

Renderings are illustrative and subject to change

2601 86th Street Rezoning

260232 ZMK
N 260233 ZRK
Community District 11, Brooklyn

APPLICANT	▪ Stillwell 86 Associates, LLC
ACTIONS REQUESTED	▪ Zoning map amendment from C8-2, R5B, and R5B/C2-3 to C4-4D, R6A, and R5B/C2-3 ▪ Zoning text amendment to Appendix F to map MIH option 1 & 2
PROPOSED DEVELOPMENT	▪ 12-story mixed-use building ▪ 148,385 sf residential, 9,552 sf commercial, and 3,735 sf of community facility ▪ 165 dwelling units, 50 income-restricted

Project Location

- 2601 86th Street
- Intersection of 86th Street and Stillwell Avenue
- Gravesend, Brooklyn Community District 11
- City Council District 43 (Susan Zhuang)



Surrounding Area



Project Area



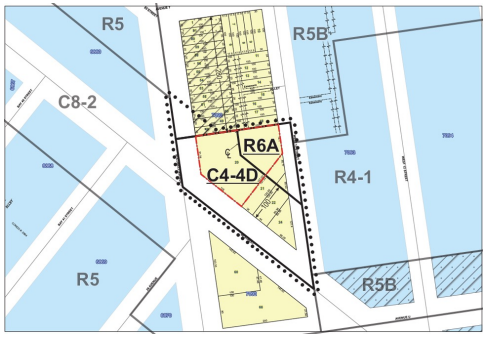
Land Use & Zoning

Development Site

Project Area

2601 86th Street
BK | Community District 11

Current Zoning: C8-2, R5B, and R5B/C2-3

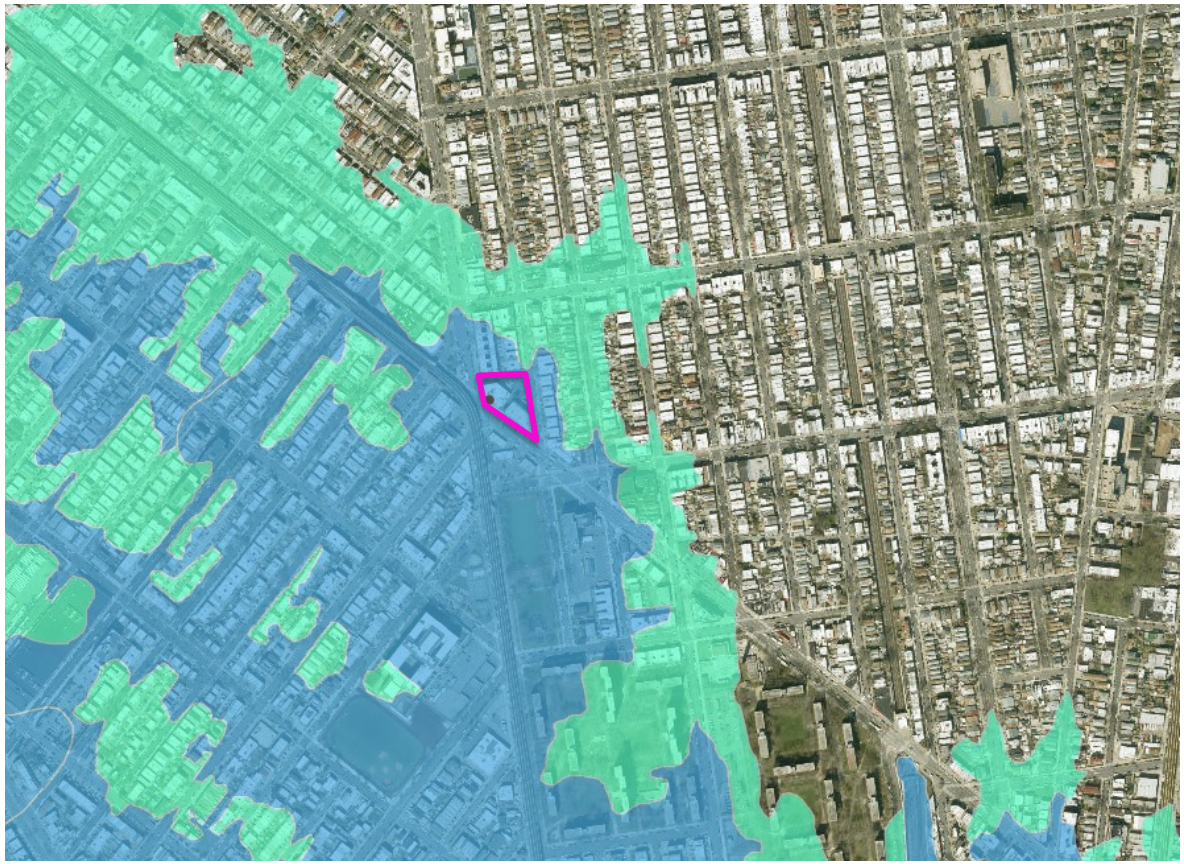




Coastal Flood Map

Preliminary Flood Insurance Rate Maps 2015

- A zone (1% floodplain)
- Shaded X Zone (0.2% floodplain)



86th Street – Development Site

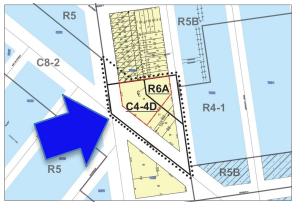




Project Area
Development Site

86th Street/Stillwell Avenue – Development Site

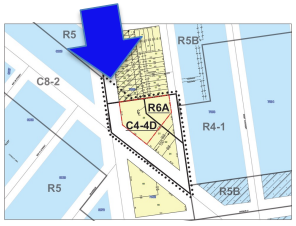




Project Area
Development Site

Stillwell Avenue – Development Site





Project Area

Development Site

86th Street / West 13th Street – Project Area

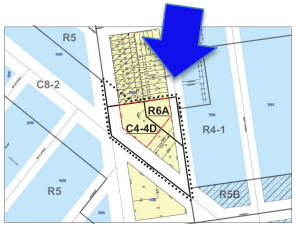




Project Area
Development Site

West 13th Street – Project Area





Project Area
Development Site

Proposed Development

- 12-Story Mixed-Use Building:
  - Residential: 148,385 sf
  - Commercial: 9,552 sf
  - Community Facility: 3,735 sf
- 165 units (50 income-restricted)
- 6.11 FAR

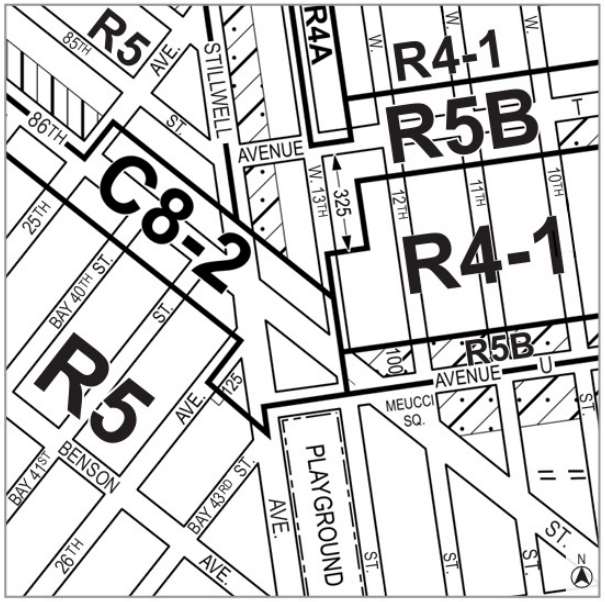


Proposed Actions Requested

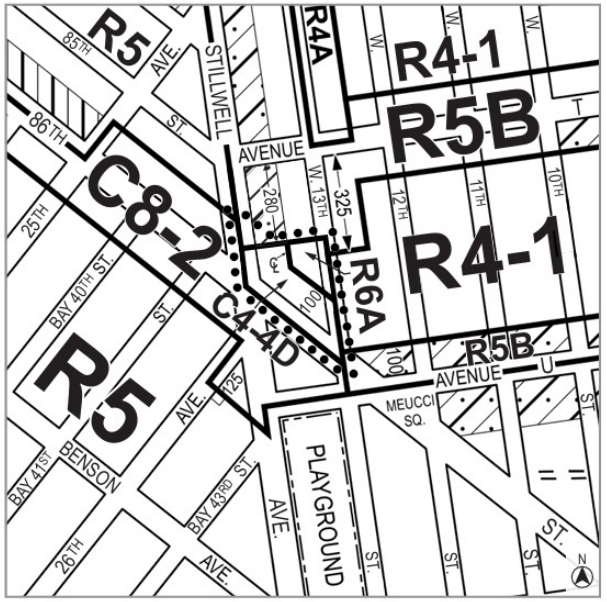
- Zoning Map Amendment: C8-2, R5B, and R5B/C2-3 district to C4-4D, R6A, and R5B/C2-3
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area

Proposed Actions (Zoning Map Amendment)

Zoning Change Map

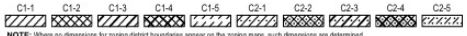


Current Zoning Map (28c)



Proposed Zoning Map (28c) - Area being rezoned is outlined with dotted lines

Rezoning from R5B to R6A
Rezoning from R5B/C2-3 to C4-4D
Rezoning from C8-2 to C4-4D
Rezoning from C8-2 to R5B/C2-3



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.

Zoning Map Amendment: C4-4D & R6A

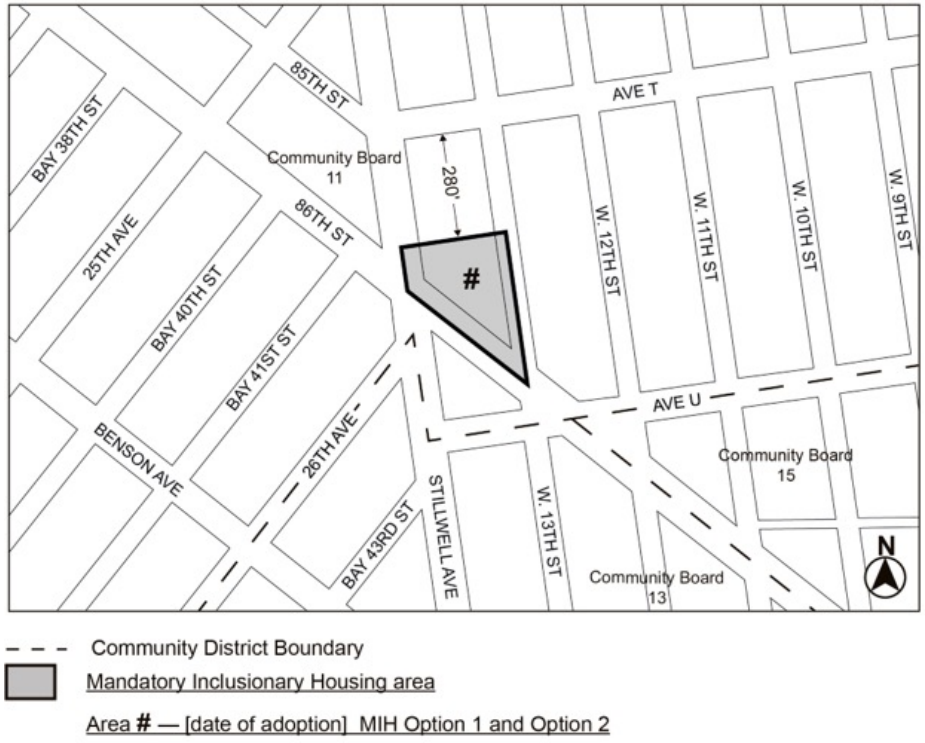
	C8-2	R5B & R5B/C2-3*	R6A (Proposed)	C4-4D (Proposed)
Max Building Height	Sky Exposure Plane (5.6:1)	55 feet	95 feet	145 feet
Base Height	60 feet/4 stories	N/A	65 feet	105 feet
Max Residential FAR	N/A	2.0 (with MIH)	3.9 (with MIH)	7.2 (with MIH)
Community Facility FAR	4.8	2.0	3.0	6.5
Commercial FAR	2.0	2.0*	N/A	3.4
Parking	**Commercial:** Dependent on use	**Residential:** 25% dwelling units; 0% Income Restricted Units	**Residential:** 25% dwelling units; 0% Income Restricted Units	**Residential:** 12% of dwelling units; 0% Income Restricted Units **Commercial:** Dependent on use, generally 1 per 1,000 sf

Proposed Actions (Zoning Text Amendment)

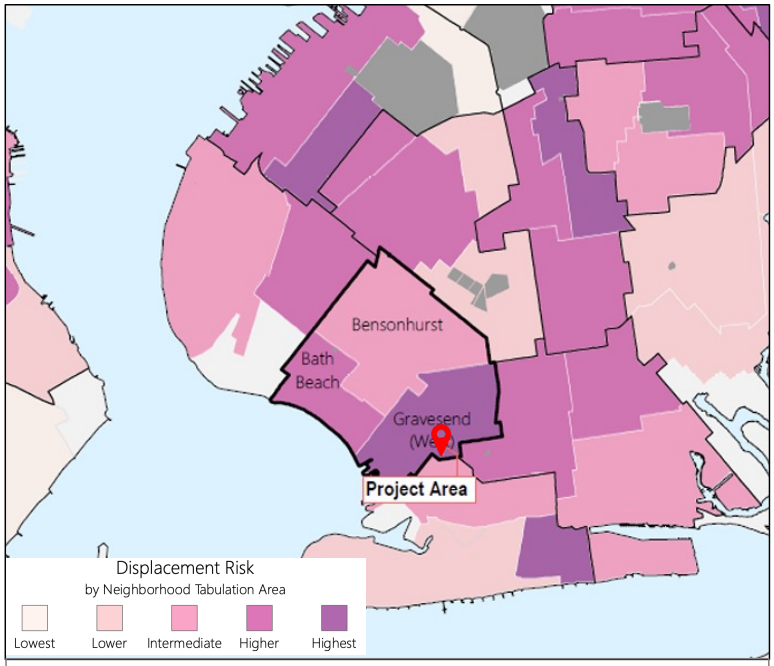
Amend **Appendix F** to designate the project area as an MIH area with Option 1 and 2.

MIH Option 1:
25% affordable housing set-aside at an average of **60% of AMI**

MIH Option 2:
30% affordable housing set-aside at an average of **80% of AMI**



Applicant Data from Racial Equity Report on Housing and Opportunity (RER)



Annual Median Household Income:

$67,948

Gravesend (West): Public Use Microdata Area (PUMA) 4311

Lower than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				Studio	3-Bedroom	1-person Household	5-person Household
Low Income	17	10%	**60%**	$1,700	$2,530	$68,000	$105,000
Low Income	16	10%	**80%**	$2,270	$3,370	$90,700	$140,000
Moderate Income	17	10%	**100%**	$2,840	$4,210	$113,400	$175,000
Not Income Restricted	115	70%	N/A	$2,520	$5,500	$100,800	$220,000
Total	**165**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2025 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

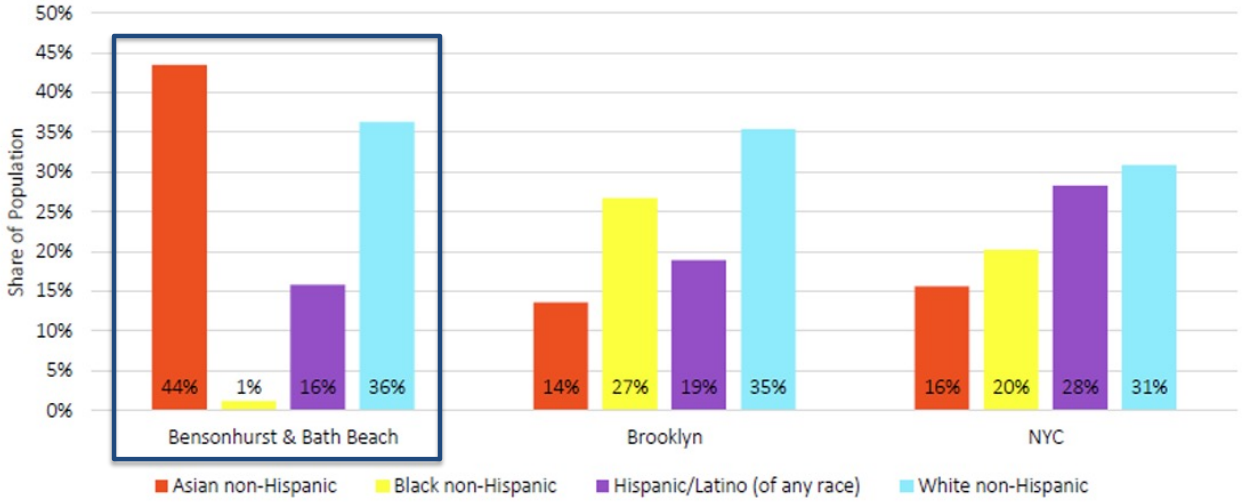
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Demographic Conditions

Figure 1: Race & Ethnicity, 2020

Shows the share of area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"In 2020, [percent] of the population in [area] identified as [race/ethnicity]."



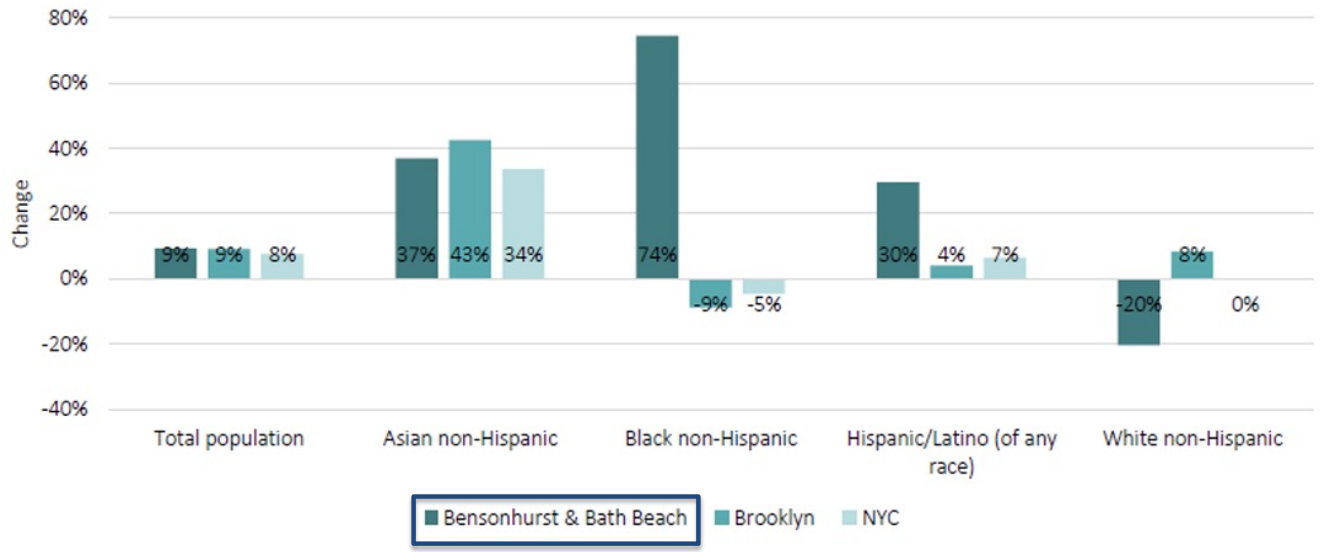
Source: Census 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Figure 2: Percent Change in Race & Ethnicity, 2010 to 2020

Shows the percent change of the area population by mutually exclusive race and Hispanic ethnicity. Compares the local area to the borough and city.

"From 2010 to 2020, the [race/ethnicity] population in [area] increased/decreased by [percent]."



Source: Census 2010, 2020; Community Profile Table 1.01

Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

Shows the percent change in the number of housings units and population. Compares the local area to the borough and city.

*From 2010 to 2024, housing units in Bensonhurst & Bath Beach increased by 3% and population increased by **9**%.*



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Summary

Actions Requested:

- Zoning Map Amendment from C8-2, R5B, and R5B/C2-3 to C4-4D, R6A, and R5B/C2-3
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

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Appendix