

2118 Avenue U Brooklyn

June 2024

C230351ZMK
N230352ZRK

Subcommittee on Zoning and Franchises
Tuesday, June 11th at 11:00am

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.

Prepared for: Eric Palatnik PC.

Prepared by: **Urban Cartographics**



2118 Avenue U, Brooklyn

Quick Facts

Proposed Actions:

- Proposed Zoning Map amendment from R4/C1-3 to R6A/C2-4 encompassing Block 7354, Lots 1 & 8 and from R4/C1-3 to R4 encompassing Block 7354, Lots 11, 13 (p/o), 70 (p/o), 71 & 72.

Existing Conditions:

- Community District 15
- Development Site: Block 7354, Lot 8
- Existing Zoning: R4/C1-3

Proposed Conditions:

- 4-story and penthouse mixed-use building containing retail on the ground floor and residences above;
- 20,820 square feet of floor area (3.41 FAR):
 - 4,800 square feet of commercial floor area
 - 15,650 square feet of residential zoning floor area
- Height: 55 feet
- 10 dwelling units
- 10 accessory parking spaces would be provided

In Response to Community Board Concerns:

- Providing a 1:1 parking ratio
 - There will be 10 parking spaces and 10 dwelling units (3 affordable)
- Garbage exits directly to street
 - A trash chute on each floor leads to a refrigerated trash storage room on the ground floor
 - The trash storage room has an exterior door existing to the open entry court and East 22nd Street

2118 Avenue U, Brooklyn
Bird's Eye Aerial Photo (Surrounding Uses)













2118 Avenue U, Brooklyn

Zoning Use & Transit Map

Zoning

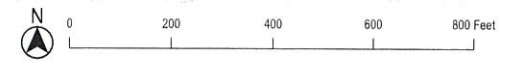
-  Zoning Districts
-  Special Purpose Districts

Commercial Overlays

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

Transit

-  Subway Route
-  Subway Entrances
-  Bus Route
-  Bus Stop Location
-  Express Bus Stop



2118 Avenue U, Brooklyn Building & Property Details

Land Use Categories

- 1 & 2 Family Residential
- Multi-Family Residential (Walkup)
- Multi-Family Residential (Elevator)
- Mixed Residential & Commercial
- Commercial
- Industrial / Manufacturing
- Transportation / Utility
- Public Facilities & Institutions
- Open Space & Recreation
- Parking
- Vacant Land

Zoning

- Zoning Districts
- Special Purpose Districts

Commercial Overlays

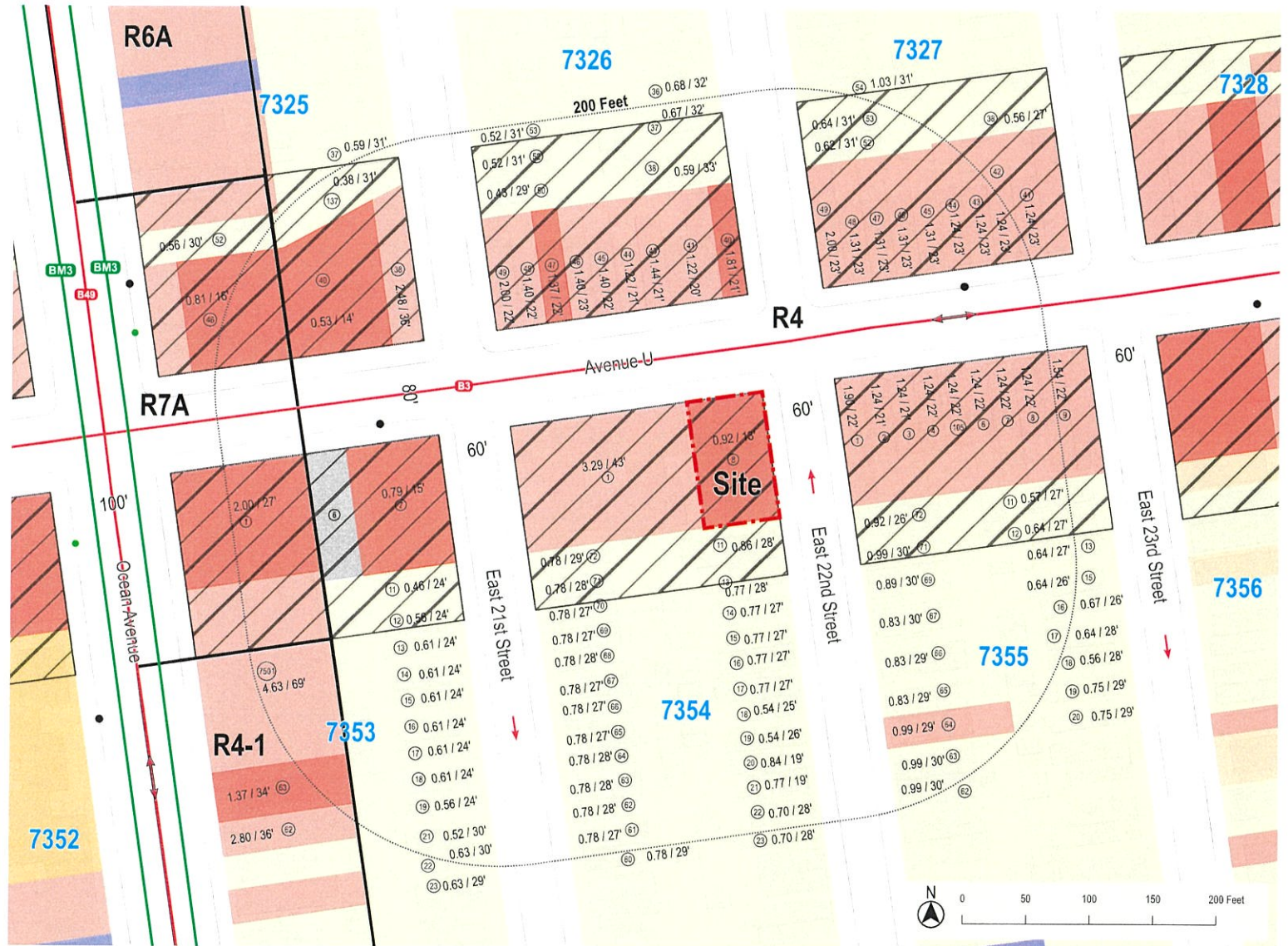
- | | |
|------|------|
| C1-1 | C2-1 |
| C1-2 | C2-2 |
| C1-3 | C2-3 |
| C1-4 | C2-4 |
| C1-5 | C2-5 |

Transit

- Subway Route
- Subway Entrances
- Bus Route
- Bus Stop Location
- Express Bus Stop

Property Details

- Existing FAR
- Roof Height (in feet)
- Block Numbers
- Lot Numbers



2118 Avenue U, Brooklyn
 Tax Map (Block 7354)



NYC Digital Tax Map

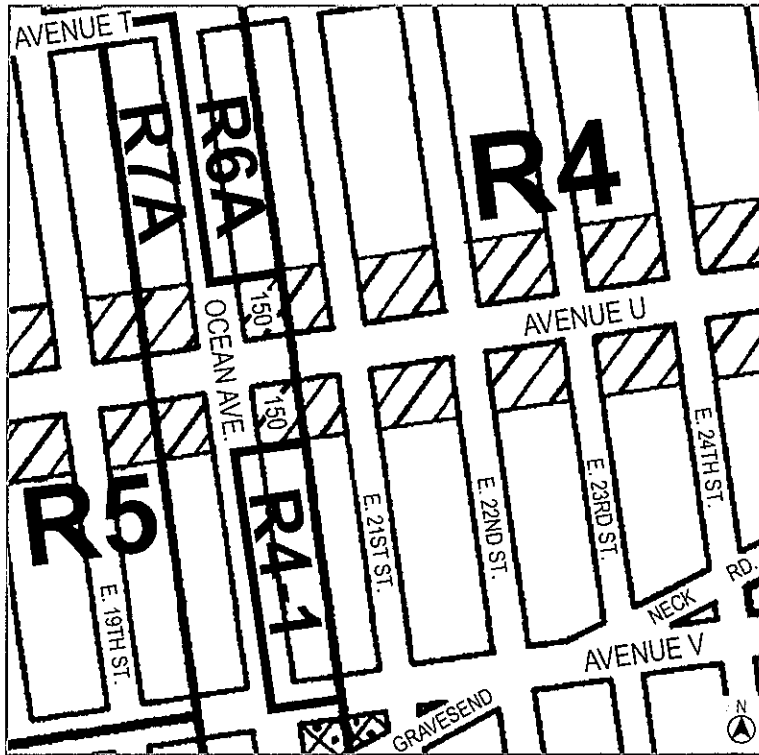
Effective Date 01-27-2020 10:50:33
 End Date Current
 Brooklyn Block 7354



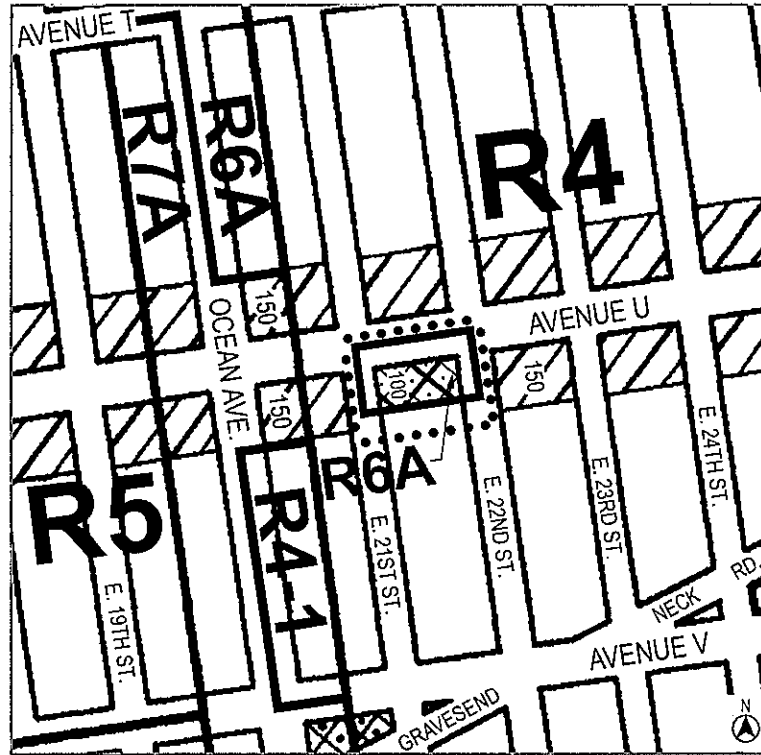
- Legend**
- Streets
 - Miscellaneous Text
 - Possession Hooks
 - Boundary Lines
 - Lot Face Possession Hooks
 - Regular
 - Underwater
 - Tax Lot Polygon
 - Condo Number
 - Tax Block Polygon
-
- Development Site
 - Area Proposed to be Rezoned
 - Existing Zoning District Line
 - Proposed Zoning District Line
 - R4 Existing Zoning District
 - Existing C1-3 Overlay
 - R6A Proposed Zoning District
 - Proposed C2-4 Overlay



2118 Avenue U, Brooklyn
Proposed Rezoning

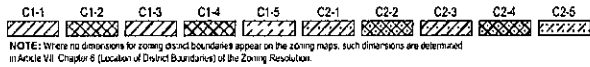


Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

Rezoning from R4/C1-3 to R6A/C2-4
Rezoning from R4/C1-3 to R4



2118 Avenue U, Brooklyn

Neighborhood Demographics - US Census PUMA Tract 4016

Population

- Total: 156,693
 - 19.5% Asian non-Hispanic
 - 4.2% Black non-Hispanic
 - 8.9% Hispanic
 - 63.2% White non-Hispanic
 - 4.3% non-Hispanic/other race/combination of races
- 36.9% of the population of PUMA tract 4016 is non-white.

Foreign-Born Population & Limited English Proficiency

- Foreign-born population: 49.3%
- Limited English proficiency: 34%

Housing Unit Increase vs. Population Increase

- Increase in housing units: 2.6%
- Increase in population: 6.1%
- Increase in housing units in all of NYC: 7.9%

Rent

- Median gross rent: \$1,538
- Rent-burdened (30%+ of income spent on rent): 54.3%
- Severely Rent-burdened (50%+ of income spent on rent): 30.2%

Affordability

- Rental units affordable to extremely & very low-income households (0-50% AMI): 28%
- Rental units affordable to low & moderate-income households (51-120% AMI): 70.3%

Transit Access





- Residents with Subway or SBS bus station within ¼ mile: 48.6%

Environmentally Conscious Design



2118 Avenue U, Brooklyn
Flood Rate Insurance Map

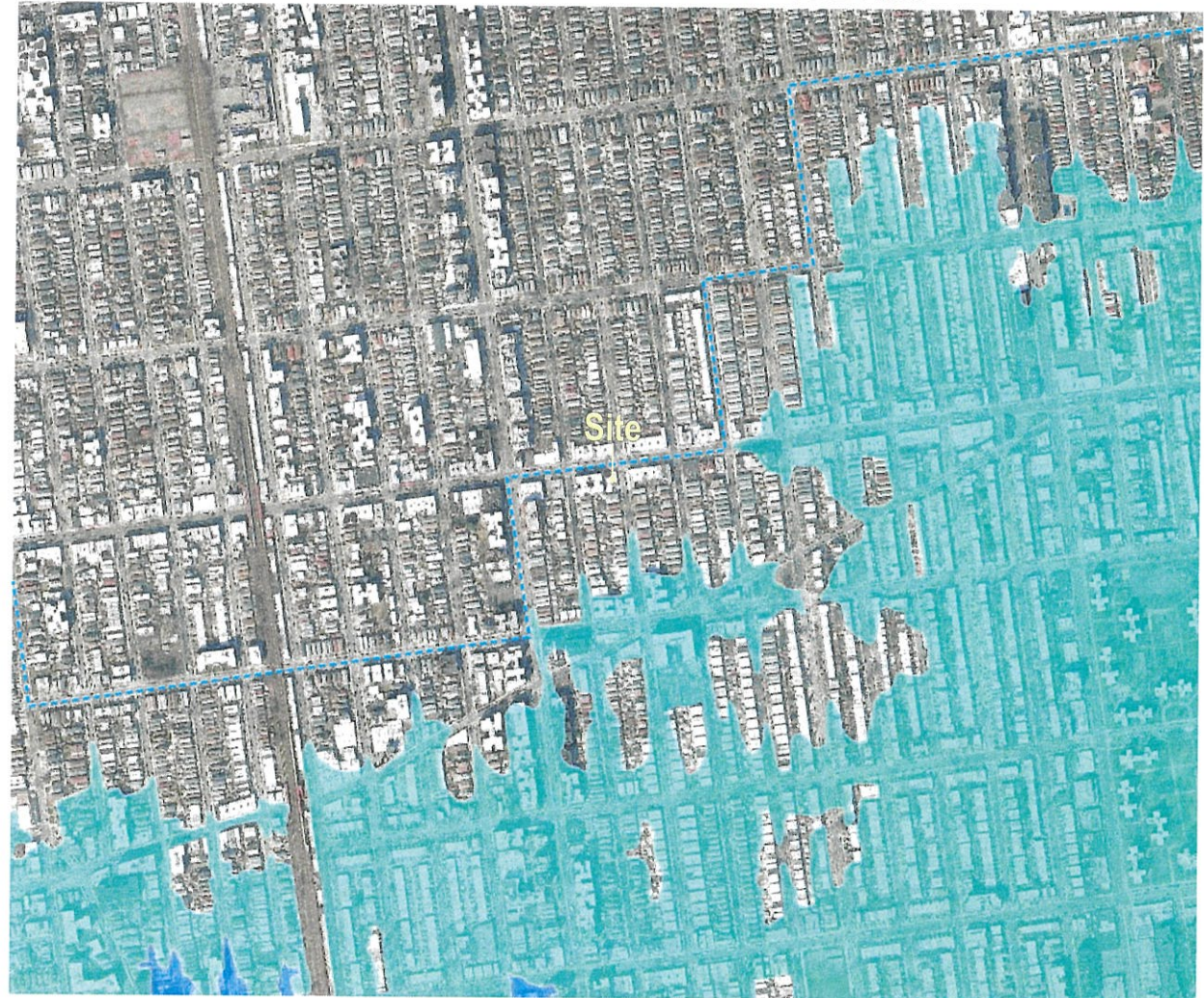
**Preliminary Flood
Insurance Rate Maps 2015**

-  V Zone
-  A Zone
-  Shaded X Zone
-  Coastal Zone Boundary

The Site is **not currently in the flood plain** and therefore is not eligible for zoning for coastal flood resiliency.

The Site is predicted to be in the 500-year flood plain with a **.2% chance of annual flooding in 2050**. This is designated as **minimal flood hazard**. Despite this, we are **taking resiliency steps now** to be prepared for the risk of a minimal future flood hazard.

The Site is not located in a flood zone.



Even by 2050, it is only predicted to be in the minimal flood hazard area.

Even though the project does not face imminent flood risk, it incorporates a number of resiliency measures into its design.

- **Mechanical Equipment Placement**

Mechanical Equipment will be located on the roof to ensure the components remain secure in the event of flooding or other adverse weather conditions.

- **Wet Floodproofing**

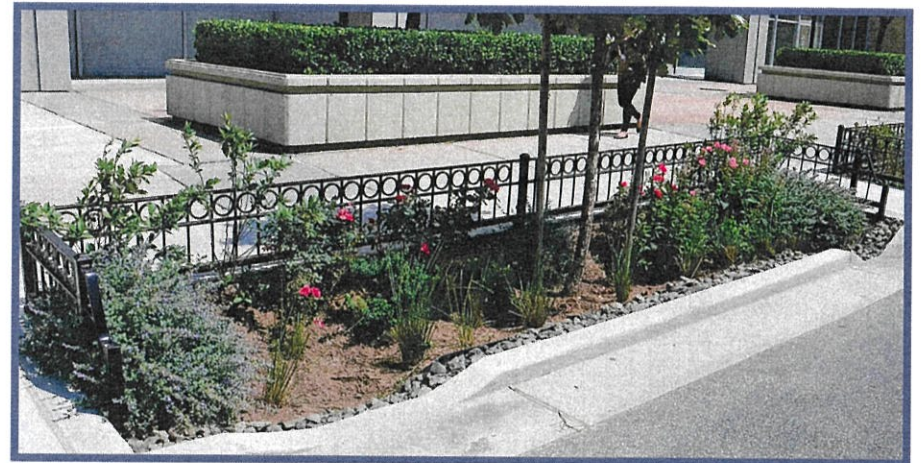
The proposed cellar is wet floodproofed in order to protect the building in the event of flooding.

- **Green Roof**

The roof of the building and center court will be made "green" to capture runoff and reduce the risk of flooding during heavy rainfalls.

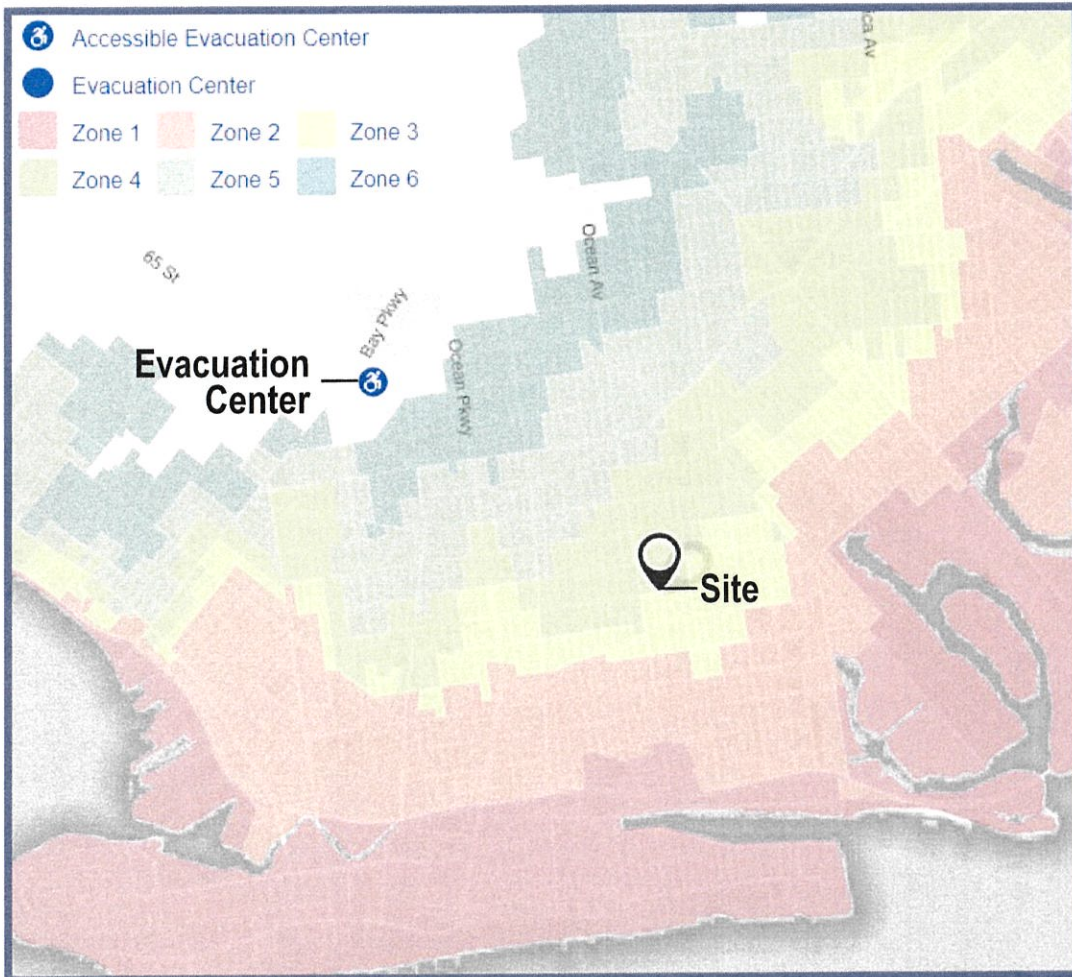
- **Bioswales and/or Rain Gardens**

These features will be added to the existing and proposed tree pits to contribute to storm water management.



The goal is to go above and beyond when it comes to resiliency and preparedness.

2118 Avenue U, Brooklyn
Hurricane Evacuation Zone



- The Site is located in Hurricane Evacuation Zone 3, as seen on the map to the left.
- The closest Evacuation Center to the Site is 1.82 miles away at PS 226 located at 6006 23rd Avenue between 60th Street and 61st Street.



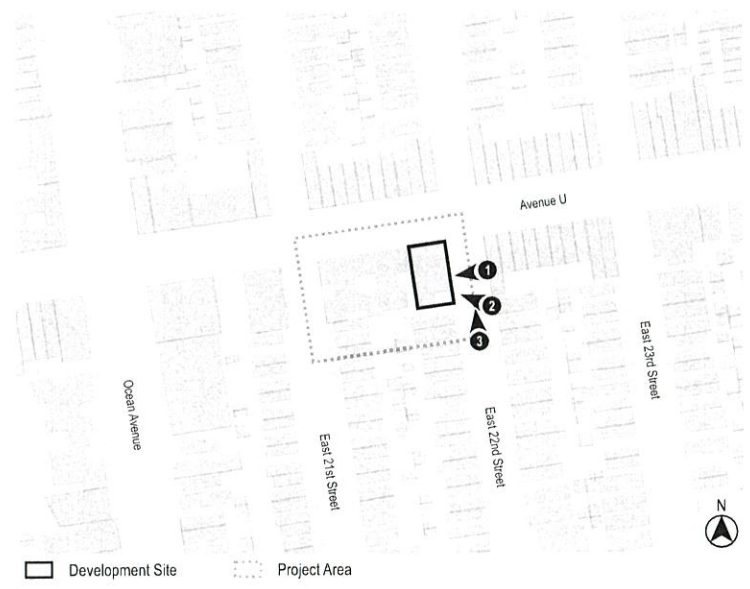
1. View of the Development Site facing west from East 22nd Street.



2. View of the Development Site facing northwest from East 22nd Street.



3. View of East 22nd Street facing north (Site at left).





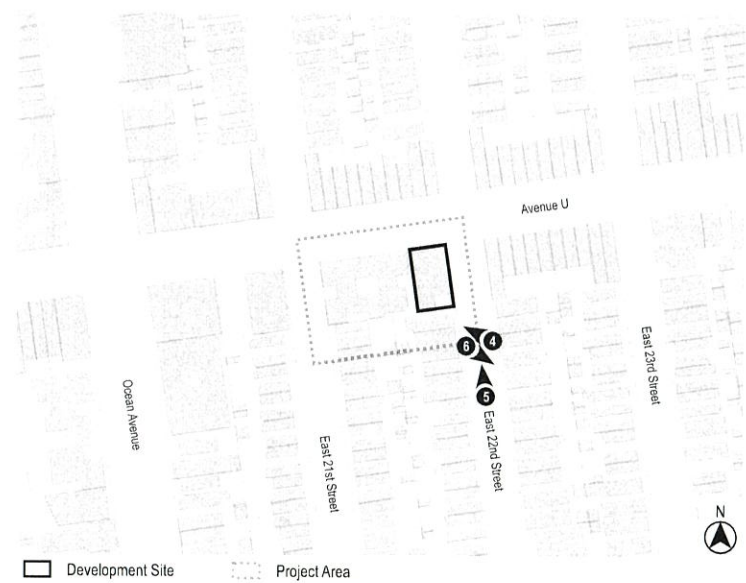
4. View of the Project Area facing northwest from East 22nd Street.



5. View of East 22nd Street facing north (Project Area at left).



6. View of the east side of East 22nd Street facing southeast from the Project Area.





7. View of the sidewalk along the west side of East 22nd Street facing north (Project Area at left).

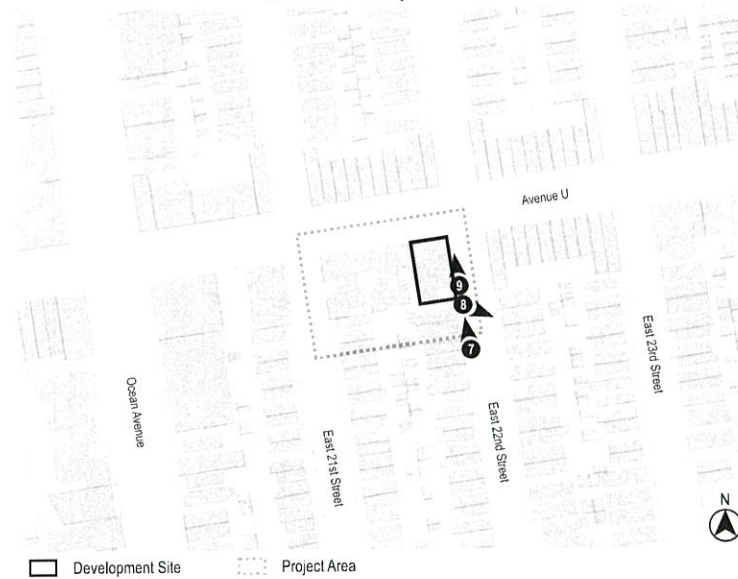


9. View of the sidewalk along the west side of East 22nd Street facing north (Development Site at left).

2118 Avenue U, Brooklyn



8. View of the east side of East 22nd Street facing southeast from the Development Site.



□ Development Site - - - Project Area



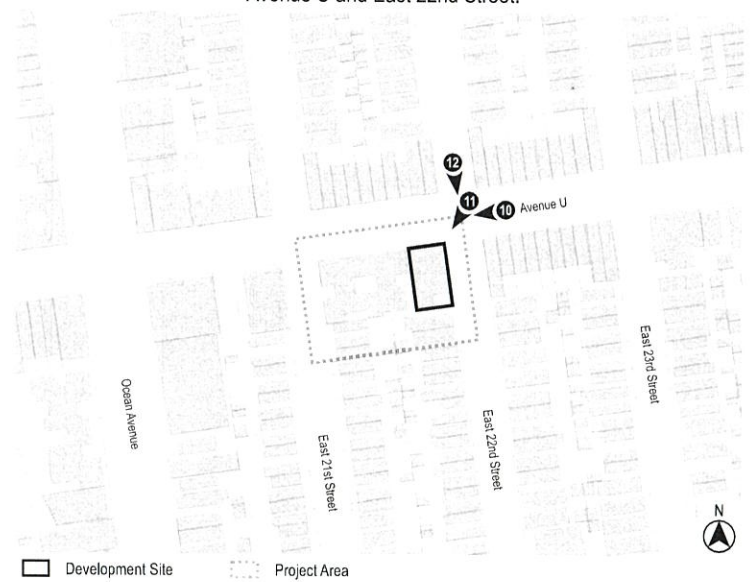
10. View of Avenue U facing west from East 22nd Street (Development Site at left).

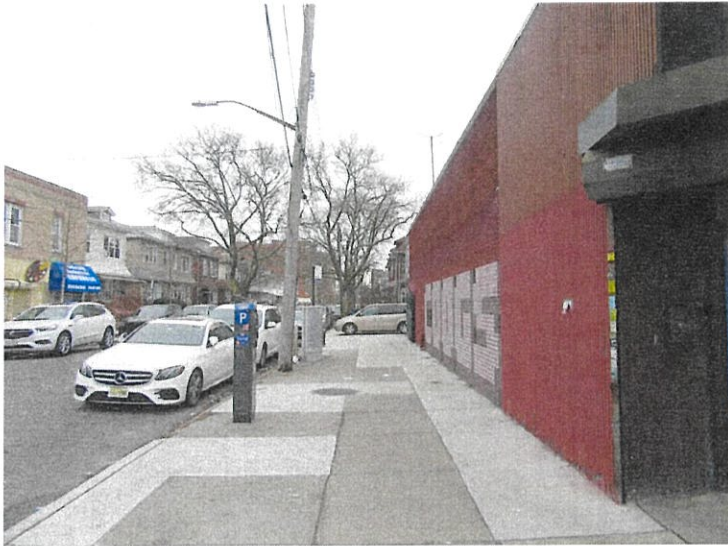


11. View of the Development Site facing southwest from the intersection of Avenue U and East 22nd Street.



12. View of East 22nd Street facing south from Avenue U (Development Site at right).





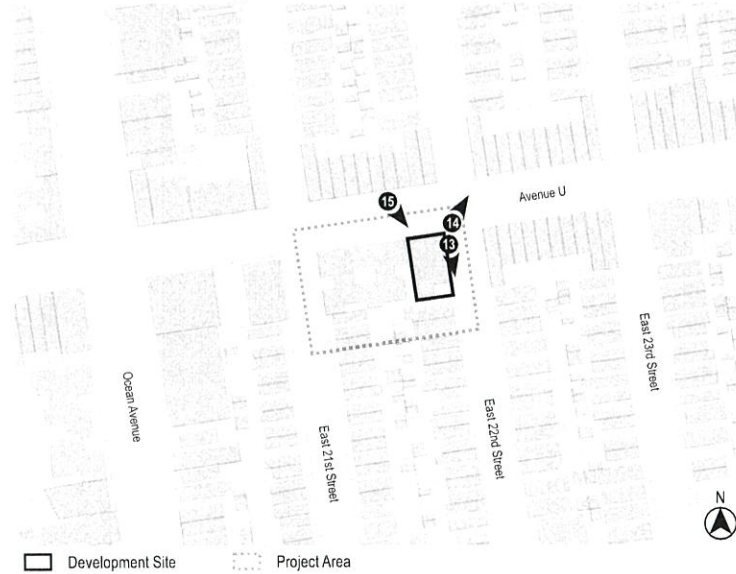
13. View of the sidewalk along the west side of East 22nd Street facing south from Avenue U (Development Site at right).



14. View of the intersection of Avenue U and East 22nd Street facing northeast from the Development Site.



15. View of the Development Site facing southeast from Avenue U.





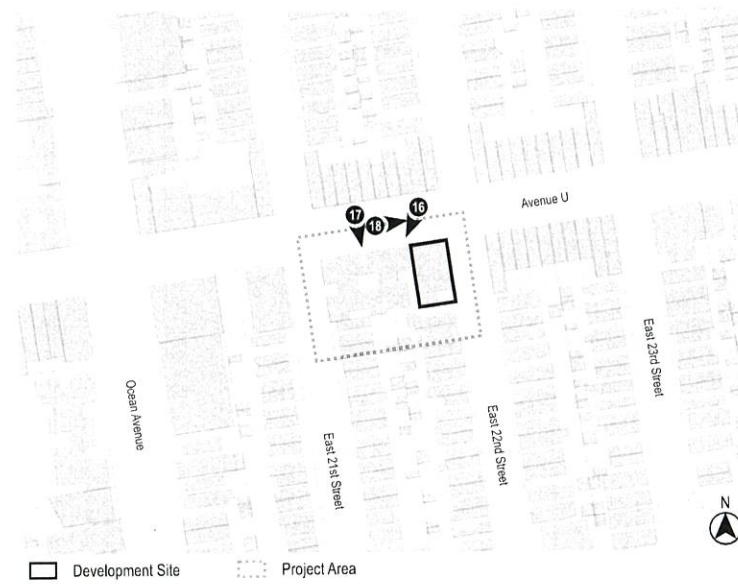
16. View of the Project Area facing southwest from Avenue U.



17. View of the Project Area facing south from Avenue U.



18. View of Avenue U facing east (Development Site at right).



□ Development Site ▭ Project Area



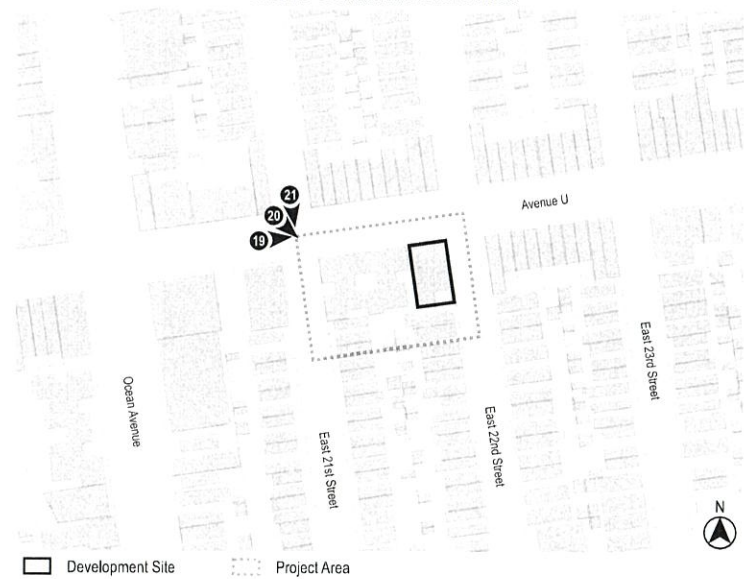
19. View of Avenue U facing east from East 21st Street (Project Area at right).



20. View of the Project Area facing southeast from the intersection of Avenue U and East 21st Street.



21. View of East 21st Street facing south from Avenue U (Project Area at left).





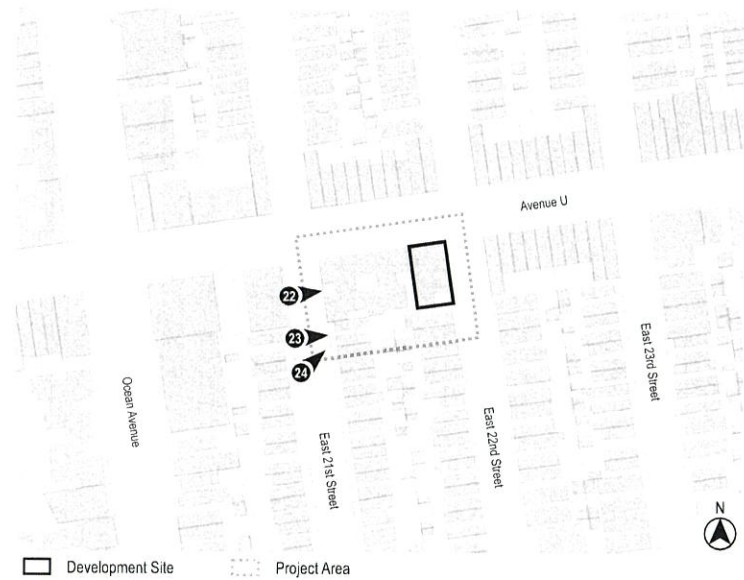
22. View of the Project Area facing east from East 21st Street.



23. View of the Project Area facing east from East 21st Street.



24. View of the Project Area facing northeast from East 21st Street.





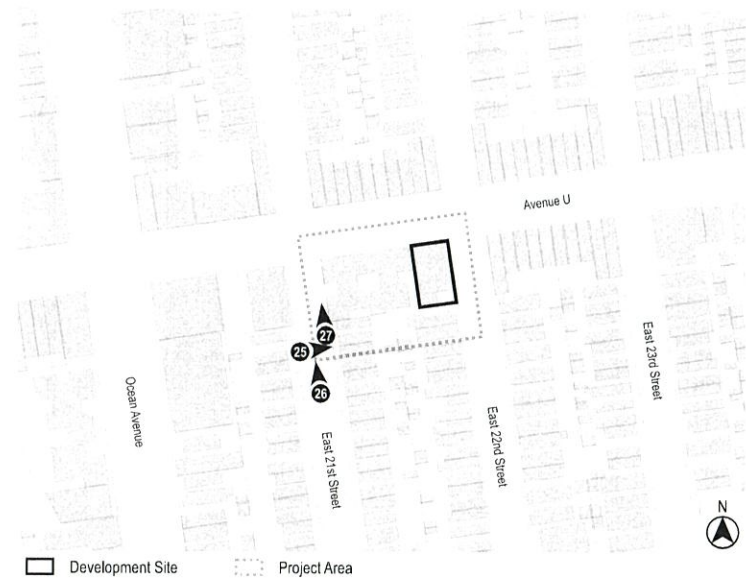
25. View of the Project Area facing east from East 21st Street.



26. View of East 21st Street facing north (Project Area at right).



27. View of the sidewalk along the east side of East 21st Street facing north (Project Area at right).



Development Site
 Project Area



28. View of the west side of East 21st Street facing southwest from the Project Area.

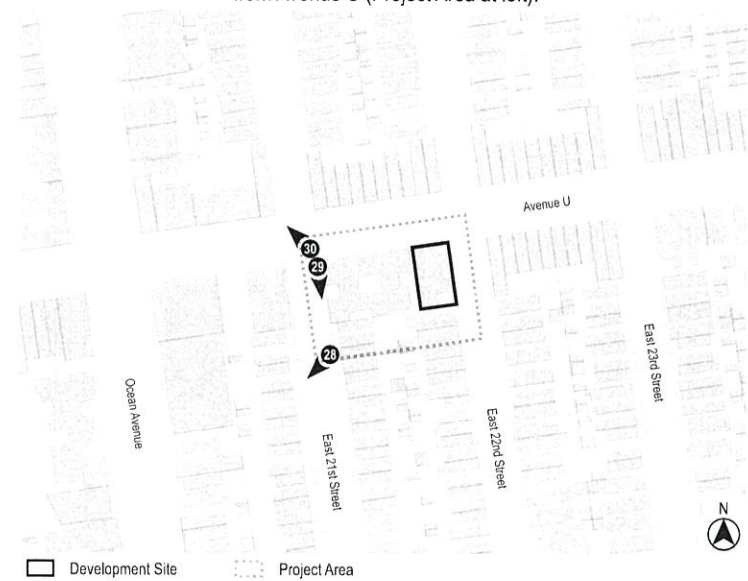


29. View of the sidewalk along the east side of East 21st Street facing south from Avenue U (Project Area at left).



30. View of the intersection of Avenue U and East 21st Street facing northwest from the Project Area.

2118 Avenue U, Brooklyn





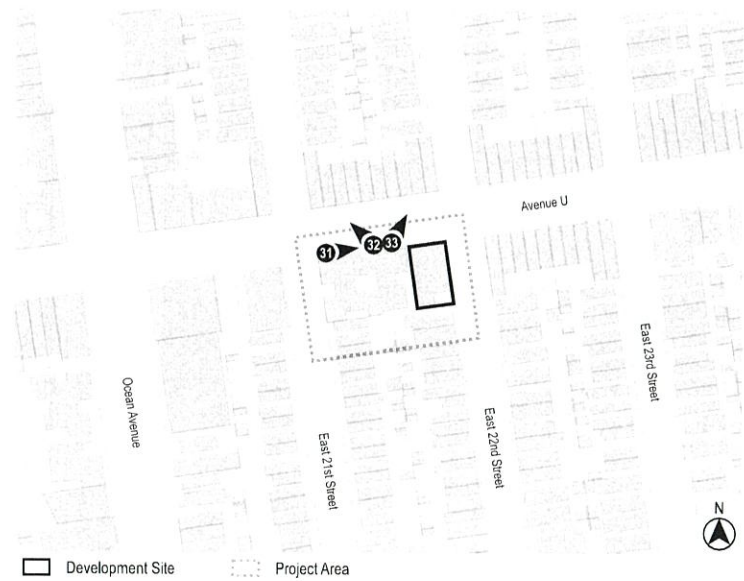
31. View of the sidewalk along the south side of Avenue U facing east from East 21st Street (Project Area at right).



32. View of the north side of Avenue U facing northwest from the Project Area.



33. View of the north side of Avenue U facing northeast from the Project Area.



2118 Avenue U, Brooklyn

Proposed Conditions

1. Proposed Plans
2. Renderings



ZONING ANALYSIS COMPARATIVE R6A/C2-4

Location: 2118 Avenue U Borough: Brooklyn Block: 7354
 Lot Area 6,000.00 sq. ft. Lot: 8

ZR Section	Required/Maximum	Proposed Development	Compliance
Residential Bulk Regulations			
Floor Area Ratio (Residential)	ZR MAXIMUM 3.60	PROPOSED 2.61	Yes
Floor Area (Residential Zoning FA)	23-154(b) 21,600.00	15,650.0	Yes
Floor Area (Residential Gross)		15,946.0	
Floor Area Ratio (Commercial)	33-122 2.00	0.8	Yes
Floor Area (Commercial)	33-121 12,000.00	4,800.0	Yes
Total Floor Area (Residential + Commercial)	35-31 21,600.00	20,450.0	Yes
Total Max. FAR (Residential + Commercial)	3.60	3.41	Yes
Lot Coverage (Residential Corner Lot)	23-153 100%	80%	Yes
Lot Coverage Area (Residential Corner Lot Portion)	23-156 (b)(1) 6,000.00	4,618.0	Yes
Rear Yard (Residential & Commercial)	23-47 NOT APPLICABLE CORNER LOT	NR	Yes
Side yard (residential)	23-462 0 or 8ft Min.	0	Yes
Side yard at District boundary R4	33-291 8ft Min	10'-8"	Yes
Front Yard along District boundary	34-233 10' Within 25ft of R4 Zone	10' Within 25ft of R4 Zone	Yes
Max. Base Height	23-664 (table 1) 65'-0"	55'-0"	Yes
Max. Building Height/No. Stories	23-664 (table 1) 85'-0"(8 Stories)	55'-0"	Yes
Special provisions adjacent to R1 through R6B	23-693 Within 25' of R4 Shall not Exceed Height of 45'-0"	45'-0"	Yes
Dwelling Units	23-22 26	10	Yes
Density	23-22 680	1,565	Yes
Market Value Units 70%		7	Yes
Affordable Housing Units 30%		3	Yes
Street Tree Planting	23-03/26-41 1 tree per 25' frontage	6 Trees Required	Yes
Windows	28-22 All double glazed	All double glazed	Yes
Refuse-Enclosed Storage	28-23 2.9 Cubic Feet per D U	52	Yes
Refuse-Disposal Room	28-23 12 S.F. per story with entrance	Provided	Yes
Rec. Space: R7 Equip.	28-31 3.3% of Residential F.A	516 sf < 1,068 sf provided	Yes
Recreation Standards	28-32 All rec. space accessible	All rec. space accessible	Yes
Residential Parking - Market Value = 50% of Market value D.U.	25-241 6	9	Yes
Residential Parking/Income-restricted housing units = 15% of income Restricted Units	25-251 1	1	Yes
Waiver of Residential Parking Below the Minimum of 15 Spaces Parking Waived	25-261 Voluntary parking provided		Yes
Bicycle Parking	25-811 1 per 2 D.U.	10	Yes
Required Parking General Retail	36-21 1 per 1,000sf of Floor Area	(4)0*	Yes
Commercial District			
Commercial Parking Waiver	36-232 * Less than 40 Cars Parking Waived	0	Yes



VICINITY MAP

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1 OF 10

SK ARCHITECTURAL DESIGN GROUP
 Architecture, Planning, Interiors
 375 Sylvan Ave, Suite 30
 Englewood Cliffs, NJ 07632
 Tele: (201) 941-7979
 E-mail: skarch799@gmail.com
 LIC # NY 27636, NJ 4666

7354
 BLOCK 8
 LOT

REV: 12/20/22
 DATE: 4/02/21

SCALE: 1/8" = 1'-0"

JOB NO: SK-888-21

2118 Avenue U
 BROOKLYN, NEW YORK
 R6A/C2-4 BUILD OUT STUDY



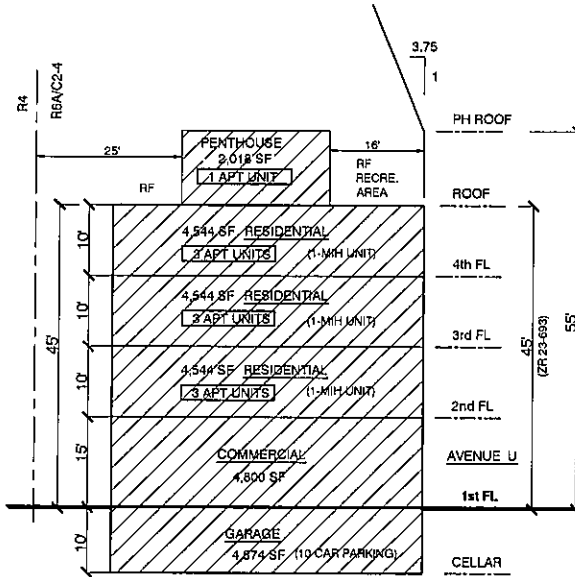
TOTAL FLOOR AREA FOR MIXED USE (COMMERCIAL + RES)

FLOOR	GROSS FL AREA	ZONING FL AREA	APT UNITS	
CELLAR	—	—	—	4,560 SF
1st	4,874 SF	4,800 SF	—	COMMERCIAL SPACE
2nd	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
3rd	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
4th	4,618 SF	4,544 SF	3 UNITS	RESIDENTIAL (1 MIH UNIT)
PH	2,092 SF	2,018 SF	1 UNIT	RESIDENTIAL
TOTAL	20,820 SF	20,450 SF	10 UNITS	

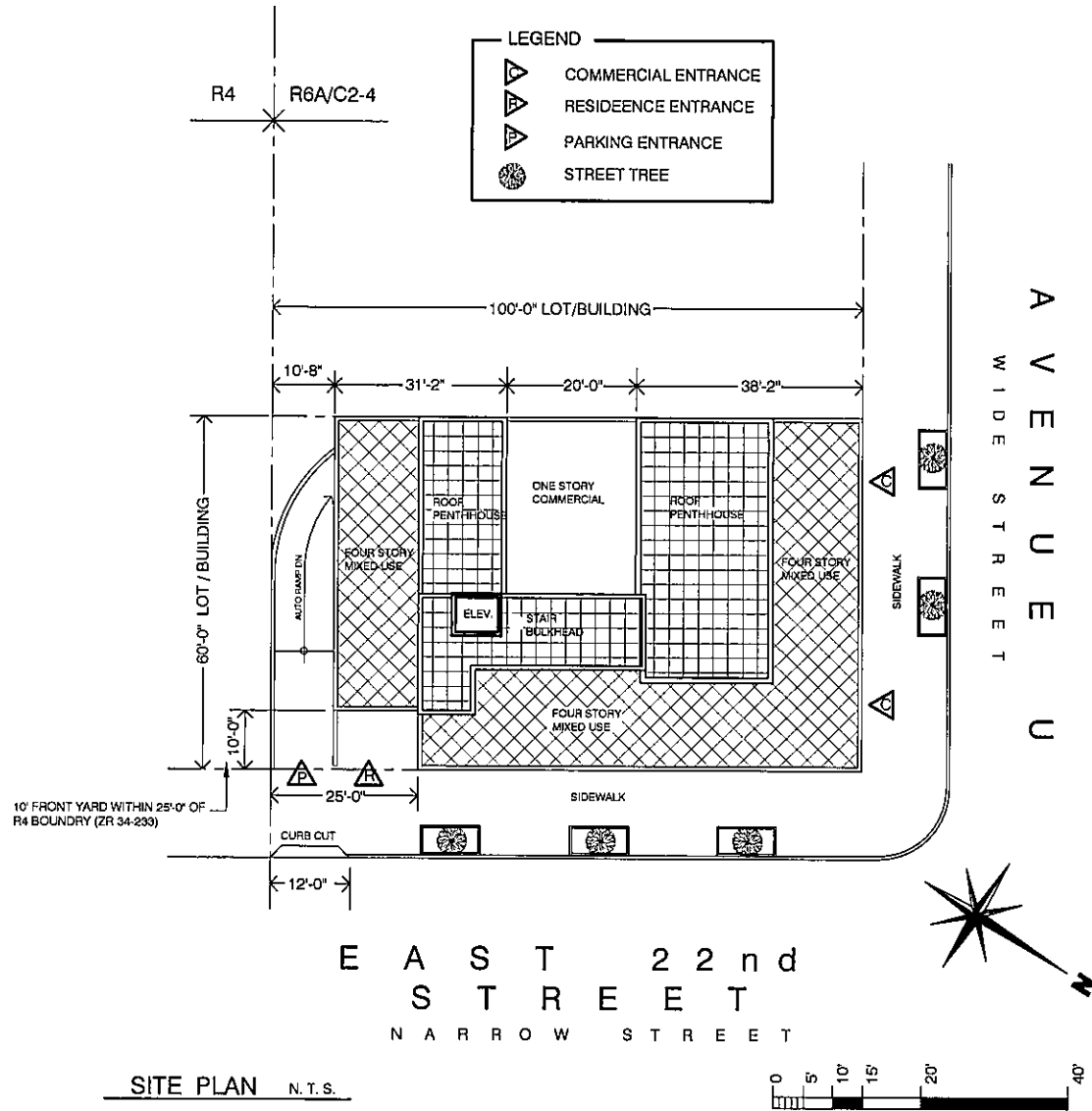
COMMERCIAL FLOOR AREA : 4,874 SF F.A.R. -- 4,800 / 6,000 = 0.8
(Z.F. 4,800 SF)

RESIDENTIAL FLOOR AREA : 15,946 SF F.A.R. -- 15,650 / 6,000 = 2.61
(Z.F. 15,650 SF)

PROPOSED BUILDING F.A.R. : 20,450 SF / 6,000 = 3.41



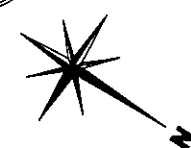
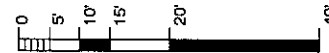
SKY EXPOSURE DIAGRAM N.T.S.



SITE PLAN N.T.S.

LEGEND

- COMMERCIAL ENTRANCE
- RESIDENCE ENTRANCE
- PARKING ENTRANCE
- STREET TREE

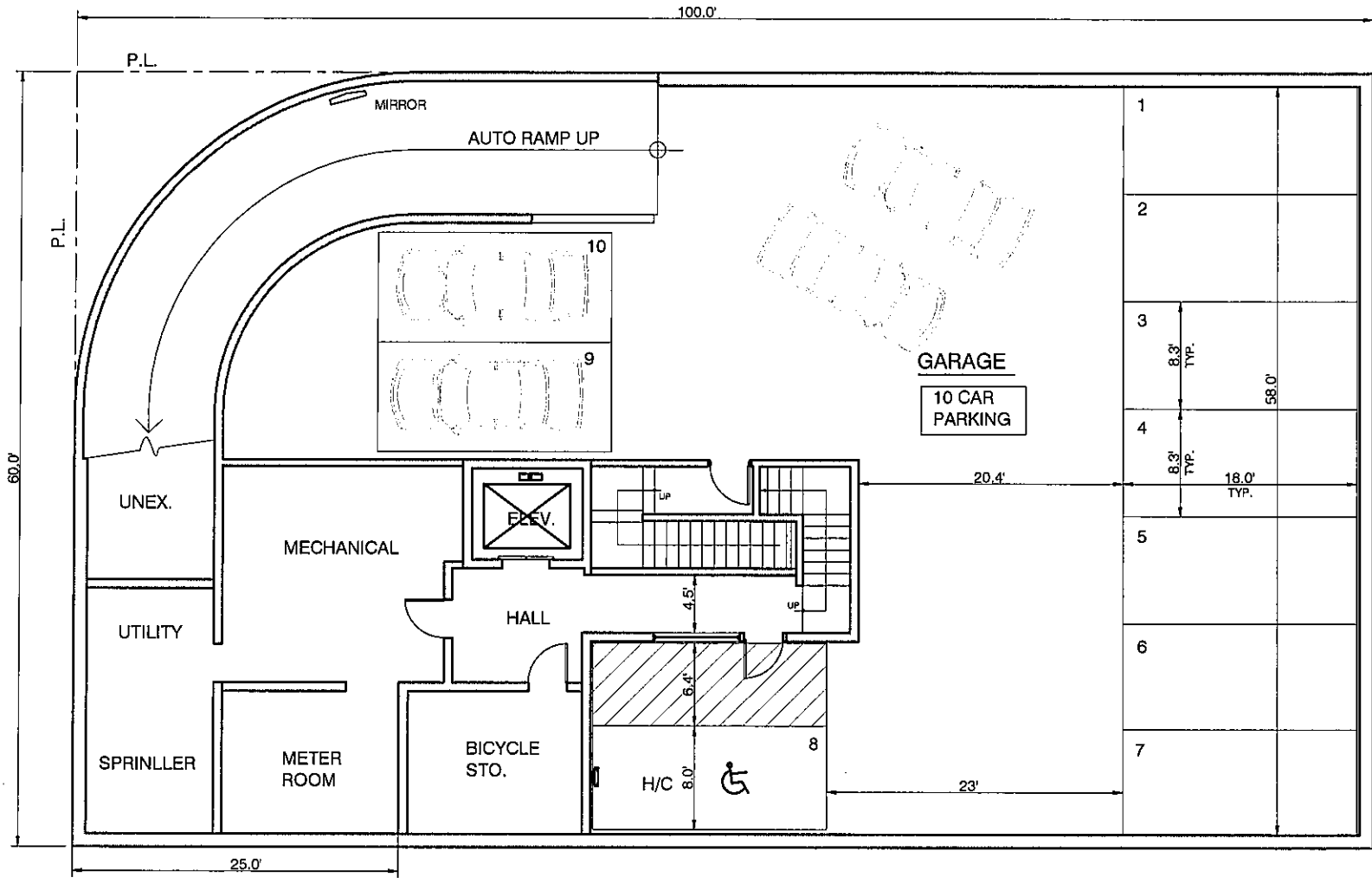


SK ARCHITECTURAL DESIGN GROUP
Architecture, Planning, Interiors
 375 Sylvan Ave, Suite 30
 Englewood Cliffs, NJ 07632
 Tel: (201) 941-7979
 E-mail: skarch799@gmail.com
 Lic # NJ27636, NJ-1496

BLOCK 7354
 LOT 8

JOB NO : SK-888-21 SCALE : 1/8" = 1'-0" DATE : 4/02/21 REV : 12/20/22

2118 Avenue U
 BROOKLYN, NEW YORK
 R6A/C2-4 BUILD OUT STUDY



SCHMATIC CELLAR PLAN
Scale: 1/8"=1'-0"

EAST 22ND STREET

AVENUE U

JOB NO : SK-888-21

SCALE : 1/8"=1'-0"

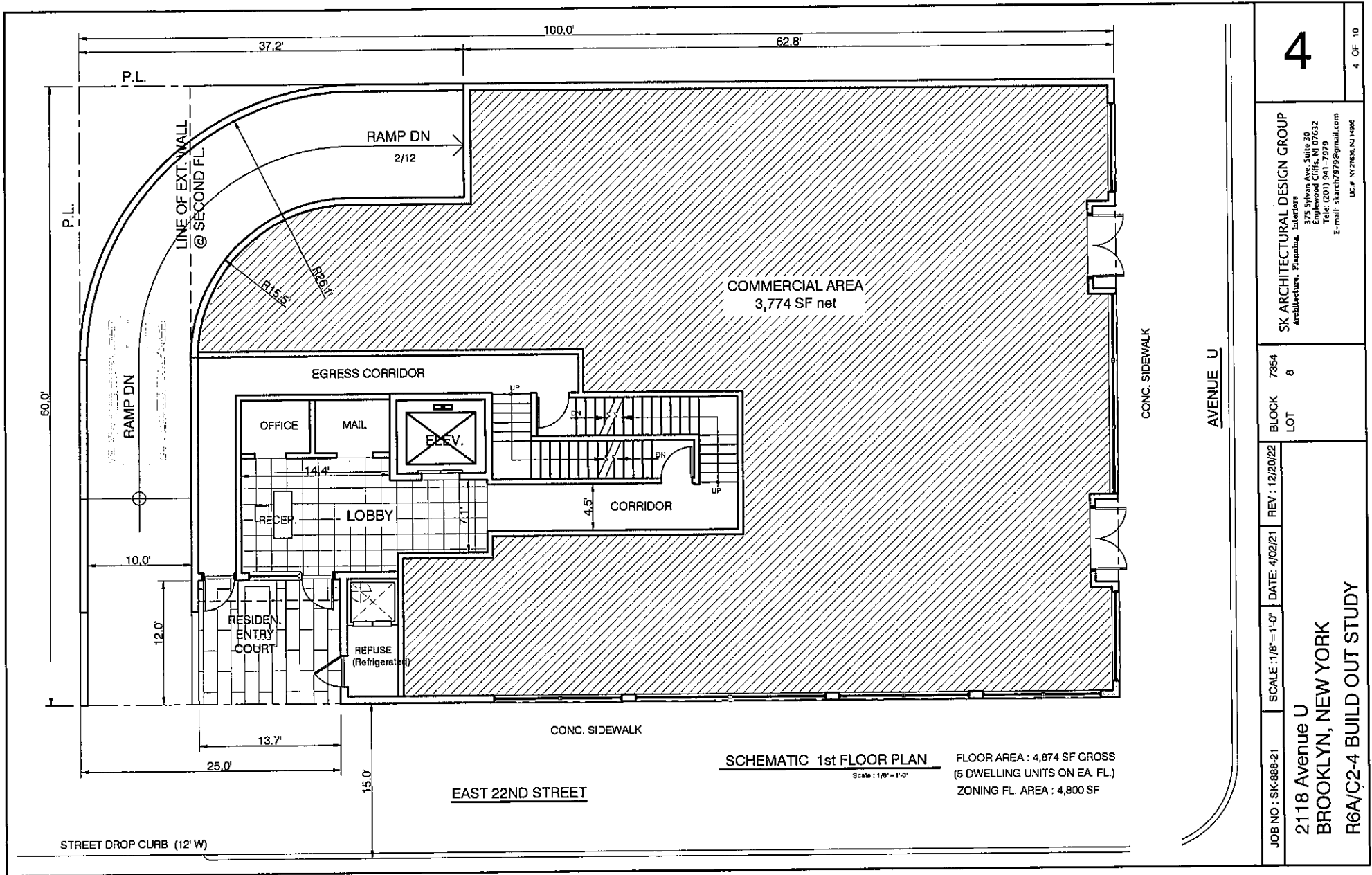
DATE : 4/02/21

REV : 7/20/21

BLOCK 7354
LOT 8

**2118 Avenue U
BROOKLYN, NEW YORK
R6A/C2-4 BUILD OUT STUDY**

SK ARCHITECTURAL DESIGN GROUP
Architecture, Planning, Interiors
375 Sylvan Ave, Suite 30
Englewood Cliffs, NJ 07632
Tele: (201) 941-7979
E-mail: skarch7979@gmail.com
LIC # NY27696, NJ 14866



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SK ARCHITECTURAL DESIGN GROUP
Architecture, Planning, Interiors
375 Sylvan Ave. Suite 30
Englewood Cliffs, NJ 07632
Tele: (201) 941-7979
E-mail: skarch7979@gmail.com
LIC # NJ71861, NJ 1466

BLOCK 7354
LOT 8

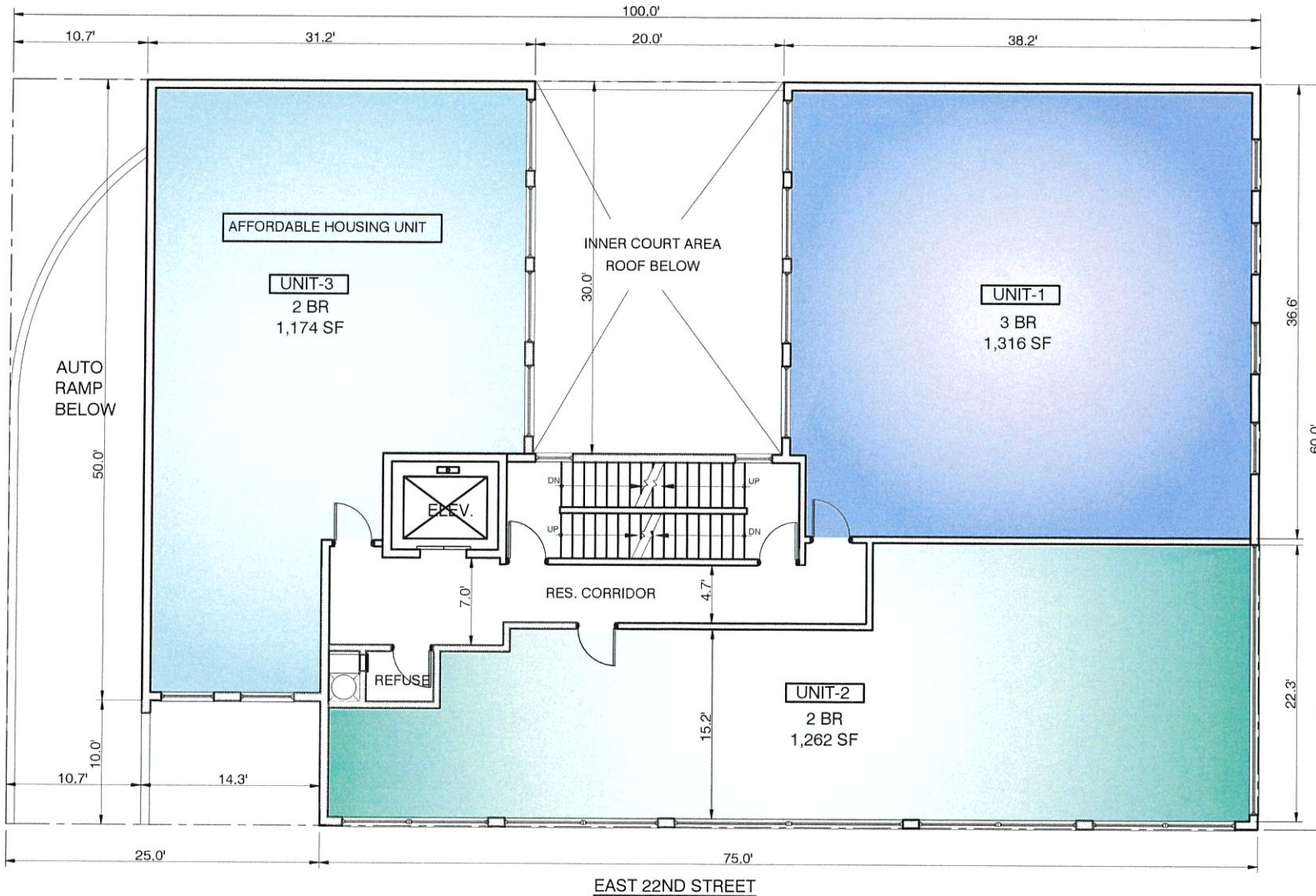
REV : 12/20/22

DATE: 4/02/21

SCALE: 1/8" = 1'-0"

JOB NO.: SK-888-21

**2118 Avenue U
BROOKLYN, NEW YORK
R6A/C2-4 BUILD OUT STUDY**



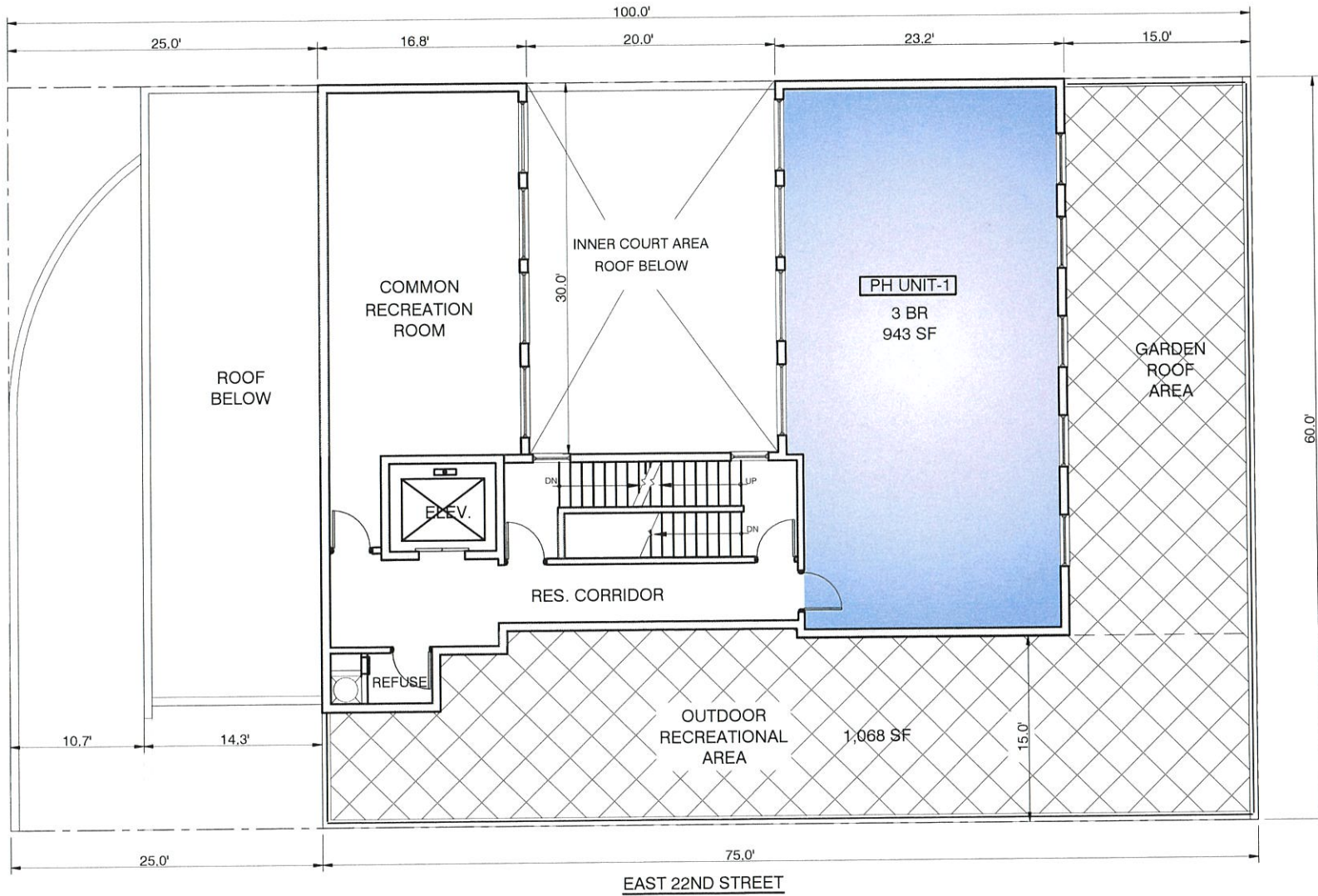
SCHMATIC 2nd THRU 4th FLOOR PLAN
Scale: 1/8"=1'-0"

FLOOR AREA : 4,618 SF GROSS
(3 DWELLING UNITS ON EA. FLOOR)
ZONING FL. AREA : 4,544 SF

* AFFORDABLE HOUSING UNIT
DESIGNATED ON EACH FLOOR
(1 UNIT PER FLOOR – TOTAL 3 UNITS)

AVENUE U

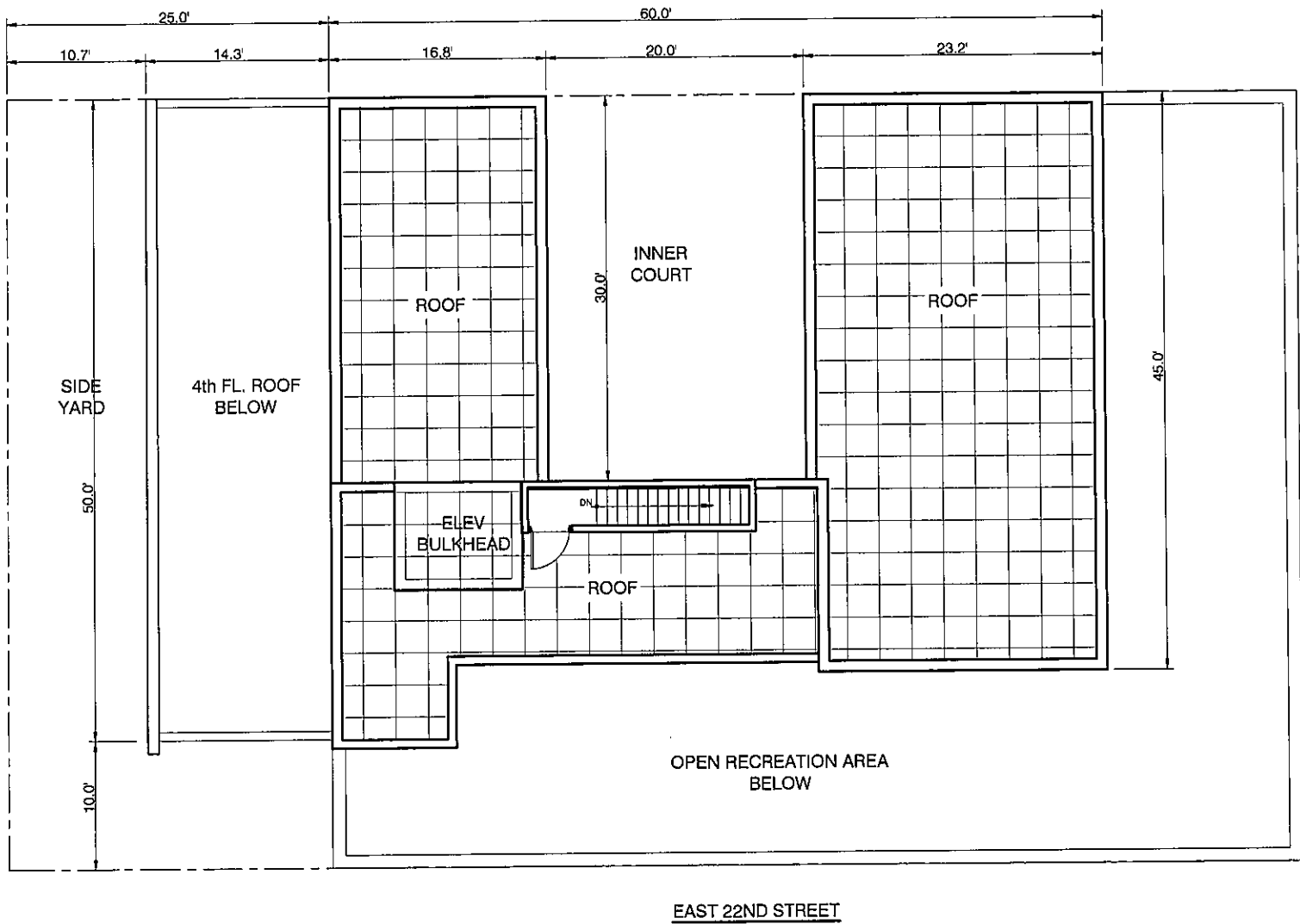
JOB NO : SK-888-21		SCALE : 1/8"=1'-0"	DATE : 4/02/21	REV : 12/20/22	BLOCK 7354	LOT 8	5 SK ARCHITECTURAL DESIGN GROUP Architecture, Planning, Interiors 375 Sylvan Ave, Suite 30 Englewood Cliffs, NJ 07632 Tele: (201) 541-7979 E-mail: skarch7979@gmail.com LIC # NY2768, NJ 1466	5 OF 10
2118 Avenue U BROOKLYN, NEW YORK R6A/C2-4 BUILD OUT STUDY				REV : 12/20/22				



SCHMATIC PENTHOUSE & ROOF PLAN
 Scale 1/8"=1'-0"

FLOOR AREA : 2,092 SF GROSS (1 DWELLING UNIT)
 ZONING FL. AREA : 2,018 SF

JOB NO. : SK-888-21		SCALE : 1/8" = 1'-0"	DATE : 4/02/21	REV : 10/12/21	BLOCK 7354	LOT 8	SK ARCHITECTURAL DESIGN GROUP Architecture, Planning, Interiors 375 Sylvan Ave. Suite 30 Englewood Cliffs, NJ 07632 Tele: (201) 941-7979 E-mail: skarchi7979@gmail.com LIC # NY 27036 NJ 14596	6 6 OF 10
2118 Avenue U BROOKLYN, NEW YORK R6A/C2-4 BUILD OUT STUDY				AVENUE U 60.0'				



SCHMATIC ROOF PLAN
Scale: 1/8"=1'-0"

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Architecture, Planning, Interiors
375 Sylvan Ave. Suite 30
Englewood Cliffs, NJ 07632
Tel: (201) 941-7979
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BLOCK 7354
LOT 8

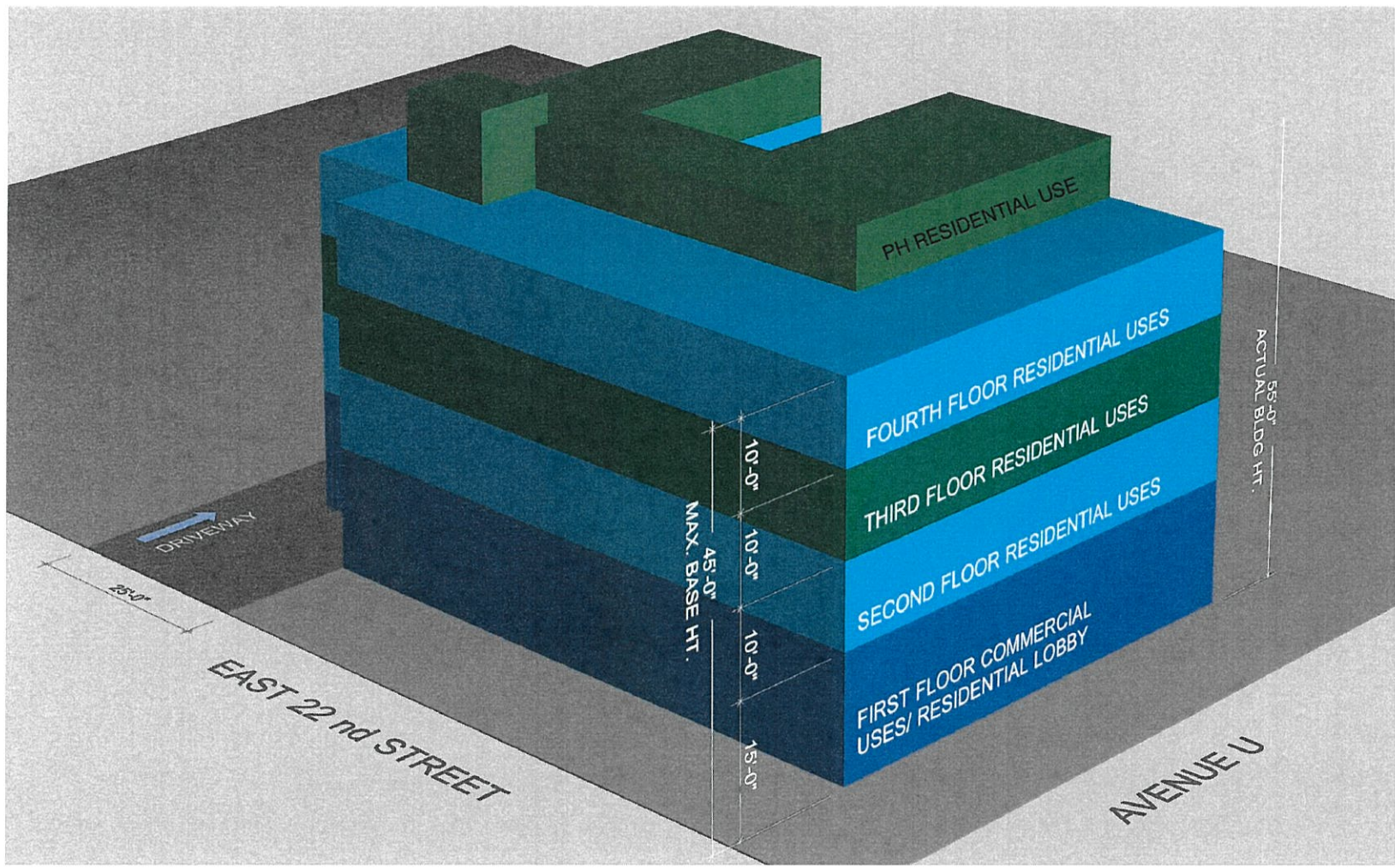
REV: 10/12/21

DATE: 4/02/21


SCALE: 1/8"=1'-0"

JOB NO: SK-688-21

2118 Avenue U
BROOKLYN, NEW YORK
R6A/C2-4 BUILD OUT STUDY



BUILDING AXONOMETRIC VIEW
SCALE : N. T. S.

JOB NO : SK-888-21		SCALE : 1/8" = 1'-0"	DATE : 4/02/21	REV : 12/20/22	BLOCK 7354	LOT 8	SK ARCHITECTURAL DESIGN GROUP Architecture, Planning, Interiors 375 Sylvan Ave, Suite 30 Englewood Cliffs, NJ 07632 Tele: (201) 941-7979 E-mail: skarch7979@gmail.com LIC # NY-27636 NJ-14696	 8 OF 10
2118 Avenue U BROOKLYN, NEW YORK R6A/C2-4 BUILD OUT STUDY								



RENDERING STREET VIEW LOOKING NORTH AT 22nd STREET
 SCALE : N. T. S.

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 Englewood Cliffs, NJ 07632
 Tel: (201) 941-7979
 E-mail: skarch7979@gmail.com
 Lic.# NY 27636 NJ 14966

BLOCK 7354
 LOT 8

SCALE : 1/8" = 1'-0" DATE: 4/02/21 REV : 12/20/23

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RENDERING STREET VIEW LOOKING SOUTH AT AVENUE U
SCALE : N. T. S.

SK ARCHITECTURAL DESIGN GROUP
Architecture, Planning, Interiors
375 Sylvan Ave, Suite 30
Englewood Cliffs, NJ 07632
Tel: (201) 941-7979
E-mail: skarch7979@gmail.com
LIC.# NY 27626, NJ 14966

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