

281 & 311 Marcus Garvey Blvd

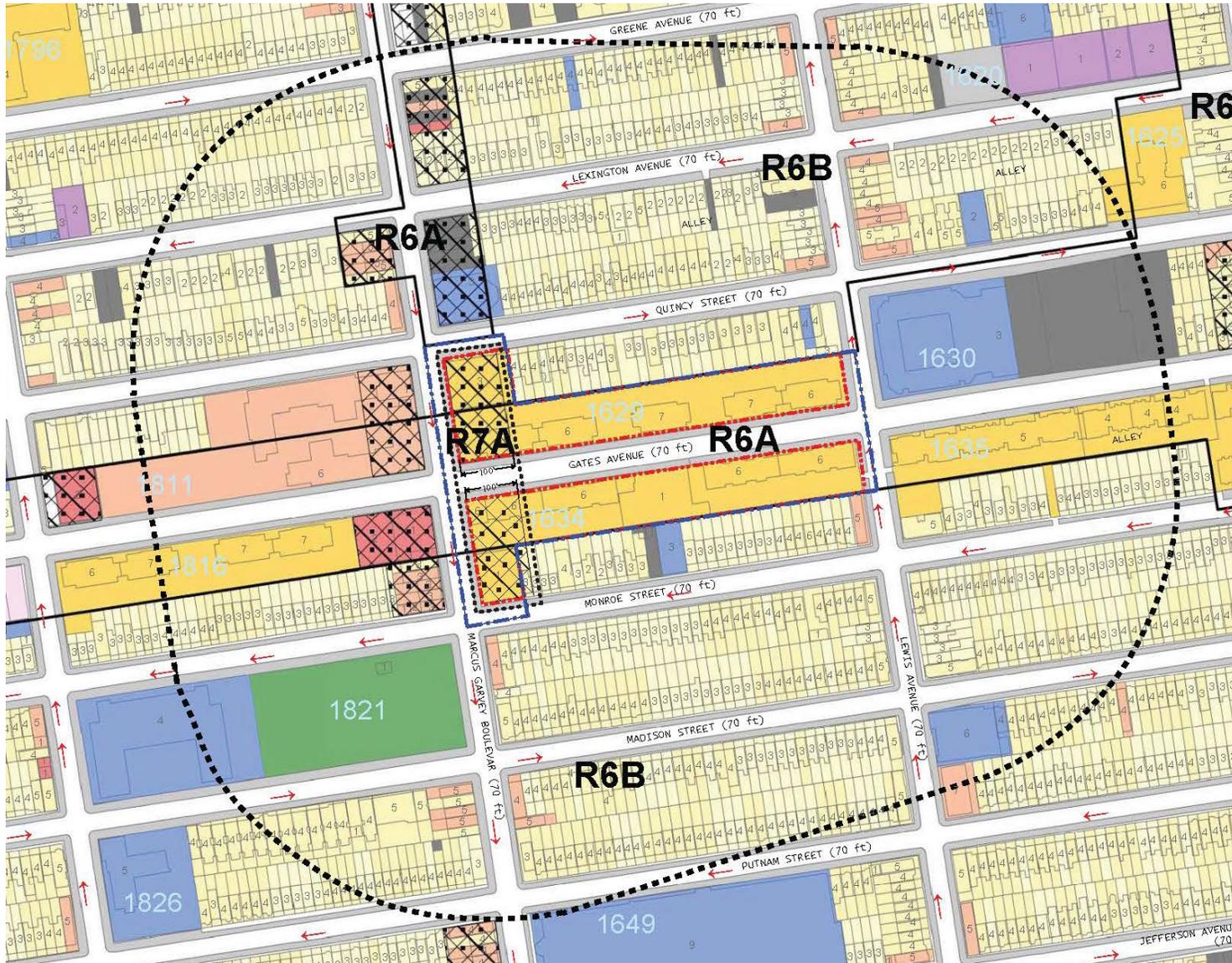
Marcus Garvey Blvd Apartments

ULURP Number: C230152ZSK
Land Use Number: 2021K0145
City Council Subcommittee on
Zoning and Franchises

April 17, 2024



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.



Required Zoning Actions

Amendment to the Zoning Map

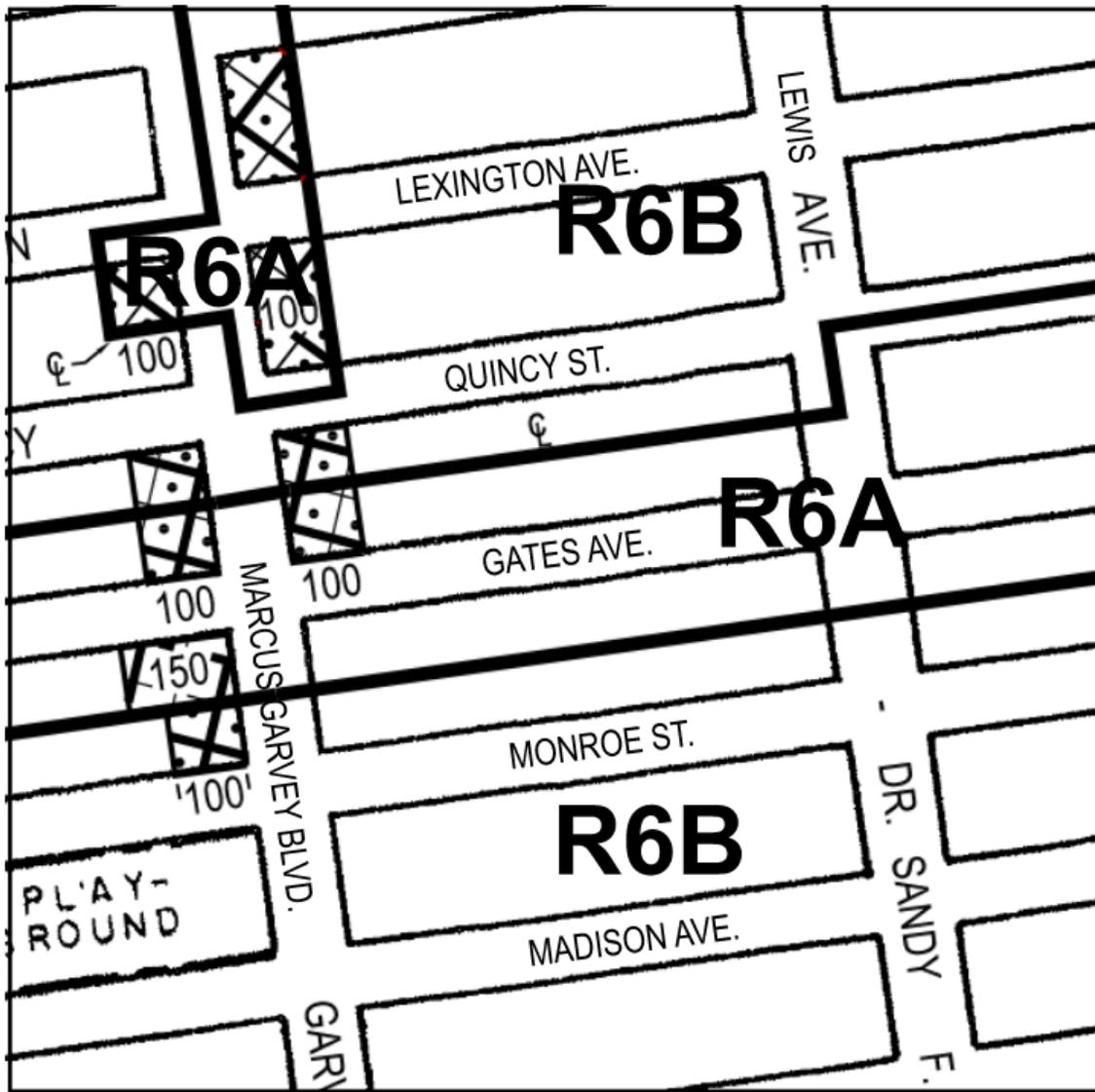
- R6A, R6A/C2-4, R6B, and R6B/C2-4 to R7A/ C2-4 along Marcus Garvey Blvd.

Text Amendment to the Zoning Resolution

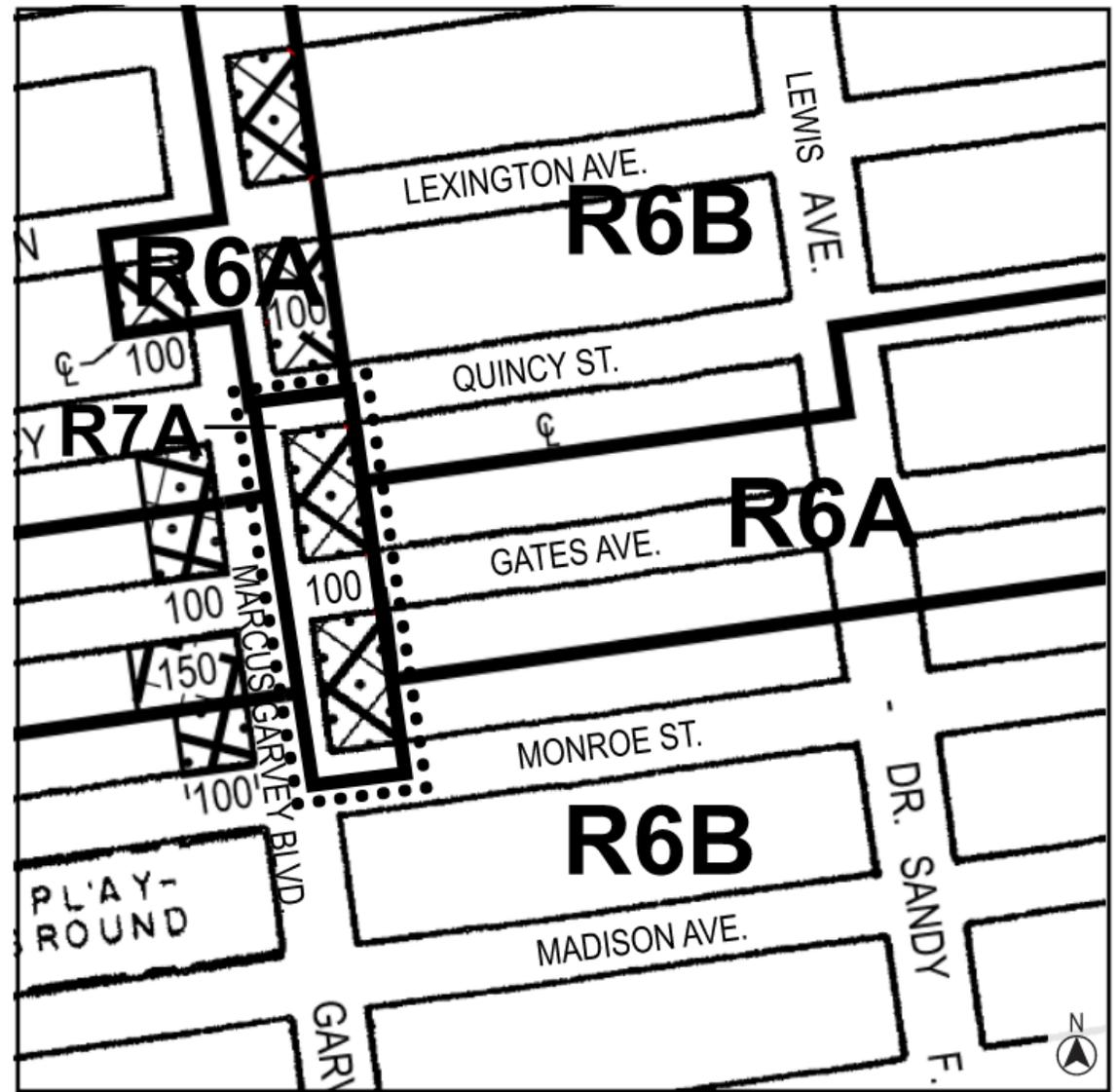
- Amend Appendix F to Establish Mandatory Inclusionary Housing Area over the rezoning area.

Special Permit

- Pursuant to ZR 74-743 to allow for distribution of floor area without regard to zoning district boundaries and modifications of height and setback regulations within a Large Scale General Development.
- Pursuant to ZR 74-532 to allow for a reduction of previously required parking spaces accessory to existing buildings within a Large Scale General Development from a total of 234 spaces to 118 spaces.



Current Zoning Map (17a)



Proposed Zoning Map (17a) - Area being rezoned is outlined with dotted lines

- Rezoning from R6B/C2-4 to R7A/C2-4
- Rezoning from R6A/C2-4 to R7A/C2-4
- Rezoning from R6B to R7A/C2-4
- Rezoning from R6A to R7A/C2-4

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

NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.



Paths is a leading vertically integrated affordable housing firm.

Since 2004, the Paths team has created and preserved high-quality, affordable housing across the U.S. that enhances communities.

With a robust development pipeline and more than 12,000 units under management, Paths manages multiple operating businesses that span the entire property management life cycle:

Development | Paths Development

Property Management | Paths Management Services

Maintenance | Paths Management Services

Construction | Paths Construction

Security | Reliant Safety

New Affordable Housing



Renovation

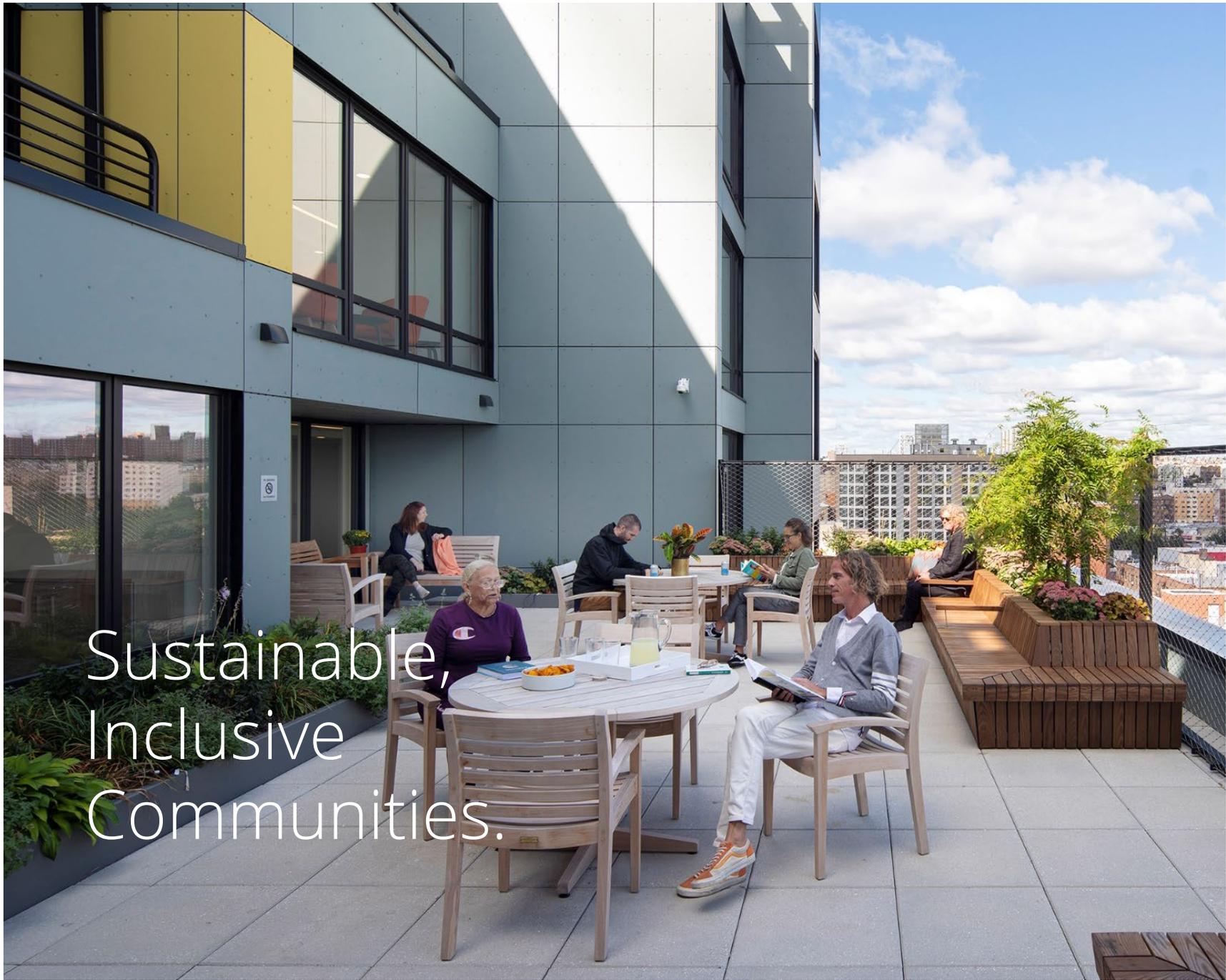
Before/After

Before/After



A long-term commitment

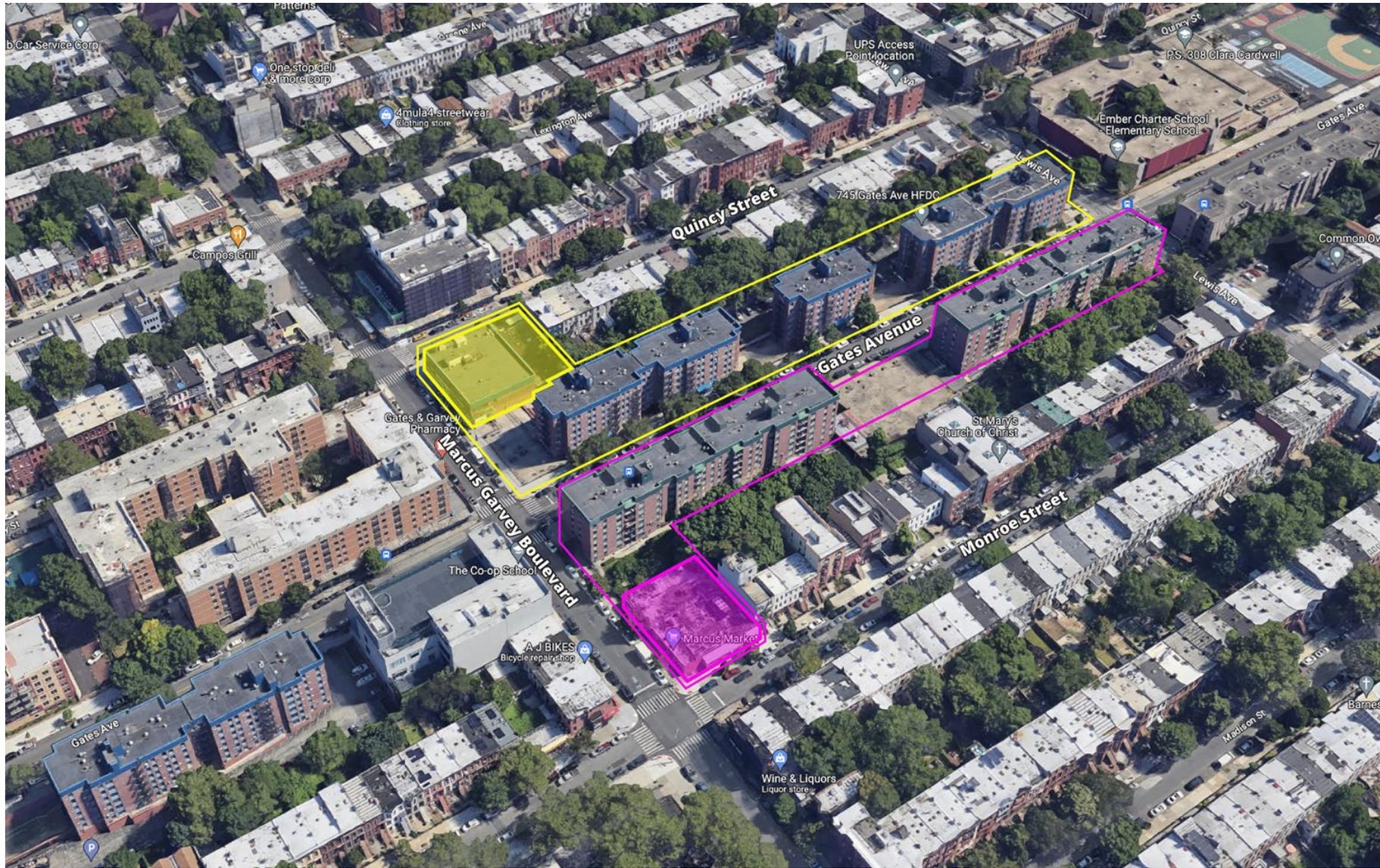




Sustainable,
Inclusive
Communities.







Existing Conditions

Site 1

- +/- 10,000 sf Boxing Gym (ground floor)
- 10,000 sf Commercial (2nd floor)
- Building part of Medgar Evers Apartments

Site 2

- Approx. 10,000 sf Grocery (ground floor & basement)
- 3,500 sf Medical Office (ground floor & basement)
- Building part of Betty Shabazz Apartments

Note: All square footages and unit counts are approximations and not yet final.



Marcus Garvey Blvd Apartments

Two new buildings w/ 155 units,
100% affordable housing
(studios, 1-, 2-, 3- BRs)

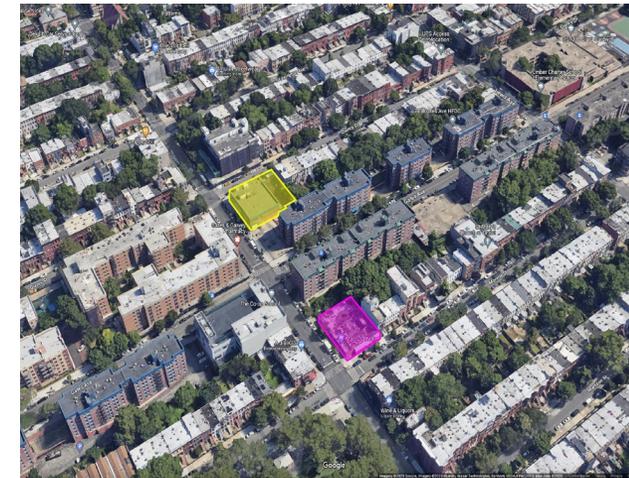
Affordable to families earning
30% - 80% of AMI (\$23K - \$117K)

More than 30,000 sf of commercial
and community space

Approx. 27,500 sf of landscaped
open space, including for residents
of Medgar Evers and Betty Shabazz
Apartments

Note: All and unit counts are approximations and not yet final.
square footages



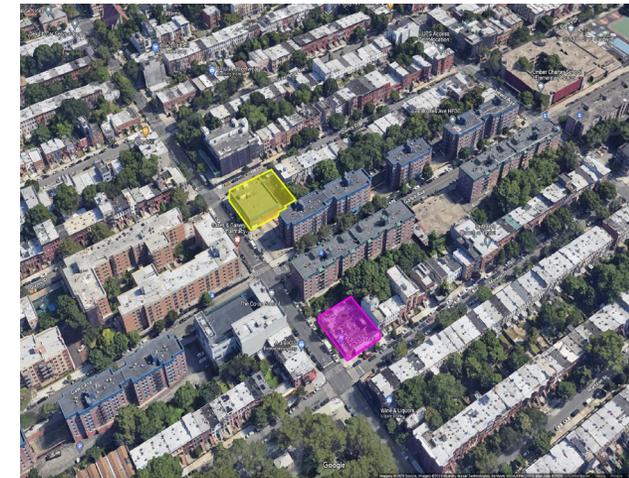


 **Building A**

Marcus Garvey Blvd. & Quincy St:

- 10 Floors, 8 residential floors
- 84 Apartments
- Total Building Area: 81,000 ZSF
 - Residential: 65,900 ZSF
 - Boxing Facility: 4,700 ZSF
 - Community Facility: 10,900 ZSF

Note: All square footages and unit counts are approximations and not yet final.

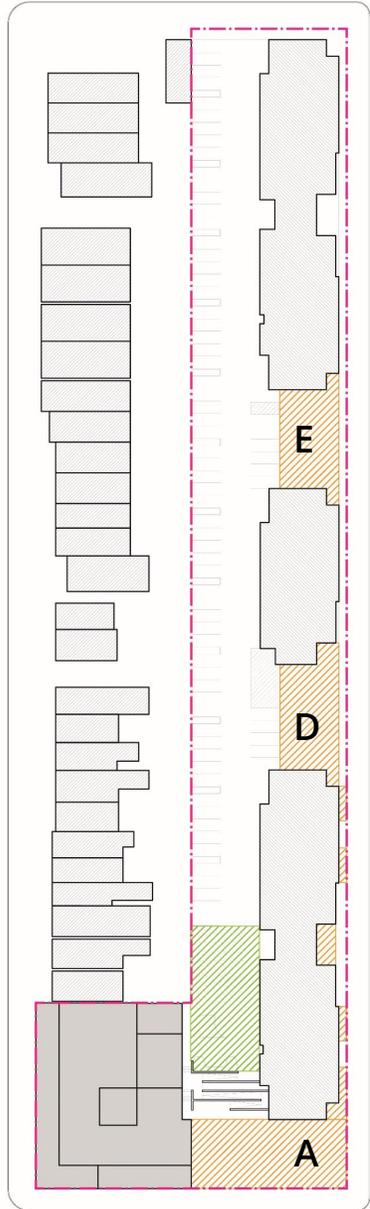


 **Building B**

Marcus Garvey Blvd. & Monroe St:

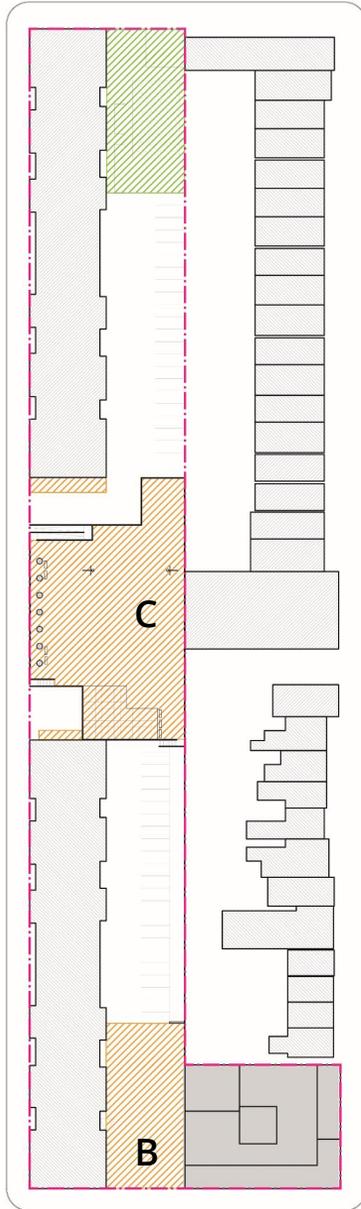
- 10 Floors, 9 residential floors
- 71 Apartments
- Total Building Area: 59,600 ZSF
 - Residential: 55,300 ZSF
 - Retail: 4,300 ZSF
(Objective is a Grocery)

Note: All square footages and unit counts are approximations and not yet final.



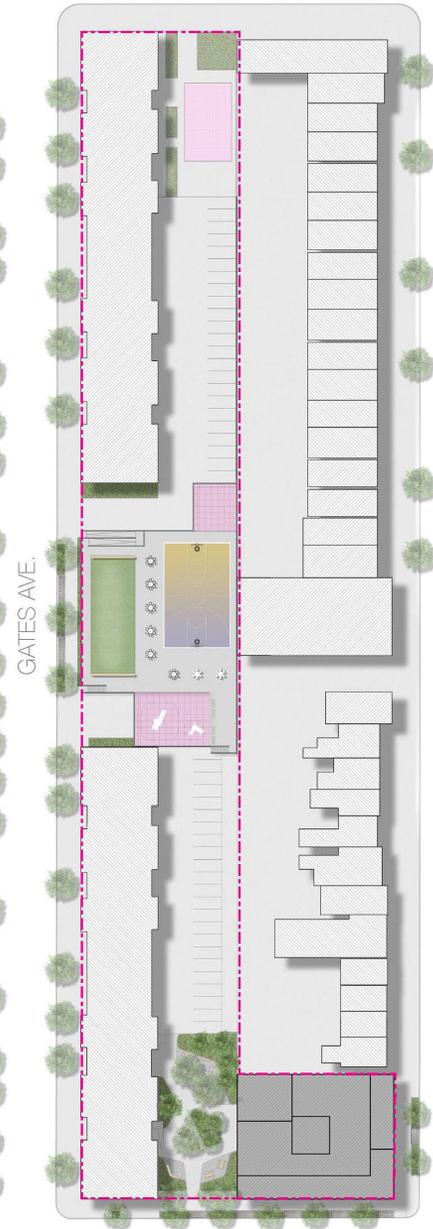
Marcus Garvey Blvd.

Gates Ave.



MARCUS GARVEY BLVD.

LEWIS AVE.



MARCUS GARVEY BLVD.

Outdoor Space

Marcus Garvey Blvd. & Gates Ave.

- Approximately 27,500 GSF
- 5 new and improved landscaped outdoor spaces, including for residents of Medgar Evers and Betty Shabazz Apartments

Note: All square footages are approximations and not yet final.



Units by Income Category

Category	Homeless	ELI/MLI	Low	Super's Unit	Total	Percentages
% AMI	≤ 40%	30% - 50%	60% - 80%			
Income Range	\$0 - 59k	\$23k - \$73k	\$48k - \$117k			
Studio	6	14	15	0	35	22.6%
1BR	11	30	31	0	72	46.4%
2BR	5	16	17	1	39	25.2%
3BR	2	3	4	0	9	5.8%
Total	24	63	67	0	155	100%

Rents by Income Category

Category	Homeless	ELI/MLI	Low	Super's Unit
% AMI	≤ 40%	30% - 50%	60% - 80%	
Studio	\$215	\$486 - \$910	\$1,122 - \$1,546	
1BR	\$283	\$617 - \$1,146	\$1,412 - \$1,941	
2BR	\$425	\$728 - \$1,363	\$1,682 - \$2,317	\$0
3BR	\$512	\$830 - \$1,563	\$1,931 - \$2,665	

Rents for 2023 are established by HUD & HPD and are subject to change

Incomes are based on 2023 limits and are subject to change



Community Benefits

Redevelopment of aging commercial buildings into new, sustainable multi use developments

155 units of much needed modern affordable housing for a range of incomes

New modern boxing facility + gym to provide a space to showcase history of Brooklyn Boxing

Beautify over 27,000 sq. ft. of open space

Create jobs, both temporary and permanent (e.g. construction, property management, and beyond)

Extensive state-of-the-art DVR-security camera system will be installed to ensure safety both inside and outside the buildings



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