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Uniform Land Use Review Procedure (ULURP) Application

250 86TH STREET REZONING – C230354ZMK N230355ZRK

IN THE MATTER OF a private application by Dr. Helen Kim for a zoning map amendment from R3-2 (BR) to R6B (BR) and a Zoning Text Amendment to Appendix F to map an MIH area to facilitate the legalization of a two-story mixed residential and community facility building containing medical offices is being sought at 250 86th Street in Bay Ridge, Community District 10, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 10

RECOMMENDATION

☐ APPROVE
☒ APPROVE WITH MODIFICATIONS/CONDITIONS
☐ DISAPPROVE
☐ DISAPPROVE WITH MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: 250 86TH STREET REZONING – C230354ZMK N230355ZRK

The Project Area is zoned R3-2 along 86th Street, a wide (100 ft) street, which runs from mid-block and extends through the R6-B zoned block along 3rd Avenue. R3-2 is a general residence district that allow a variety of housing types, including low-rise attached houses, small multi-family apartment houses, and detached and semi-detached one- and two-family residences. It is the lowest density zoning district in which multiple dwellings are permitted. R3-2 is restricted by an allowable floor area ratio (FAR) of 0.5, front and rear yard setbacks, and parking requirements.

The project area is currently within an R3-2 district along the B16 bus line and within a quarter of a mile from the R station at 86th Street and 4th Avenue. The block includes the Salvation Army and several parcels along 86th Street. All of the buildings within the project area, with the exception of Lot 32, are non-complying, exceeding the maximum permitted 0.50 residential FAR or 1.0 community facility FAR within the underlying R3-2 zoning district.

The proposed actions would facilitate the legalization and conversion of one building on the applicant-controlled site (Block 6043, Lot 27, the "Development Site") at 250 86th Street. The "Proposed Development" involves the conversion of the existing two-story, 3,090-gross-square-foot (GSF) with basement, 25-foot-tall residential building to include a 2,060-GSF community facility (a medical office/ambulatory diagnostic or treatment facility) on the basement and the first floor and retain 1,030 GSF of residential use which would allow for one (1) residential unit on the second floor.

The applicant proposes a zoning map amendment to map an R6B residential district to bring the existing buildings and uses within the Project Area in compliance and decrease other buildings' degree of non-compliance. The applicant is proposing a zoning text amendment to map MIH, though is not anticipating any new development activity on the site. Rezoning to R6B would increase the FAR to 2.0 (2.2 for MIH).

Borough President Reynoso held a public hearing for this application on Monday, June 17th. No members of the public testified at the hearing. The Borough President received one written submission opposed to the application.

Community Board Position

Community Board 10 voted to disapprove this application on May 22, 2024, citing concerns around height and bulk leading to incompatible development with the Special Bay Ridge District, potential expansion of community facility footprint adjacent to or on the lots owned by the Salvation Army, and unknown development activity that may occur under consolidation of lots or additional flexibility that could be provided under the City of Yes for Housing Opportunity proposed text amendments (concurrently under review).

Approval Rationale

Borough President Reynoso believes that the proposed actions are appropriate. The proposed R6B district will facilitate uses consistent with other buildings on the block while also extending the R6B zone to map MIH and permit sorely needed housing in a part of the borough where few residential units have been built. As such, this project is in alignment with the Housing Growth and Parking Demand Management framework of the Comprehensive Plan for Brooklyn, particularly Recommendation 2.1.1(b), which supports proposed increases in residential density in areas where housing production has been lagging.

While the proposed development will not directly increase the amount of affordable housing units produced in Community District 10 (CD 10), mapping MIH here is significant. Between 2014 – February, 2023, only 5 new income-restricted units have been built in CD 10, all of which are in the middle-income band of 121-165% area median income (AMI). Though nearly thirty-five percent of the units in this area are rent-stabilized, the demand for additional affordable housing persists, as evident by the over 160,000 housing lottery applications submitted between 2014 and 2020 in this Community District alone. The proposed development would ensure that any new development in the project area would contribute to the supply of additional income-restricted housing. The proposed MIH area would be only the second to be mapped in Community District 10 since the inception of the program in 2014. The other area, at 9114 5th Avenue, was mapped in 2021 with the higher-income "Workforce" option and has yet to be developed. These actions are insufficient to meet the borough's affordable housing crisis and Borough President Reynoso believes additional affordable housing is mapped in the future.

Borough President Reynoso is concerned about the lack of housing production in the area, which has seen a one percent increase in housing unit production compared to a ten percent increase for Brooklyn and 8 percent increase for the City as a whole. While the project area is not associated with a proposed new housing development, the scale of R6B is appropriate for the street, especially given the width. In their Displacement Risk Index, CD 10 is located in a lower displacement risk area.

Borough President Reynoso believes the proposed R6-B is appropriate and compatible with the Special Bay Ridge District. The additional density proposed within the project area would help to bring existing uses into conformance while allowing for future growth and production of affordable housing.

Recommendation

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the condition that:

1) The applicant continues to conduct outreach to adjacent owners within the Project Area.

June 21, 2024

BROOKLYN BOROUGH PRESIDENT

DATE