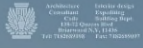


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Gerald J. Callendo, R. A. P. C.



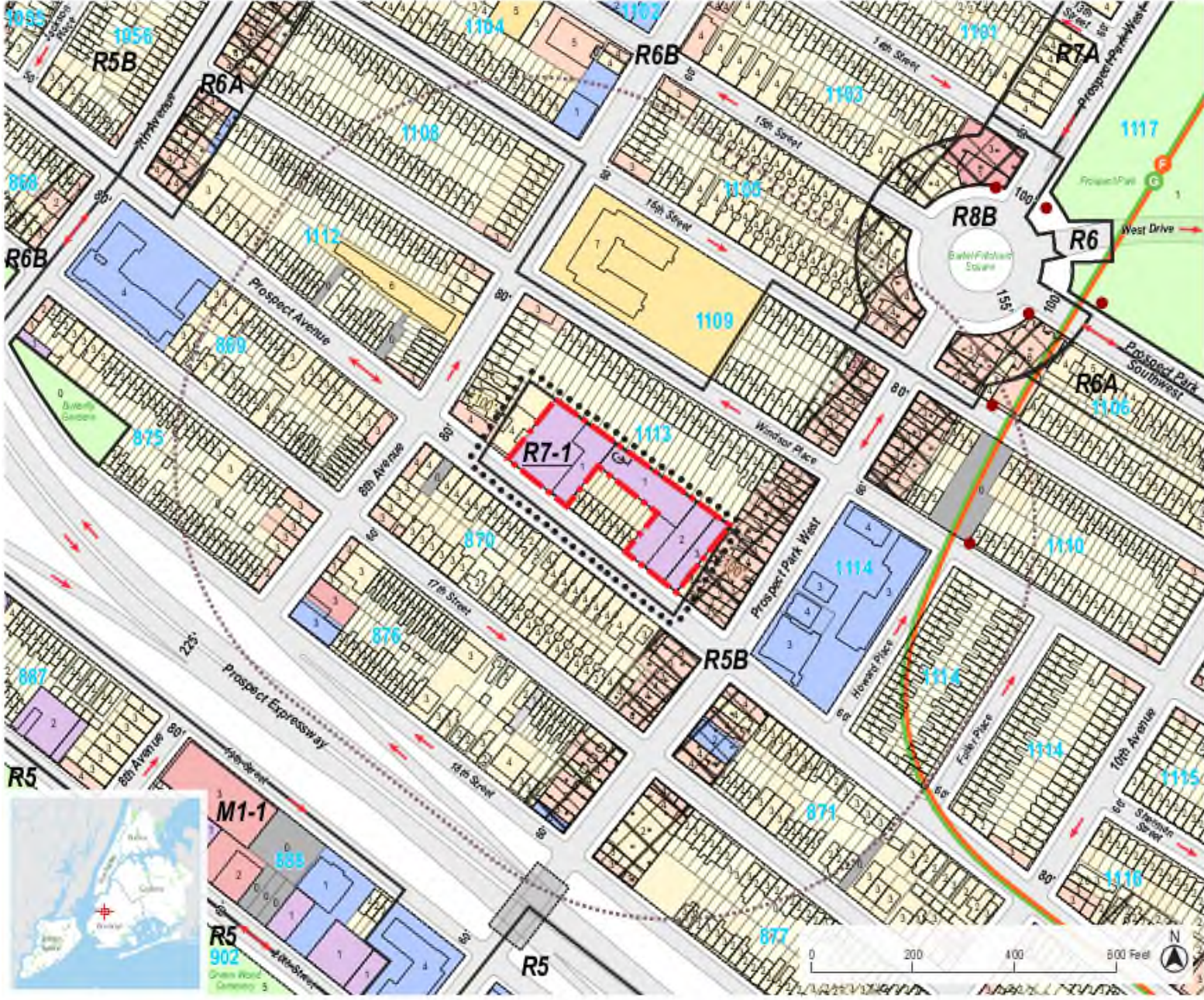
# 441 & 467 Prospect Avenue, Brooklyn

New York City Council, Committee on Land Use  
Subcommittee on Zoning and Franchises Public Hearing  
Hon. Kevin C. Riley, Chair  
January 9, 2025

ULURP Numbers:  
N 240281 ZRK, C 240280 ZMK

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

# Land Use - Surrounding Area



**Area Map**  
 Block: 1113, Lots: 60, 61, 66-73, 79, 166 & 172

**Project Information**

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

**Existing Commercial Overlays & Zoning Districts**

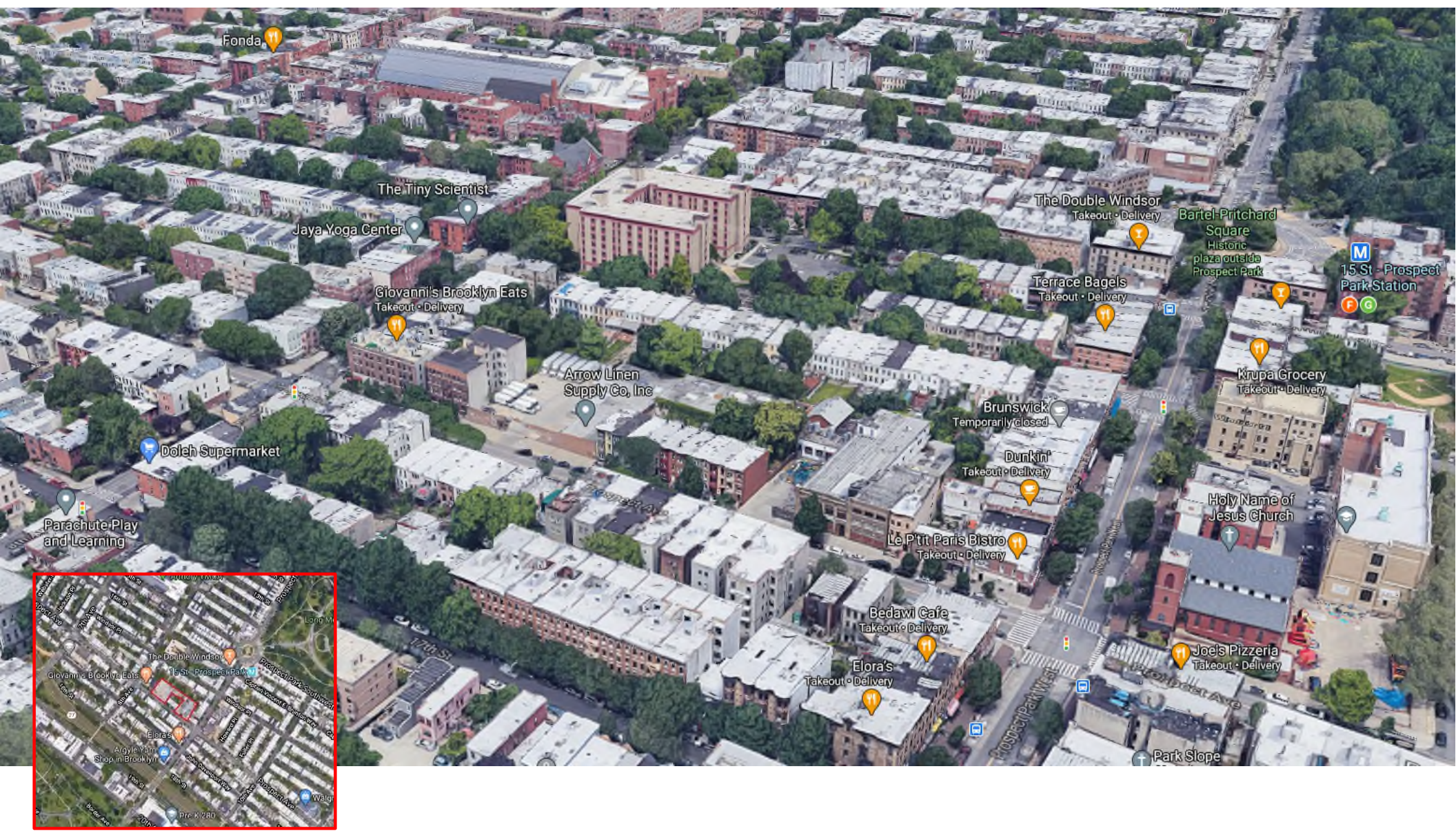

5037 Block Numbers

5 Number of Floors

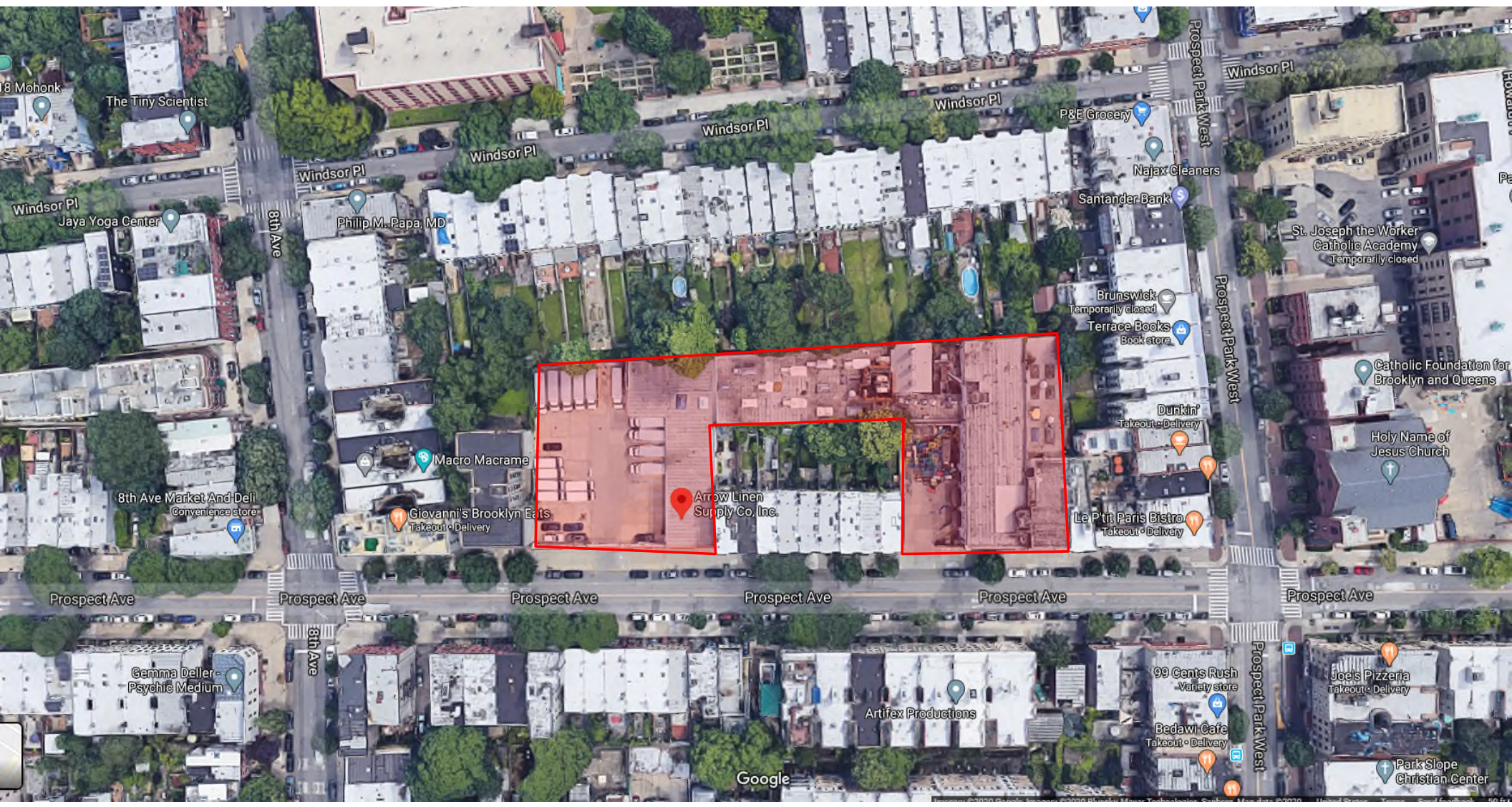
**Land Uses**

- 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

# Aerial View of Neighborhood



# Aerial View of Block



# History of Commercial Laundry Use



1

Zoning map amendment changing an existing R5B zoning district to an R7-1 zoning district;

2

Zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) Area with MIH Option 1; and

Proposed  
Actions

# Proposed Development

## Residential Buildings on 54,085 sf Site

- Two 13-story buildings rising to height of 130 ft
- 4- and 7-story base heights
- 248,713 sq ft of residential floor area (4.6 FAR)

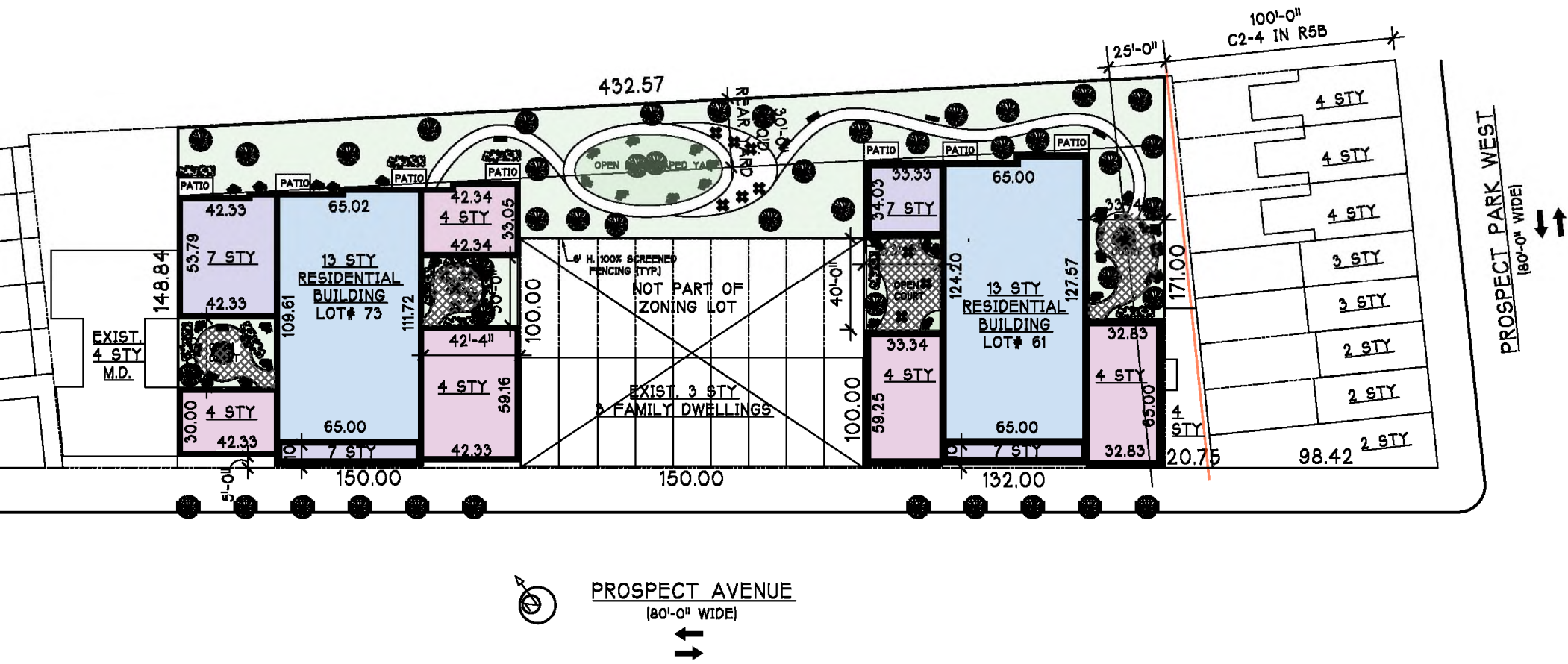
## Dwelling Units & MIH

- 244 dwelling units
- 34 studios (14%); 56 1BR (23%); 114 2BR (47%); 40 3BR (16%)
- MIH set aside for permanently income-restricted units
- 61 units with MIH Option 1

## Open Space

- 21,326 sf of landscaped open space at rear of site

# Illustrative Site Plan





# Illustrative Rendering



Carroll J. Callendo, R.A.P.C.  
Architect  
1000 Avenue  
Brooklyn, NY 11215  
Tel: 718.224.8888 Fax: 718.224.8887

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# Proposed Open Space

- Under existing conditions, the 54,085 square foot project site is occupied entirely by buildings and pavement (100% impervious ground coverage) and all stormwater is diverted to local sewers
- The proposal would increase pervious ground coverage by providing an approximately 21,326 square foot open space that is anticipated to be approximately 90 percent soft scape (i.e. grass and landscaping), which will absorb stormwater and significantly reduce runoff to local sewers
- New trees and plants would reduce surface runoff, cool the surrounding area, and improve air quality



# Housing Needs

## Community District 7

- Affordable Housing - Most Pressing Issue in Brooklyn Community Board 7 in 2019 - 2023 Statements of Community District Needs

## Aging Housing Stock

- 86% of the housing units in Community District 7 built before 1970
- 58% built before 1940
- Only 2.4% built since 2010

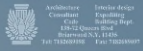
## Rent Burden & Rental Vacancy Rate

- 45.4% of Community District 7 rent burdened (40.5% Council District 39)
- Low 5.7% rental vacancy rate (2.8% Council District 39)
- Only 0.01% of housing in NTA BK40 (Windsor Terrace) is income-restricted

# Illustrative MIH Unit Distribution & Affordability Mix

Size	Count	Rent*	Income Limit
<b>40% AMI - 24 units</b>			
Studios	3	\$1,013	\$43,480
1BR	6	\$1,081	\$46,600
2BR	11	\$1,289	\$55,920
3BR	4	\$1,481	\$64,600
<b>60% AMI - 24 units</b>			
Studios	3	\$1,556	\$65,220
1BR	6	\$1,663	\$69,900
2BR	11	\$1,988	\$83,880
3BR	4	\$2,288	\$96,900
<b>80% AMI - 13 units</b>			
Studios	2	\$2,100	\$86,690
1BR	3	\$2,246	\$93,200
2BR	6	\$2,687	\$111,840
3BR	2	\$3,096	\$129,200

\*Note: Rents are based on HPD's 2024 Rent and Income Limits and assume tenant pays electric.



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