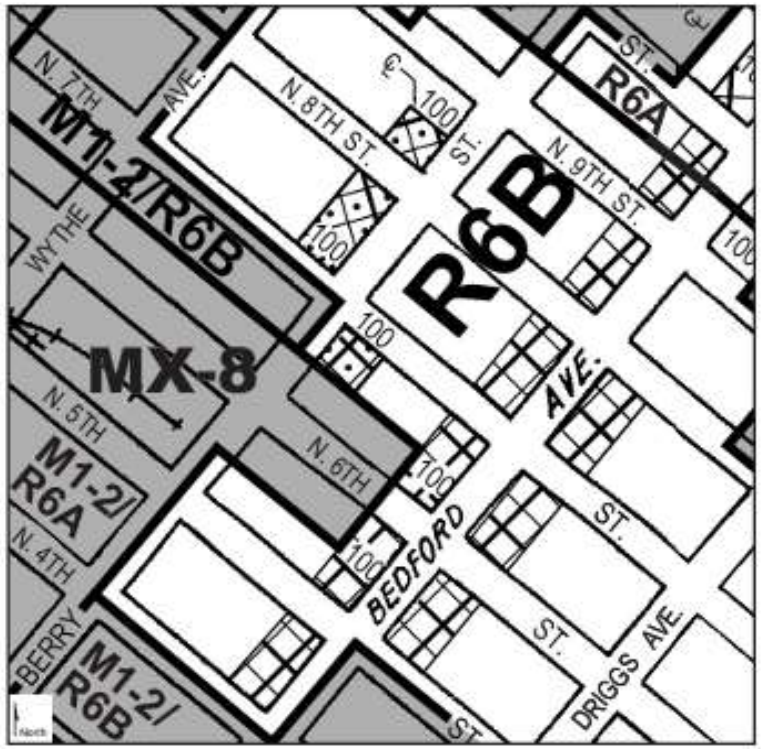


146 North 7th Street

- *Six-story residential building*
- 3,320 SF commercial floor area
- 23,544 SF residential floor area
  - 28 dwelling units
  - 7 income-restricted units
- Height of 75 feet
- 19 Bicycle parking spaces
- 3 parking spaces (voluntary)

PROPOSED ACTIONS:

ZONING MAP AMENDMENT: R6B & R6B/C1-4 to R6A/C2-4



Current Zoning Map (12c & 13a)

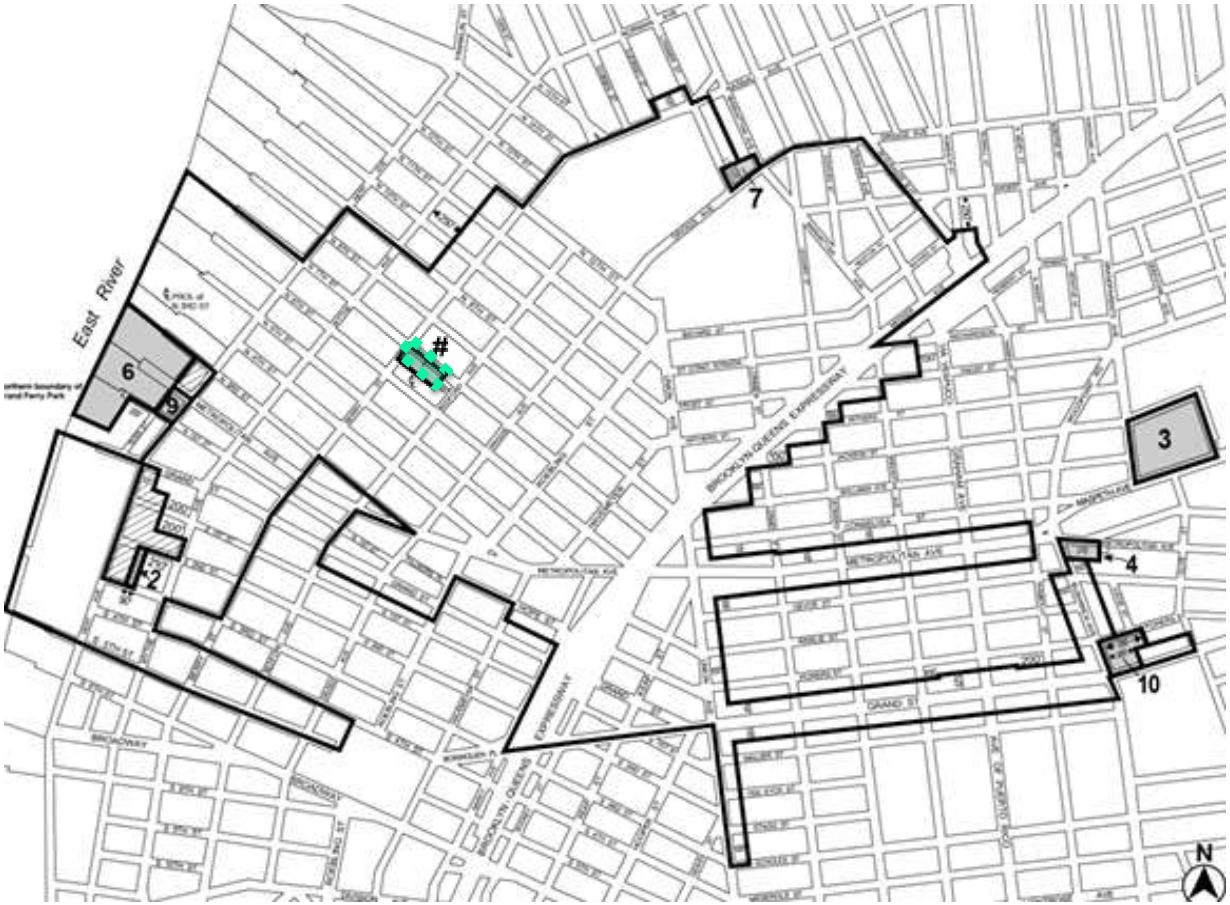


Proposed Zoning Map (12c & 13a) - Area being rezoned is outlined with dotted lines
Rezoning from R6B to R6A/C2-4
Rezoning from R6B/C2-4 to R6A/C2-4

PROPOSED PROJECT AREA

PROPOSED ACTIONS:

ZONING TEXT AMENDMENT: ZR Appendix F (MIH)



Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

MIH Option One:

Requires an affordable housing set aside of 25 percent of the residential floor area at an average of 60 percent of AMI with 10 percent at 40 percent AMI

MIH Option Two:

Requires an affordable housing set aside of 30 percent of the residential floor area at an average 80 percent AMI

Inclusionary Housing designated area

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **2** – 10/7/21 MIH Program Option 1 and Option 2
Area **3** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **4** – 11/23/21 MIH Program Option 1 and Deep Affordability Option
Area **6** – 12/15/21 MIH Program Option 1
Area **7** – 6/2/22 MIH Program Option 1 and Option 2
Area **9** – 3/7/24 MIH Program Option 1
Area **10** – 3/19/24 MIH Program Option 1 and Deep Affordability Option
Area **#** – [date of adoption] MIH Program Option 1 and Option 2

Excluded Area

NEWLY PROPOSED MIH AREA

RECOMMENDATIONS
BROOKLYN COMMUNITY BOARD 1

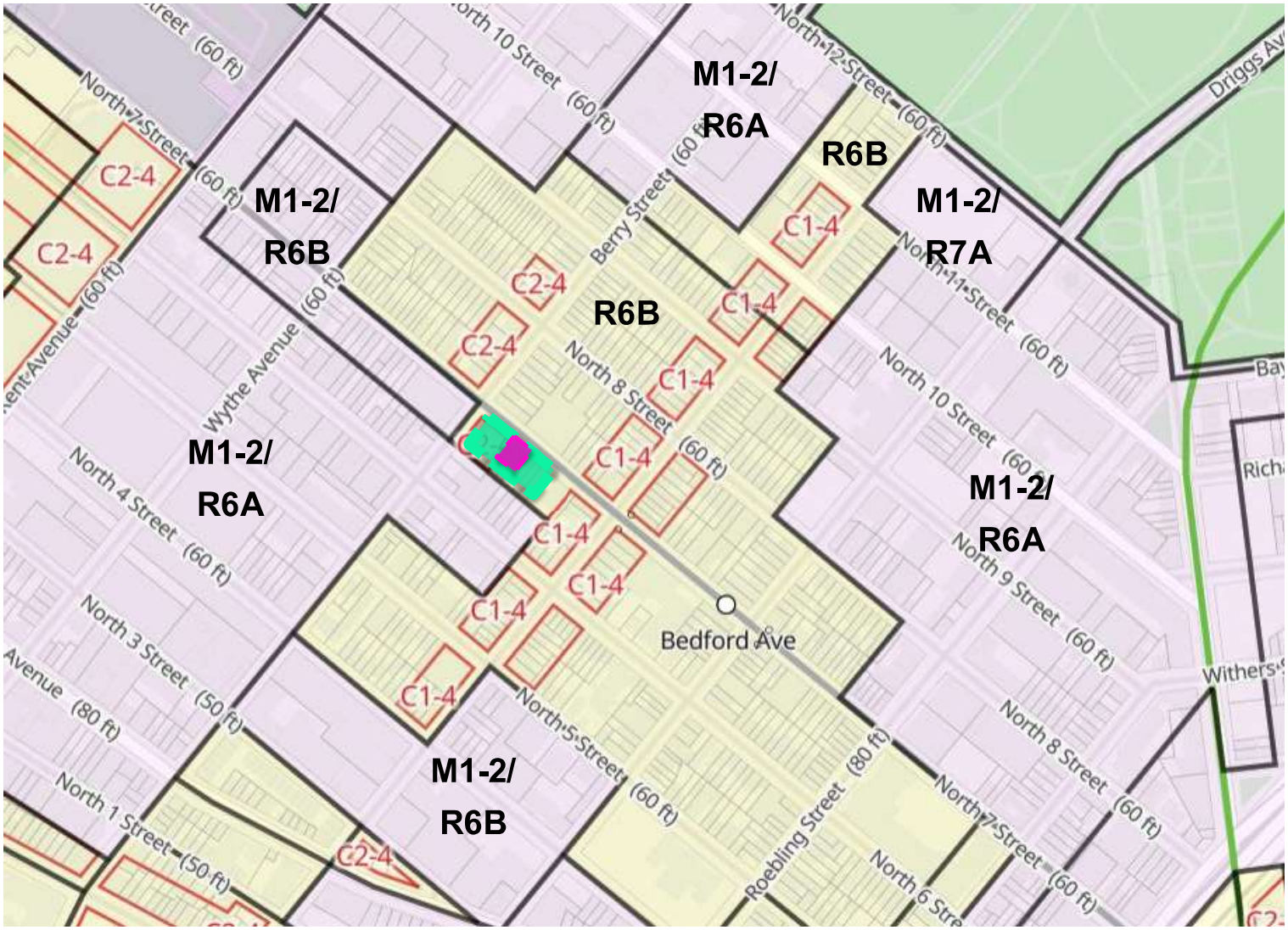
- On Monday, March 11th, the application was heard by CB 1, **where 40 members voted in favor of the application, 0 abstained and 0 against**
- **The recommendation shares the following conditions:**
  - **The community board office and the community will be provided with a point of contact to receive and respond to problems and complains during construction**
  - **The applicants actively communicate with the CB office and will provide the office with a schedule of activities that will affect the neighborhood**
  - **In good faith, the applicants will consider contributing to the enhancement of the nearby streetscape**

RECOMMENDATIONS
BROOKLYN BOROUGH PRESIDENT

- On March 26th, the application was heard by the Brooklyn Borough President. On April 15th, the Borough President voted in favor of the application
- **The recommendation shares the following sentiments:**
  - **The Development Site's existing residential and zoning context, access to transit and proximity to local retail and services along Bedford Avenue and Berry Street indicate an appropriate location for increased residential density.**
  - **The application is aligned with Borough President's Comprehensive Plan for Brooklyn, particularly by providing affordable housing units, increasing residential density, and not providing parking in a transit rich zone**

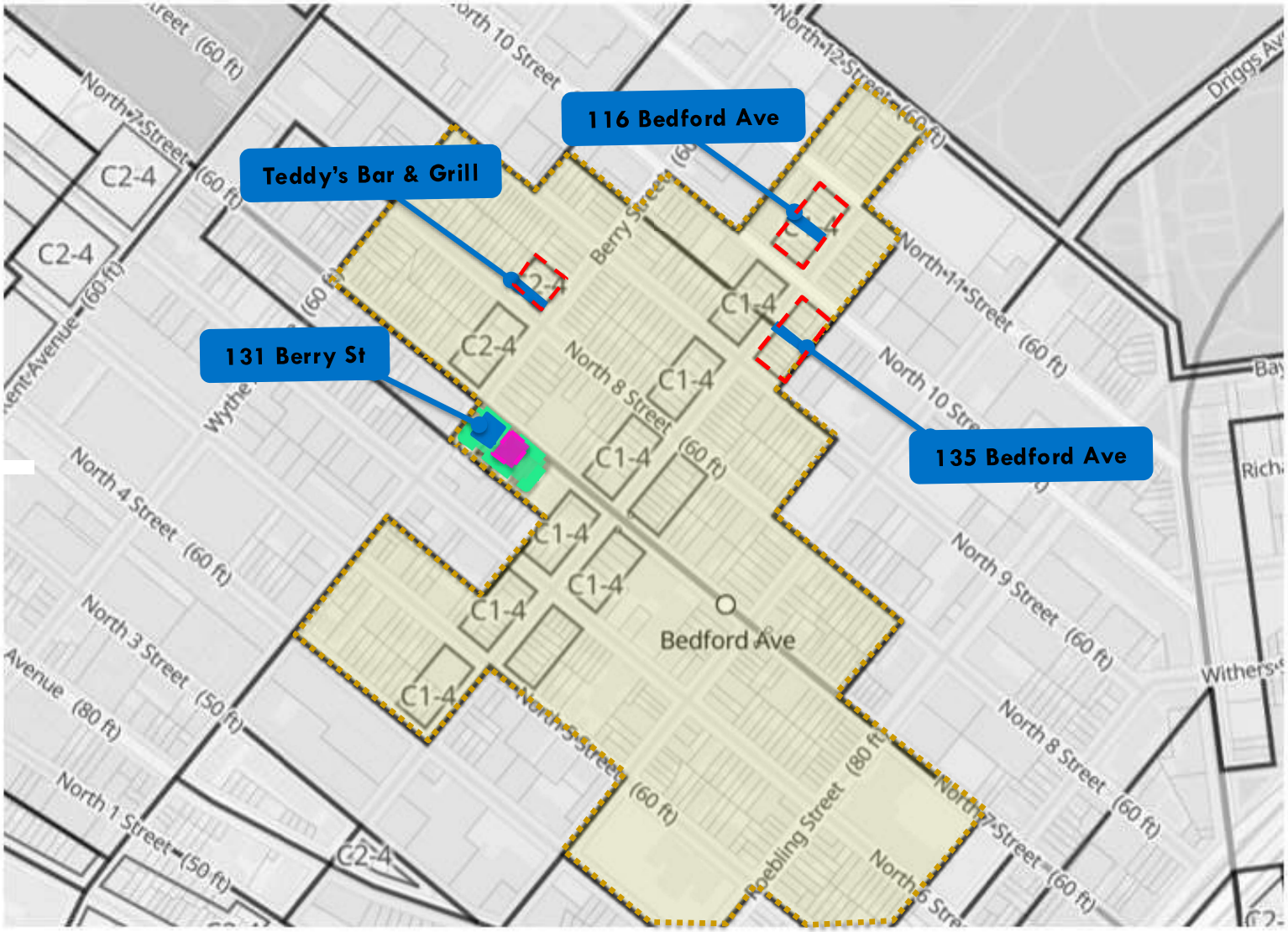
APPENDIX

EXISTING ZONING



- Project Area
- Development Site
- Commercial Overlays
- Residential Zoning
- Manufacturing Zoning
- Park

EXISTING ZONING



- Approved Applications
- Commercial Overlays
- R6A + R6B Districts
- Project Area
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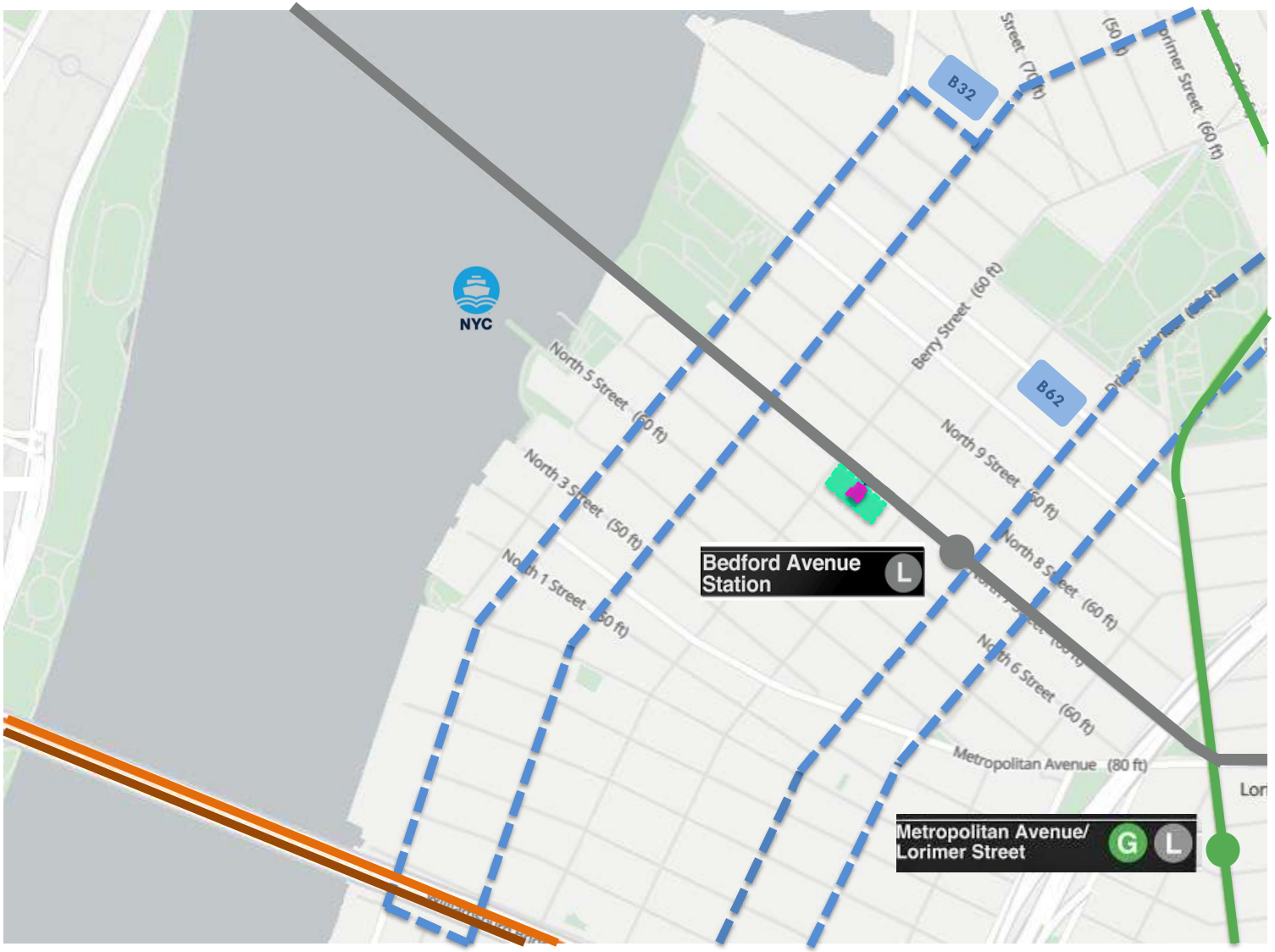
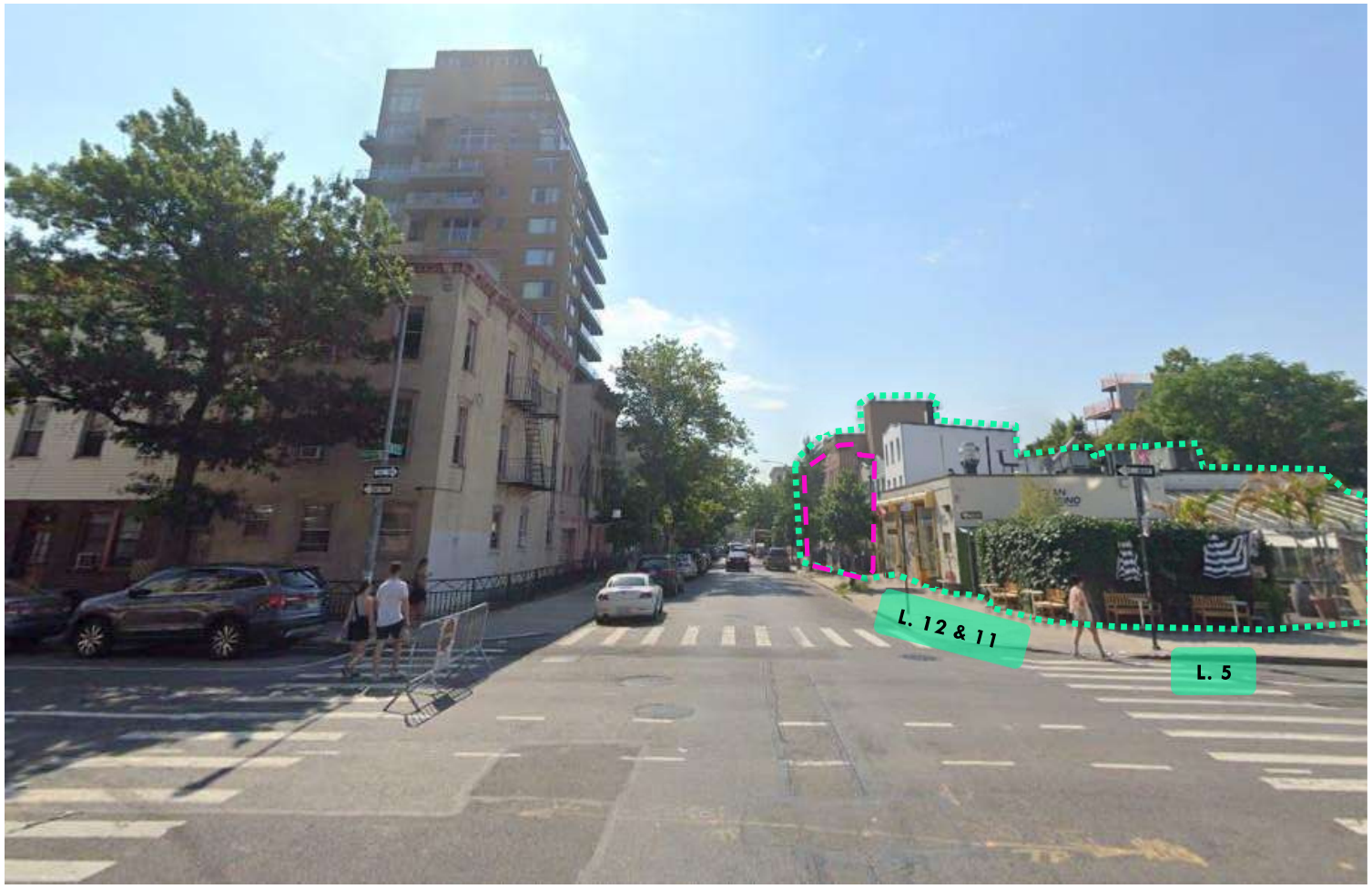
N

TRANSIT MAP


B32
B62
NYC
North 5 Street (60 ft)
North 3 Street (50 ft)
North 1 Street (50 ft)
Berry Street (60 ft)
North 9 Street (60 ft)
North 8 Street (60 ft)
North 6 Street (60 ft)
Primer Street (60 ft)
Metropolitan Avenue (80 ft)
Bedford Avenue Station
L
Metropolitan Avenue/ Lorimer Street
G
L
Project Area
Development Site
NYCT Bus Line
MTA Subway
MTA Subway Station
N

PROJECT AREA PHOTOGRAPHS

View of the Project Area facing southeast from Berry Street



Project Area

Development Site



PROJECT AREA PHOTOGRAPHS

View of the Project Area facing southeast from Berry Street



Project Area

Development Site



PROJECT AREA PHOTOGRAPHS

View of North 7thth Street facing northwest



Project Area

Development Site



PROJECT AREA PHOTOGRAPHS

View of North 7th Street facing northwest



Project Area

Development Site



PROJECT PROPOSAL



146 North 7th Street

- Six-story residential building
- 3,320 SF commercial floor area
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PROPOSED ACTIONS:

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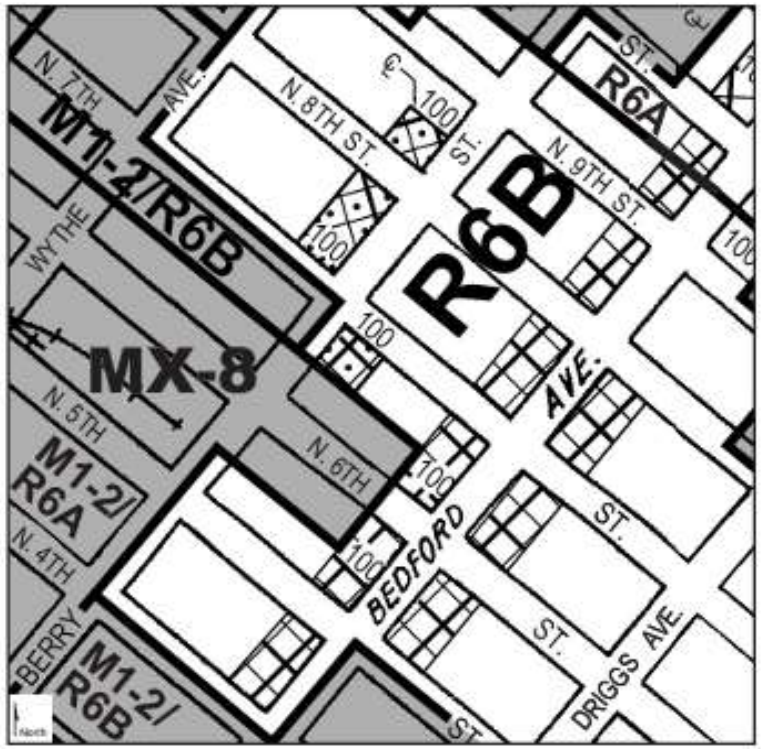

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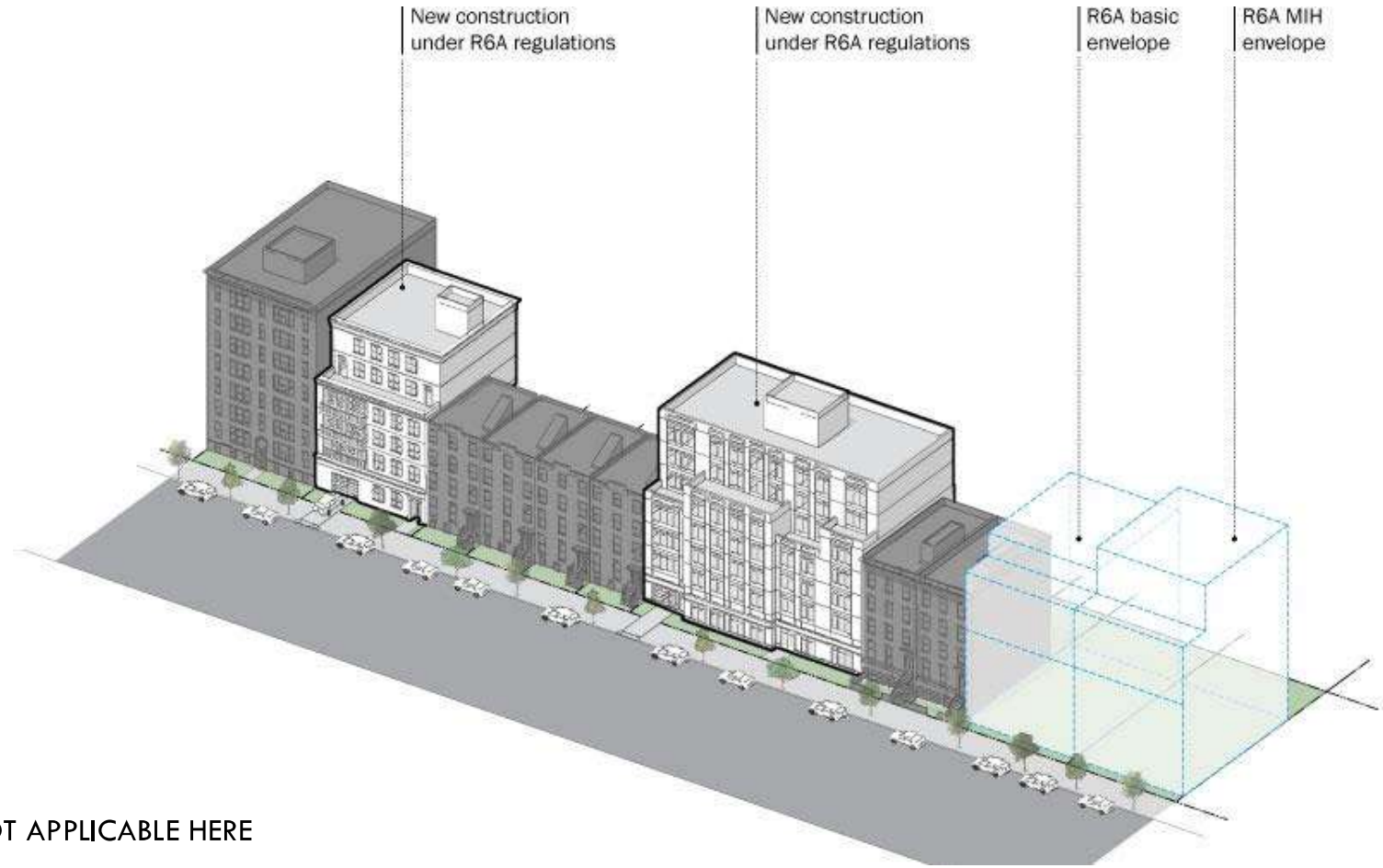


R6A FAR

RESIDENTIAL: **3.9 (WITH MIH)**

COMMUNITY FACILITY: **2.2**

BASE HEIGHT: **40-65 FT**

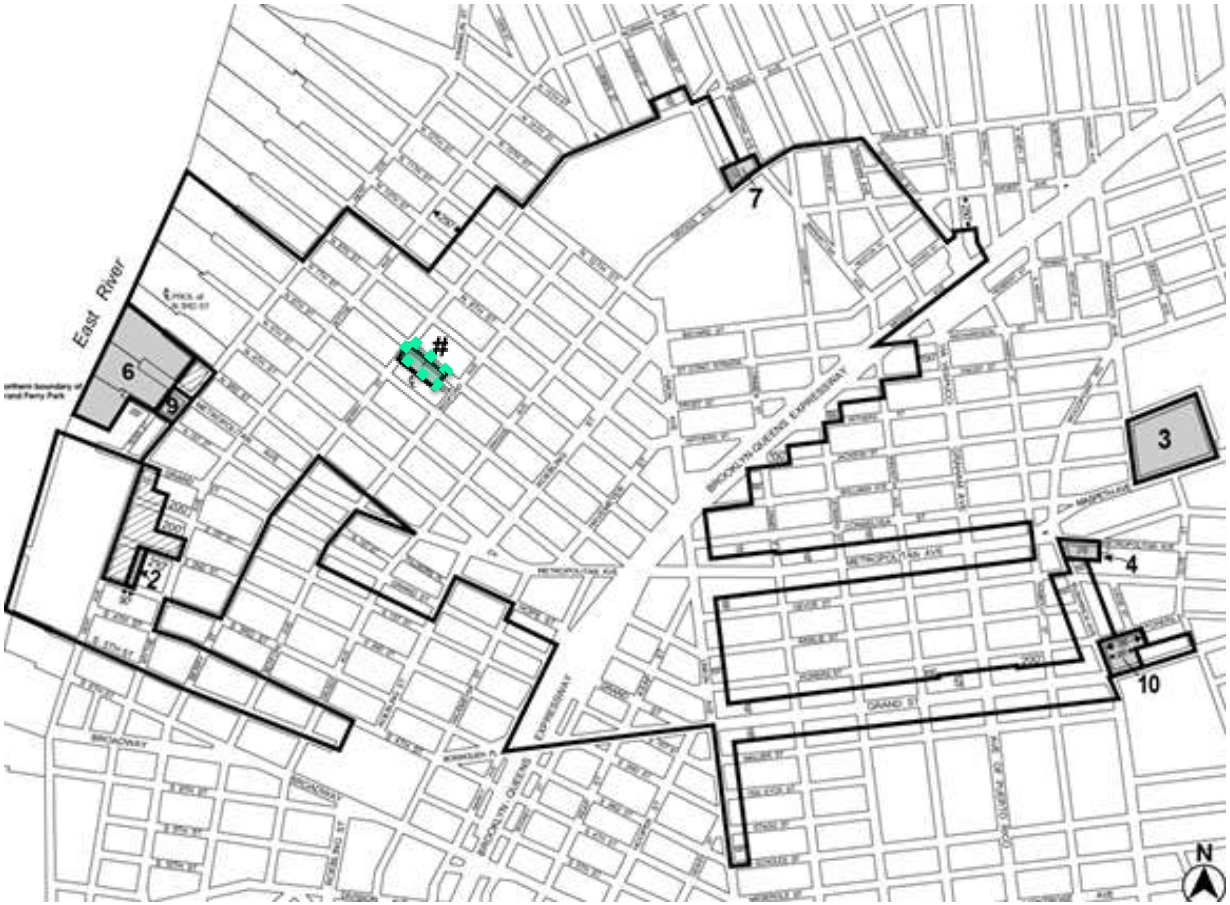
MAX HEIGHT: **55-95 FT**

R6A PARKING REGULATIONS:

CONTIGENT ON TRANSIT ZONE – NOT APPLICABLE HERE

PROPOSED ACTIONS:

ZONING TEXT AMENDMENT: ZR Appendix F (MIH)



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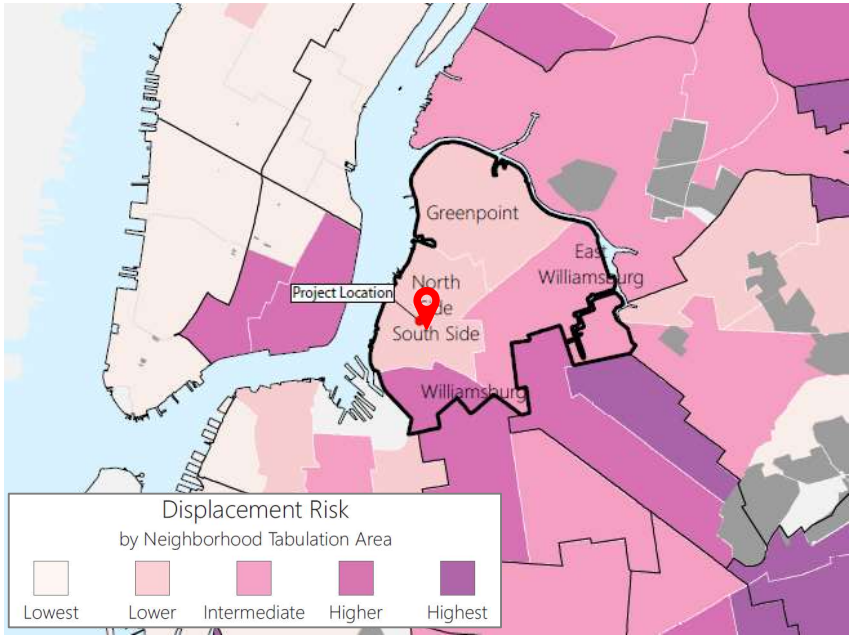
NEWLY PROPOSED MIH AREA

RACIAL EQUITY REPORT
MEDIAN HOUSEHOLD INCOME



Annual Median Household Income:

$93,676

Greenpoint & Williamsburg: Public Use Microdata Area (PUMA) 4001

More than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	3	11%	**40%**	$1,090	$1,400	$43,480	$62,120
Low Income	2	7%	**60%**	$1,630	$2,100	$65,220	$93,200
Low Income	1	4%	**80%**	$2,170	$2,800	$86,960	$124,200
Not income-restricted	22	79%		$4,130	$5,730	$165,800	$229,000
Total	**28**	100%					

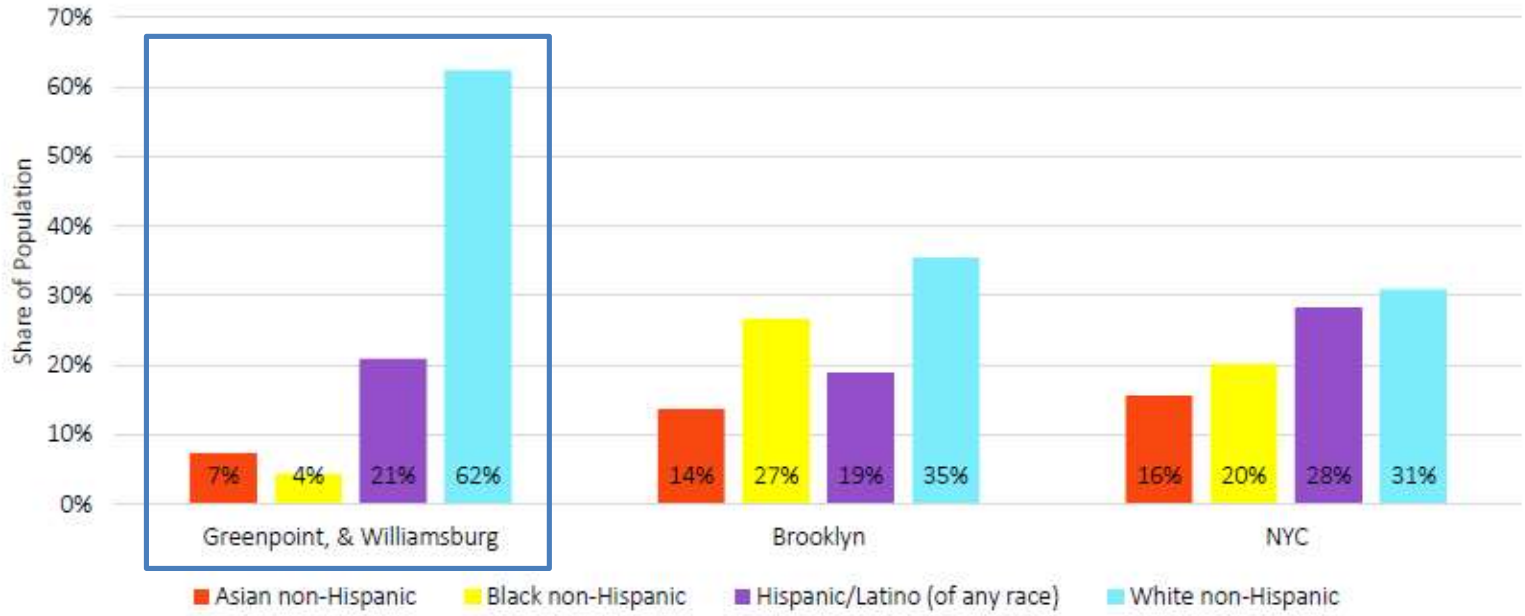
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

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]."

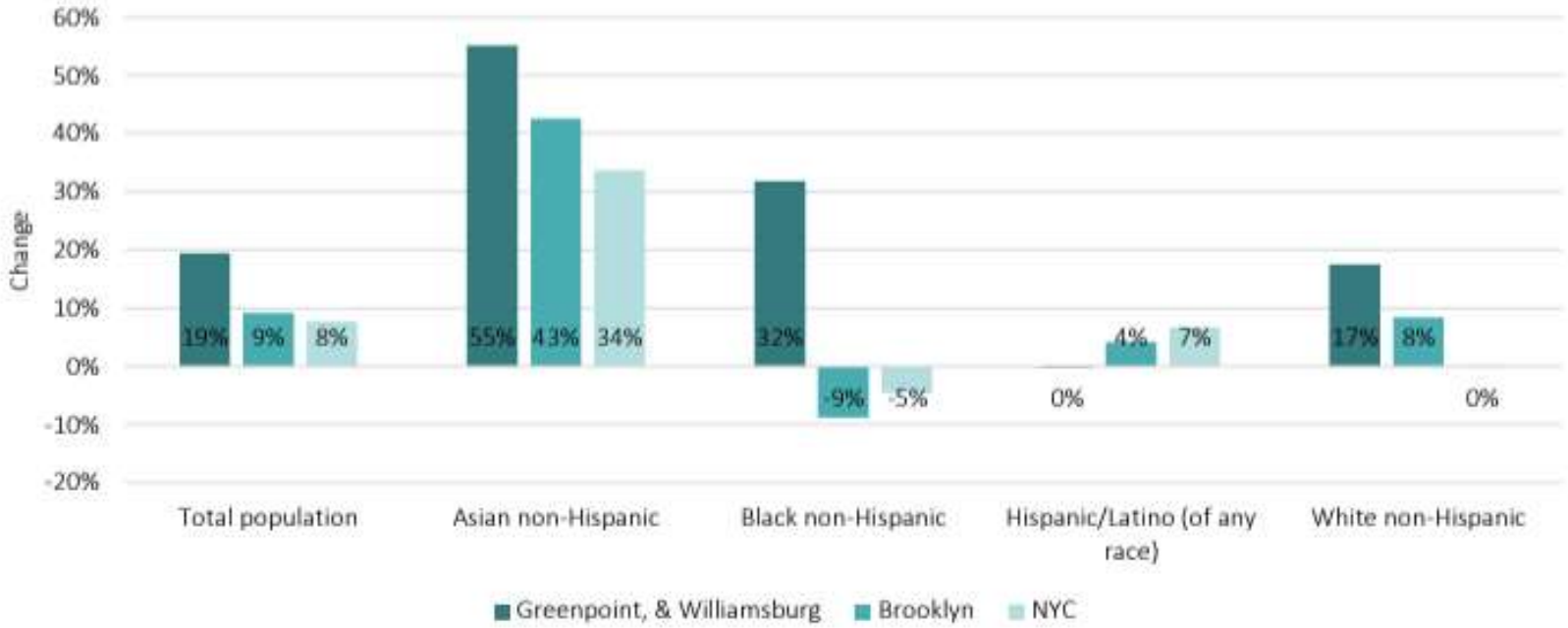


Source: Census 2020; Community Profile Table 1.01

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]."

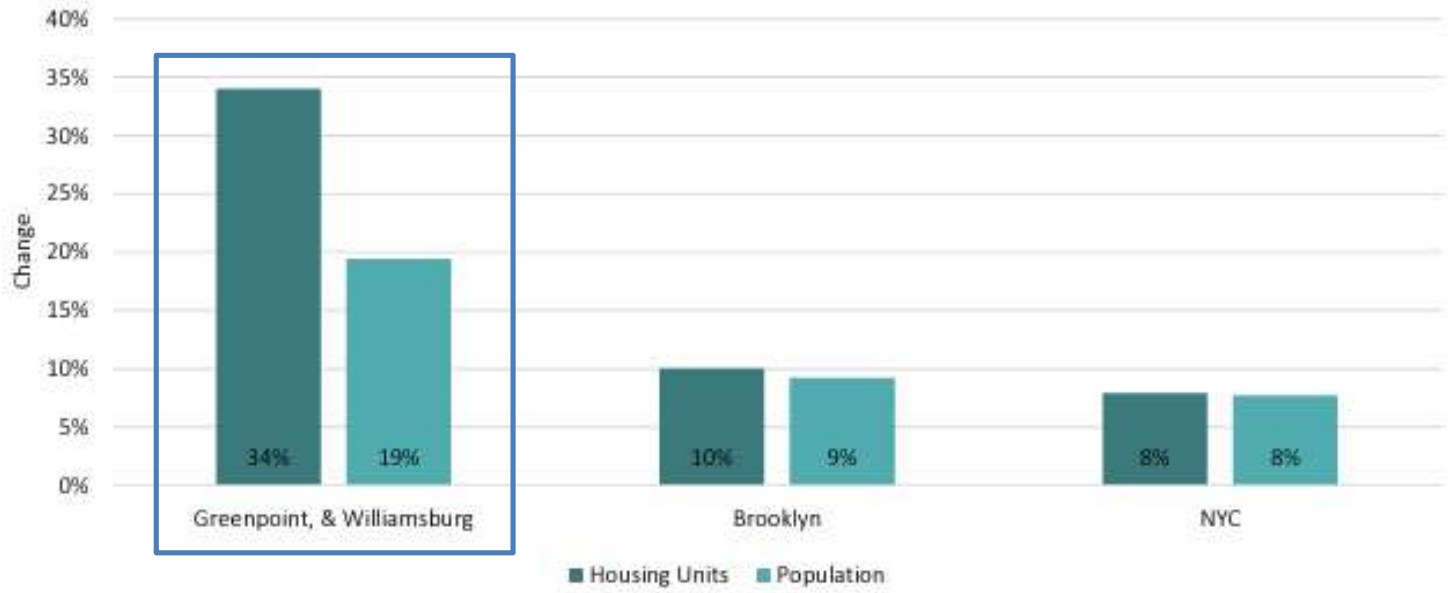


Source: Census 2010, 2020; Community Profile Table 1.01

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

PROJECT SUMMARY



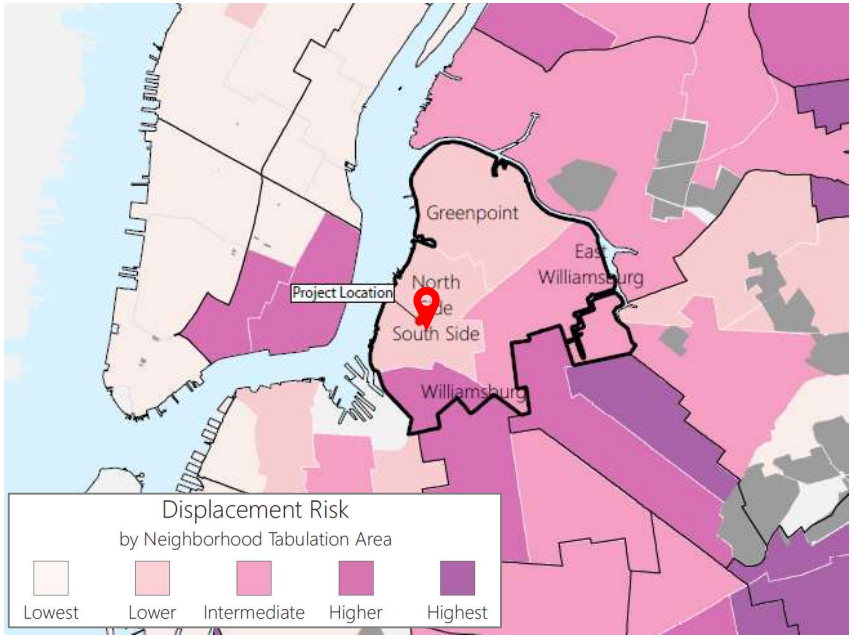
146 North 7th Street

- *Map amendment to rezone R6B and R6B/C1-4 districts a R6A/C2-4 zoning district and*
- *Text amendment to Appendix F to map MIH to*
  - *Six-story residential building*
    - 3,320 SF commercial
    - 23,544 SF residential
    - 28 dwelling units
    - 7 of which are income-restricted

RECOMMENDATIONS
UNIT MIX

Unit Distribution Chart C: Unit Mix							
IH Unit Types	No. of Units	% Breakdown	Non-IH Unit Types*	No. of Units	% Breakdown	Super/ Staff Units	Total No. of Units
Studio	1	14.29%	Studio	3	14.29%	-	4
1-brm	3	42.86%	1-brm	11	52.38%	-	14
2-brm	3	42.86%	2-brm	7	33.33%	-	10
3-brm	0	0.00%	3-brm	0	0.00%	-	0
Total	7	100.00%	Total	21	100.00%	-	28
							0
* Excludes Super/ Staff Units							

RACIAL EQUITY REPORT
MEDIAN HOUSEHOLD INCOME



Annual Median Household Income:

$93,676

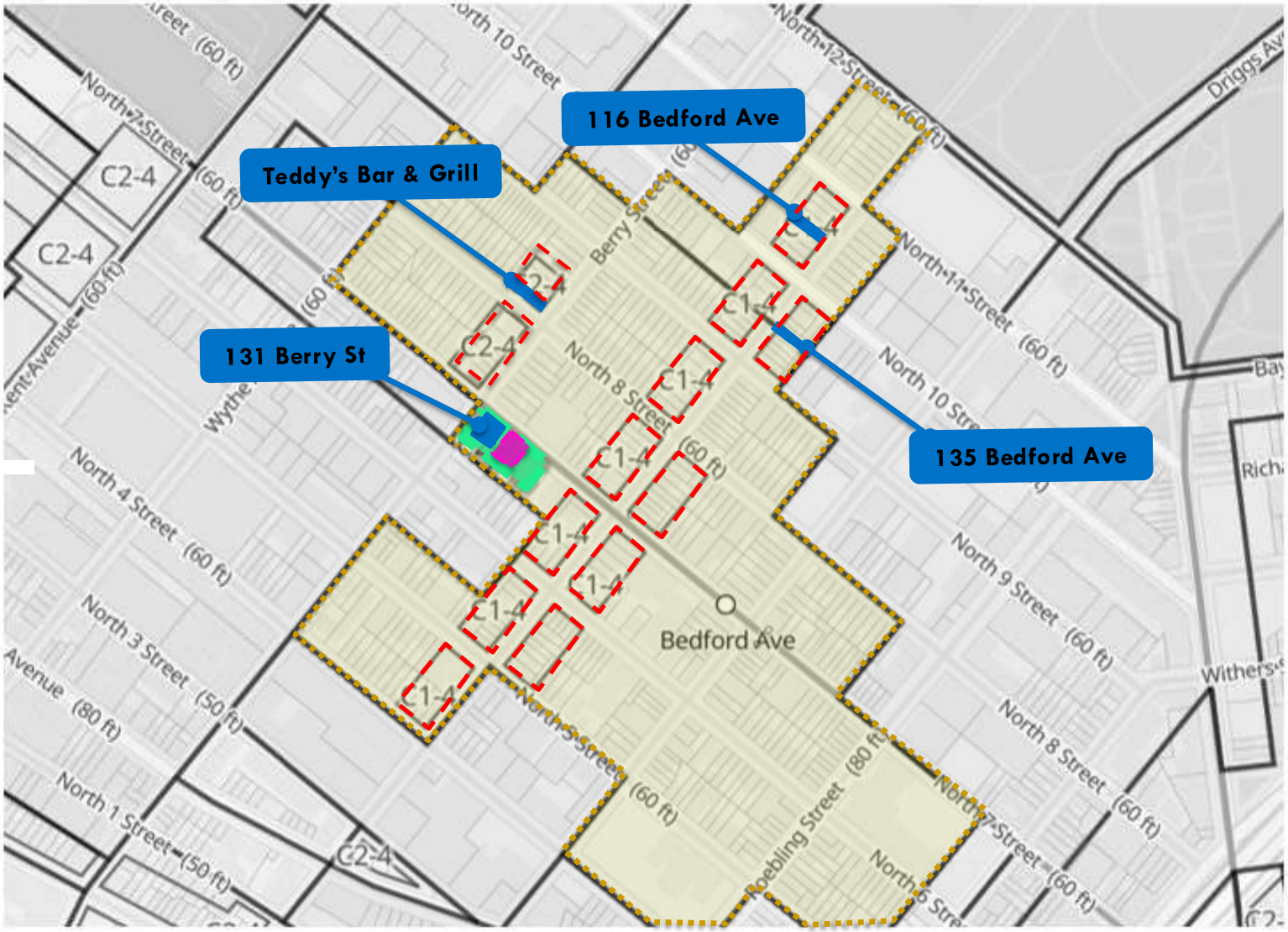
Flatbush & Midwood: Public Use Microdata Area (PUMA) 4001

More than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2023)		Eligible Income (2023)	
				Studio	3-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	3	11%	**40%**	$850	$1,270	$39,600	$56,000
Low Income	2	7%	**60%**	$1,270	$1,910	$59,300	$84,700
Low Income	1	4%	**80%**	$1,700	$2,540	$79,100	$113,000
Not income-restricted	22	79%		$3,850	$5,600	$153,800	$224,000
Total	**28**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2022 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

EXISTING ZONING



Approved Applications

Commercial Overlays

R6A + R6B Districts

Project Area

Development Site

Commercial Overlays

Residential Zoning

Manufacturing Zoning

Park

N