

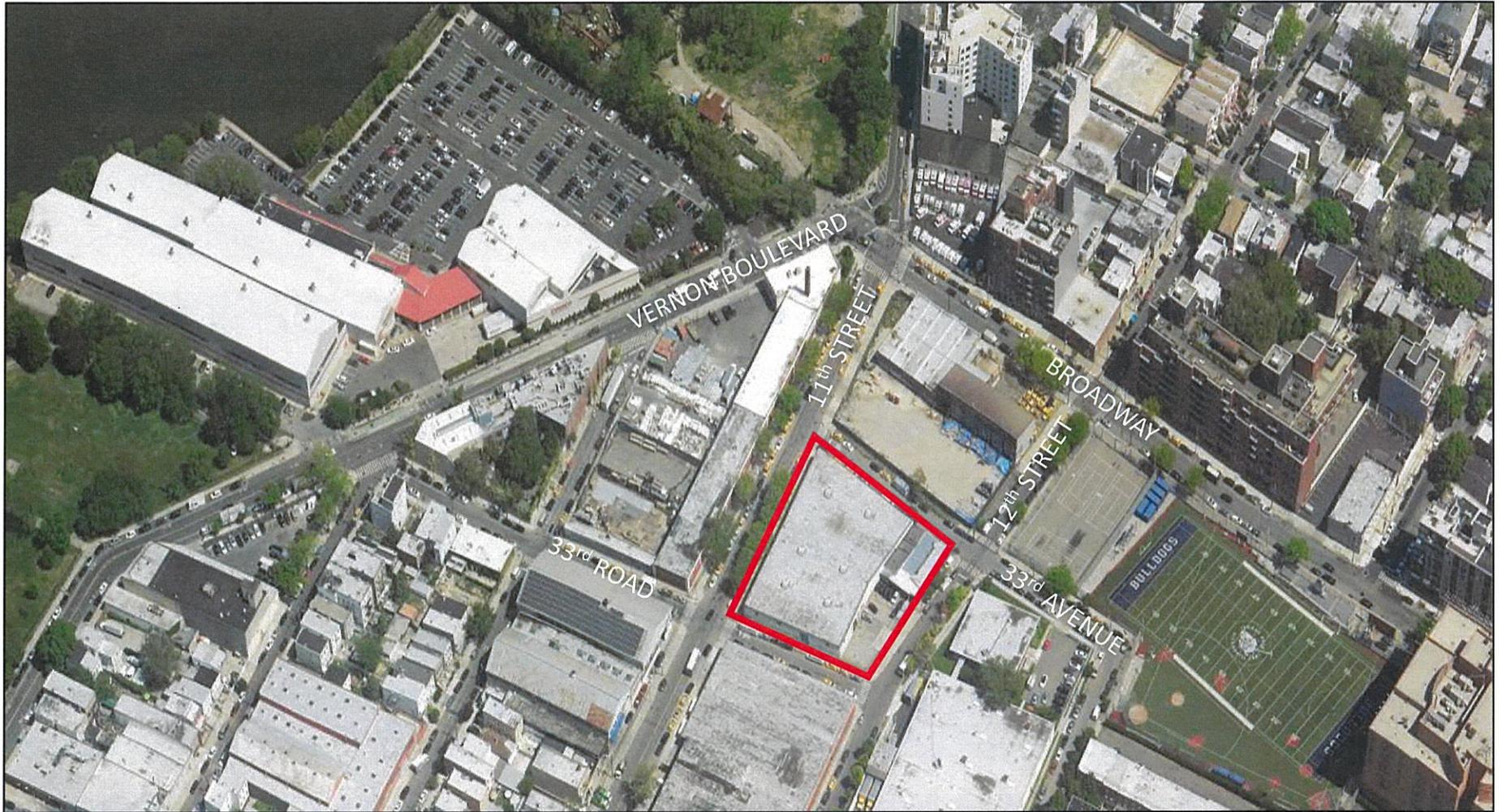
33-01 11th Street Rezoning

ULURP Nos: C 240334 ZMQ, N 240335 ZRQ

New York City Council, Committee on Land Use
Subcommittee on Zoning and Franchises Public Hearing
Hon. Farah N. Louis, Chair
February 3, 2026

If you are a member of the public who wishes to testify, please register on the City Council Website at council.nyc.gov. Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.

Site Location



Area Map

33-01 11th Street Rezoning Area Map



Project

- Project Area
- Rezoning Area
- Development Site
- 600 Foot Radius

Zoning

- | | |
|--------------------------|----------------------------------|
| Zoning District | 1-2 Family Residential |
| C1-1 | Multifamily Walkup |
| C1-2 | Multifamily Elevator |
| C1-3 | Mixed Commercial/Residential |
| C1-4 | Commercial & Office |
| C1-5 | Industrial & Mfg |
| C2-1 | Transportation & Utility |
| C2-2 | Public Facilities & Institutions |
| C2-3 | Open Space & Outdoor Recreation |
| C2-4 | Parking |
| C2-5 | Vacant/No Data |
| Special Purpose District | Other |

Land Use

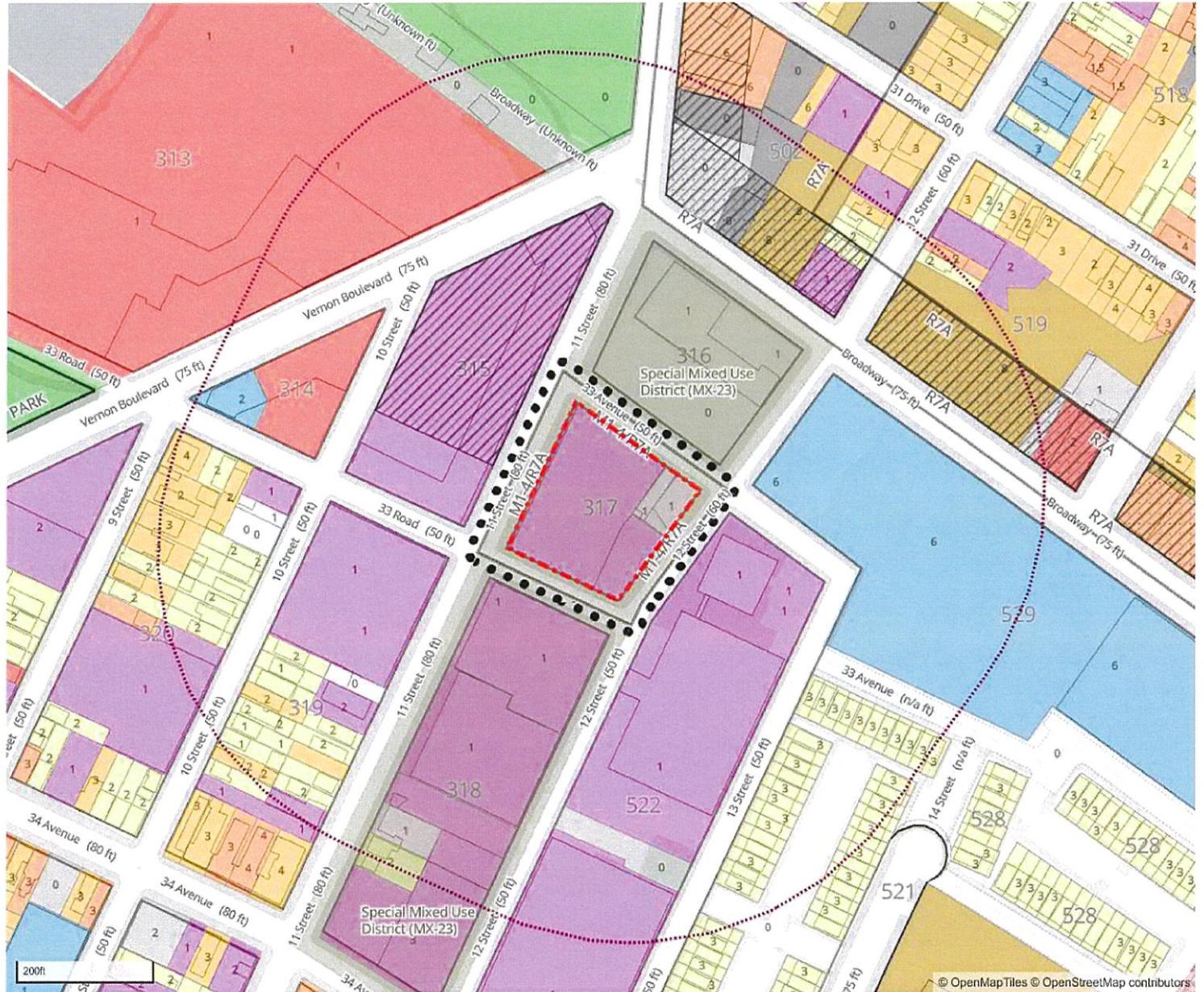
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| Vacant/No Data |
| Other |

Transportation

- Subway Stop
- Subway Entrance

Map Created: Mar 6, 2024, 1:47pm

Data Sources: layers-api.planninglabs.nyc/v1/sources
 pluto MapPLUTO™, Bytes of the Big Apple (November 2022); zoning-districts (March 2023); digital-citymap (December 2022); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (December 2022)



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<https://applicantmaps.planning.nyc.gov/projects/61fmu4wizfCDfwtLWva%2F/edit/map/edit>

Existing Conditions



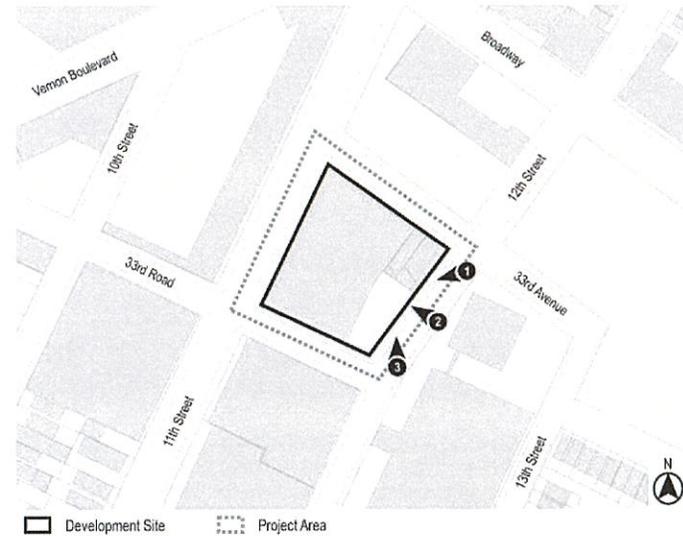
1. View of the Development Site facing southwest from 12th Street.



2. View of the Development Site facing northwest from 12th Street.



3. View of the Development Site facing north from 12th Street.



Existing Conditions



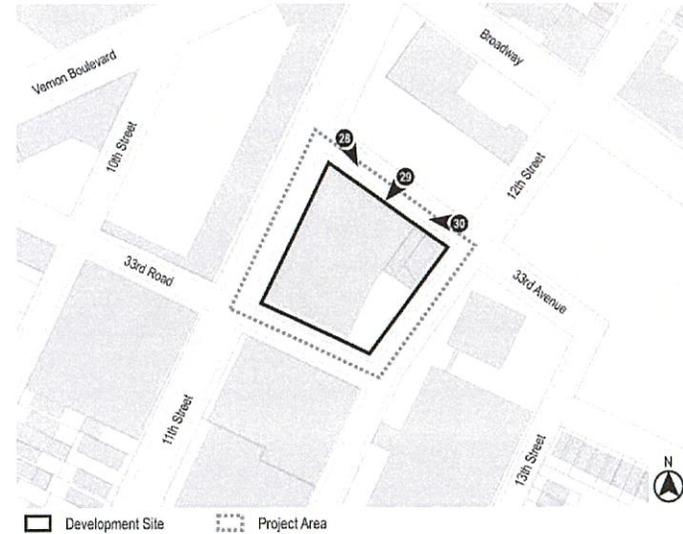
28. View of the Development Site facing southeast from 33rd Avenue.



29. View of the Development Site facing southwest from 33rd Avenue.



30. View of the Development Site facing west from 33rd Avenue.



Proposed Land Use Actions

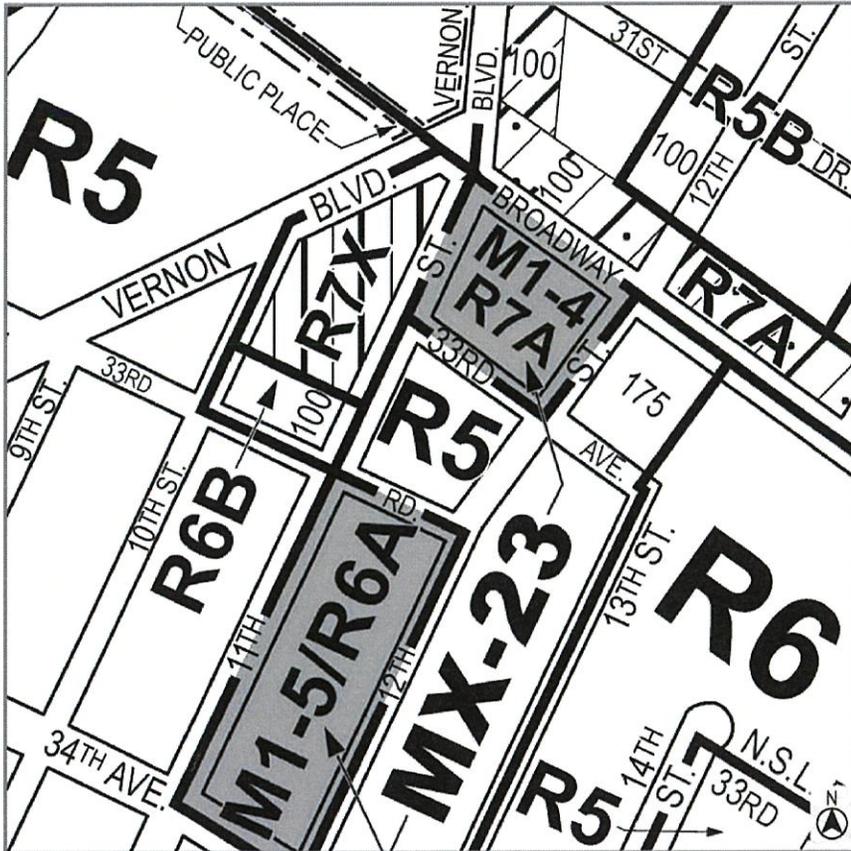
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Zoning Map Amendment to change the existing R5 district to an R7A/M1-4 Special Mixed Use District (MX-23); and

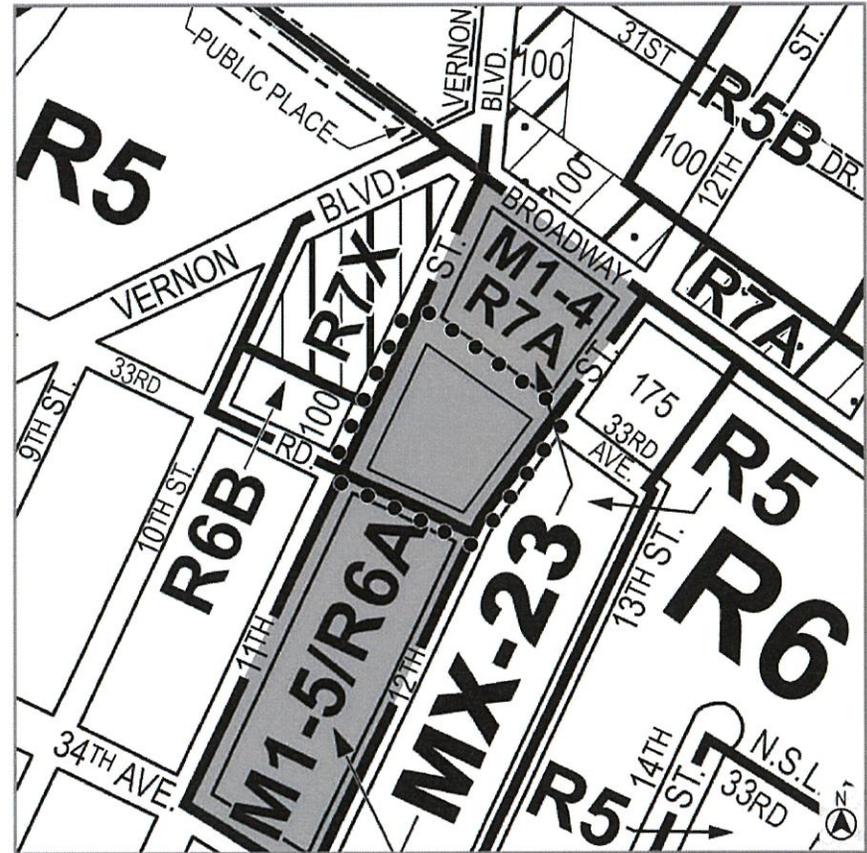
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Zoning Text Amendment to establish the Project Area as an MIH Area pursuant to MIH Options 1 and 2.

Proposed Zoning



Current Zoning Map (9a)



Proposed Zoning Map (9a) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to M1-4/R7A (MX-23)

C1-1	C1-2	C1-3	C1-4	C1-5	C2-1	C2-2	C2-3	C2-4	C2-5
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NOTE: Where no dimensions for zoning district boundaries appear on this zoning map, such dimensions are determined in Article VIII, Chapter 5 (Location of District Boundaries) of the Zoning Resolution.

Proposed Development

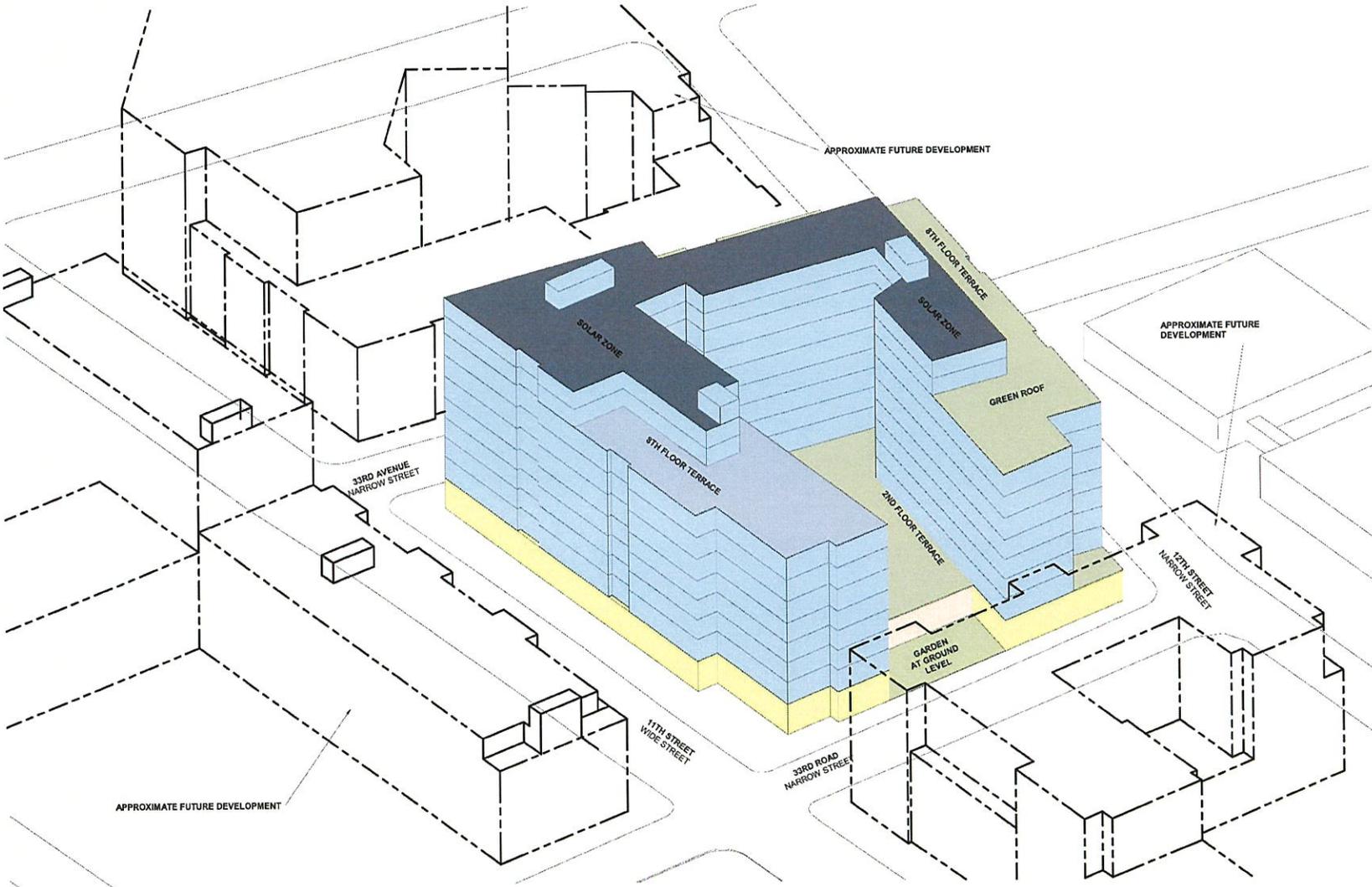
10-story (105 feet) mixed-use building with 212,940 square feet of total floor area (5.0 FAR)

- 186,620 square feet of residential floor area
- 251 dwelling units, including approximately 63 permanently affordable MIH units
 - 44% of units are 2BR and 3BR
- 13,975 square feet of light industrial (warehouse)
- 8,960 square feet of commercial (local retail)
- 3,385 square feet of community facility

Site Plan



Massing Diagram



Illustrative Renderings



Illustrative Renderings



Proposed Unit Distribution

Unit Size	Total # Unit	% Total Unit	# MIH Units	% MIH Units	40% AMI	60% AMI	80% AMI
Studio	41	16%	10	16%	4	2	4
					\$1,134	\$1,701	\$2,268
1 BR	101	40%	25	40%	9	7	9
					\$1,215	\$1,822	\$2,430
2 BR	70	28%	18	28%	8	2	8
					\$1,458	\$2,187	\$2,916
3 BR	39	16%	10	16%	4	2	4
					\$1,685	\$2,527	\$3,370
Total	251	100%	63	100%	25	13	25
					40%	20%	40%

Note: Prepared based on MIH Option 1. Rents are based on unit size. Rents shown are illustrative (based on 2025 AMI) and will change. Final rents will be determined based on the HUD Income Limits in place at time of project construction.