

Renderings are illustrative and subject to change

1550 Bedford Avenue Rezoning

260409 ZMK
N 260410 ZRK
Community District 9, Brooklyn

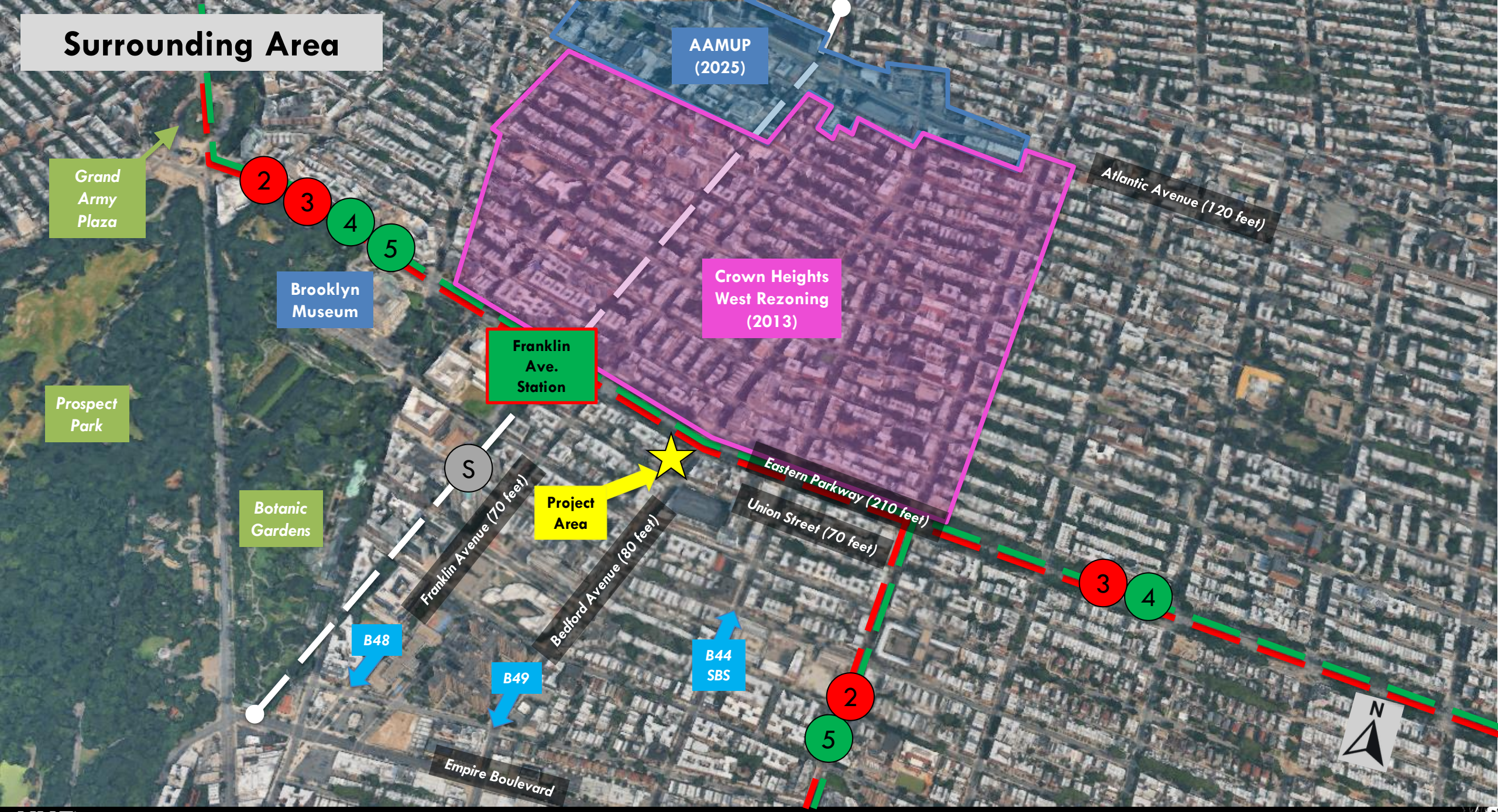
APPLICANT	▪ Bedford Acquisition Partners LLC
ACTIONS REQUESTED	▪ Zoning map amendment from C8-2 to R9A/C2-4 district ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2 over the project area.
PROPOSED DEVELOPMENT	▪ 18-story mixed-use building (approximately 173,200 square feet – 9.02 FAR) ▪ Approx. 250 units, 63-75 income-restricted per MIH ▪ Approx. 14,700 square feet of nonresidential space at first floor ▪ No off-street parking proposed

Project Location

- 1550 Bedford Avenue
- Crown Heights Neighborhood
- Brooklyn Community District 9
- City Council District 35 (Crystal Hudson)



Surrounding Area



Surrounding Area



Land Use & Zoning

1550 Bedford Avenue Area Map

Project

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

Zoning

- Zoning District
- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5
- Special Purpose District

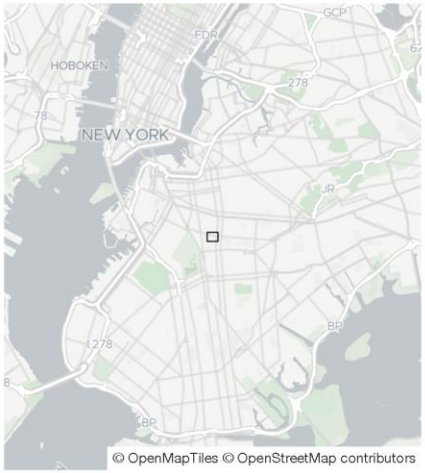
Land Use

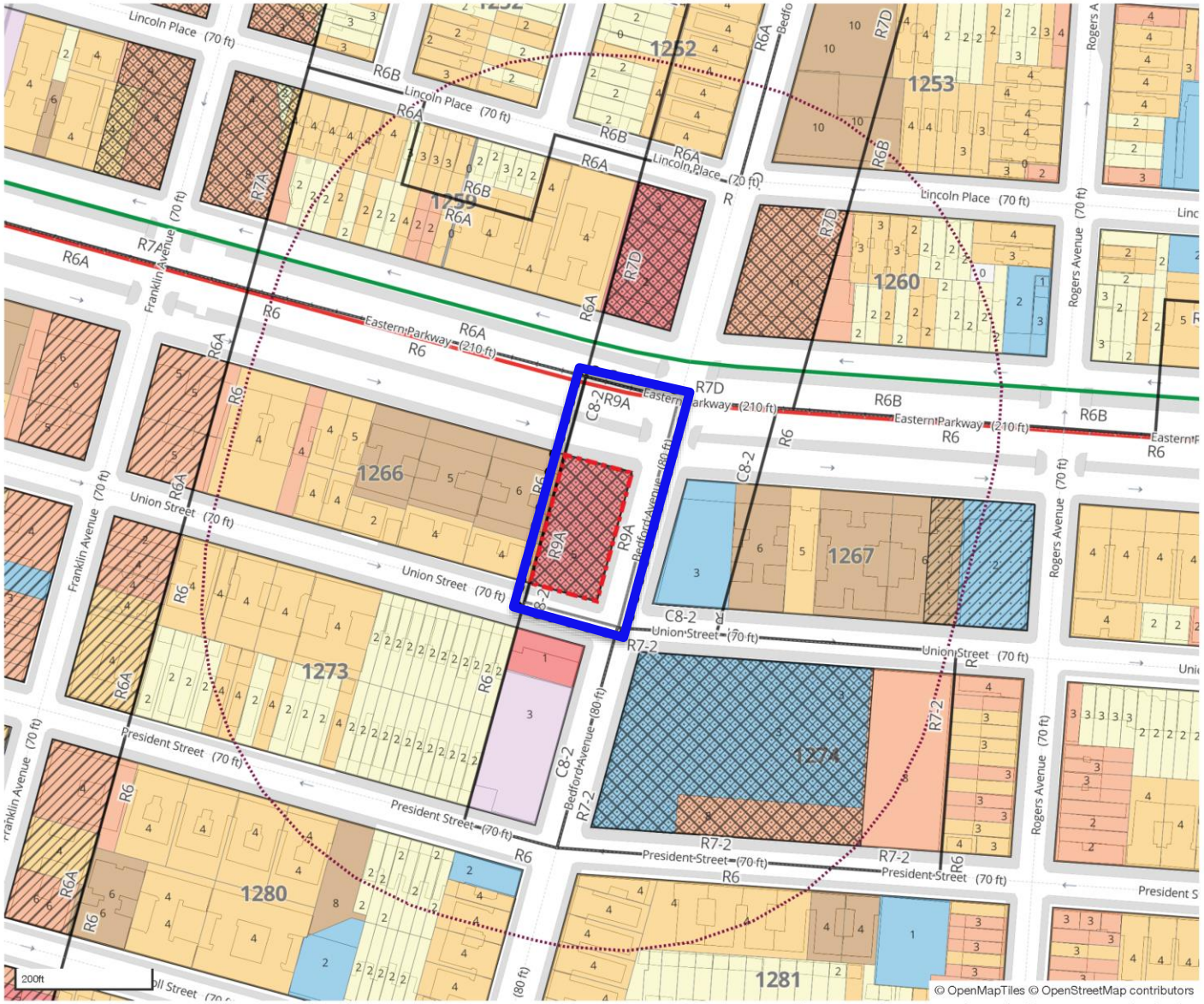
- 1-2 Family Residential
- Multifamily Walkup
- Multifamily Elevator
- Mixed Commercial/Residential
- Commercial & Office
- Industrial & Mfg
- Transportation & Utility
- Public Facilities & Instiutions
- Open Space & Outdoor Recreation
- Parking
- Vacant/No Data
- Other

Transportation

- Subway Stop
- Subway Entrance

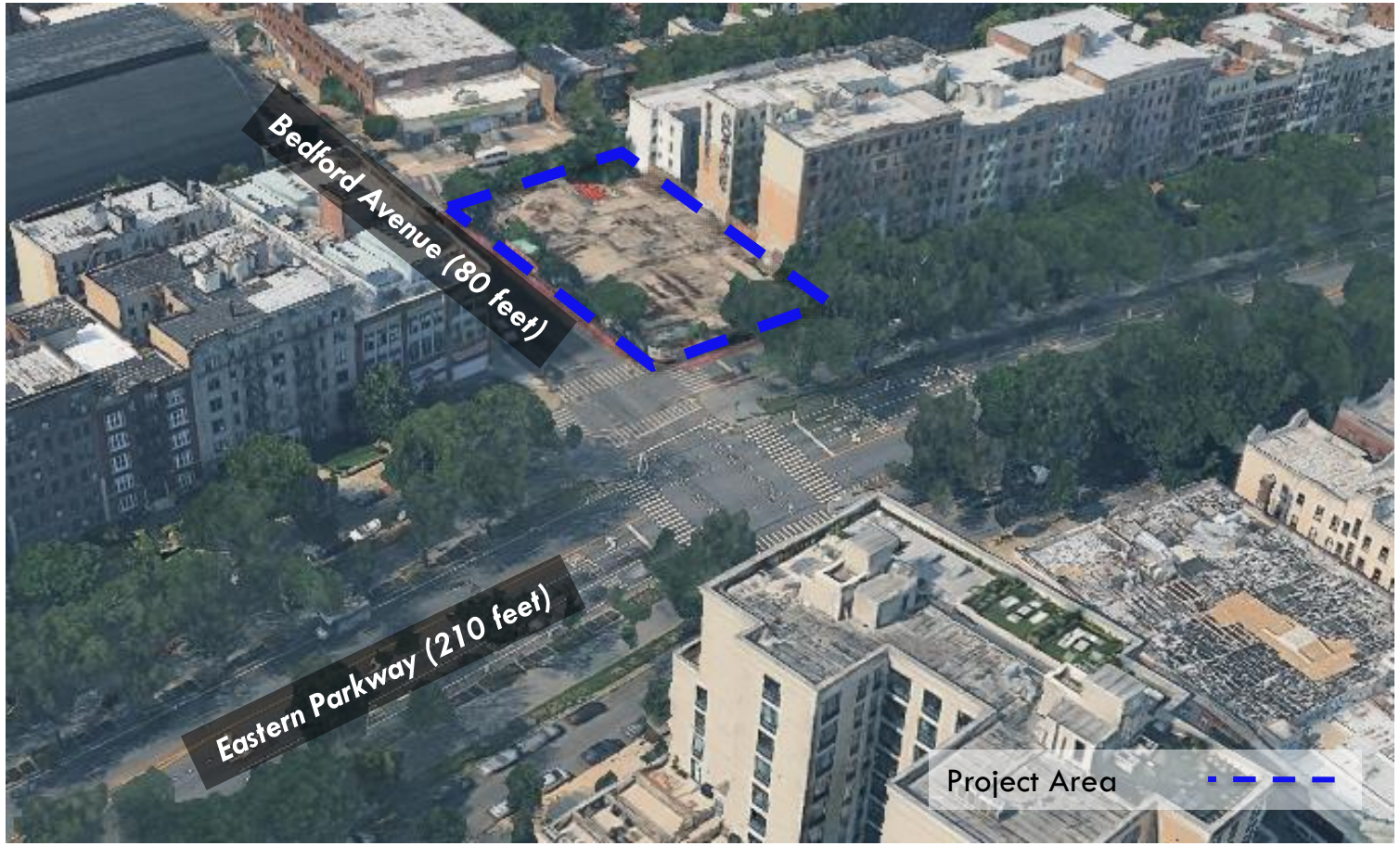
Map Created: Aug 25, 2026, 2:40pm
Data Sources: layers-api.planninglabs.nyc/v1/sources
pluto MapPLUTO™, Bytes of the Big Apple (November 2022); zoning-districts (March 2023); digital-citymap (December 2022); planimetrics (26 February 2019); transportation (21 November 2017); supporting-zoning (December 2022)

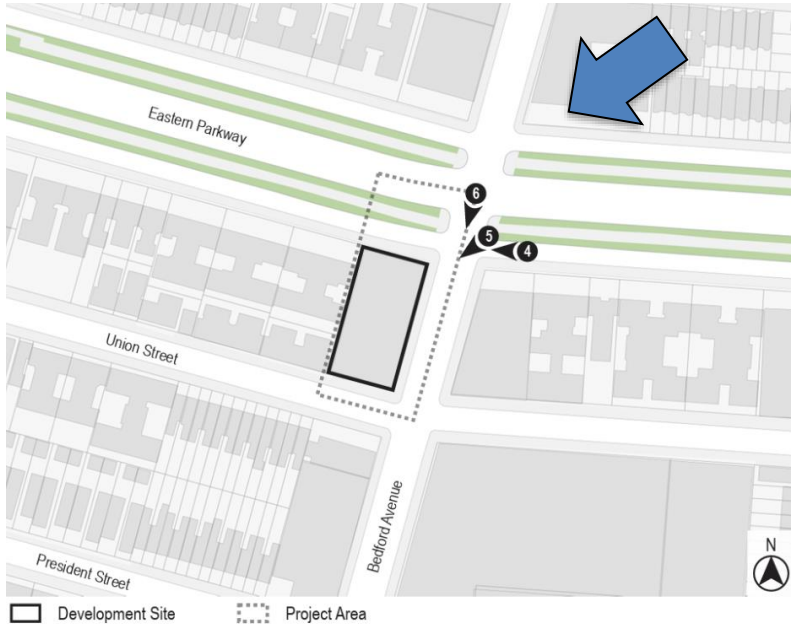




https://applicantmaps.planning.nyc.gov/projects/au0CFI2+M2btNFq9oqIq/edit/map/edit

Site Photos

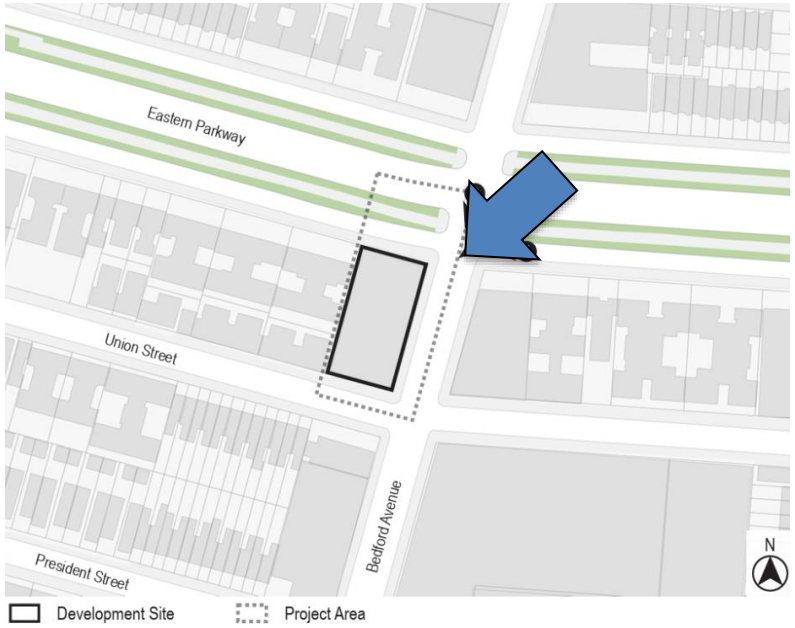

Bedford Avenue (80 feet)
Eastern Parkway (210 feet)
Project Area


Eastern Parkway
Union Street
President Street
Bedford Avenue
6
5
4
N
Development Site
Project Area

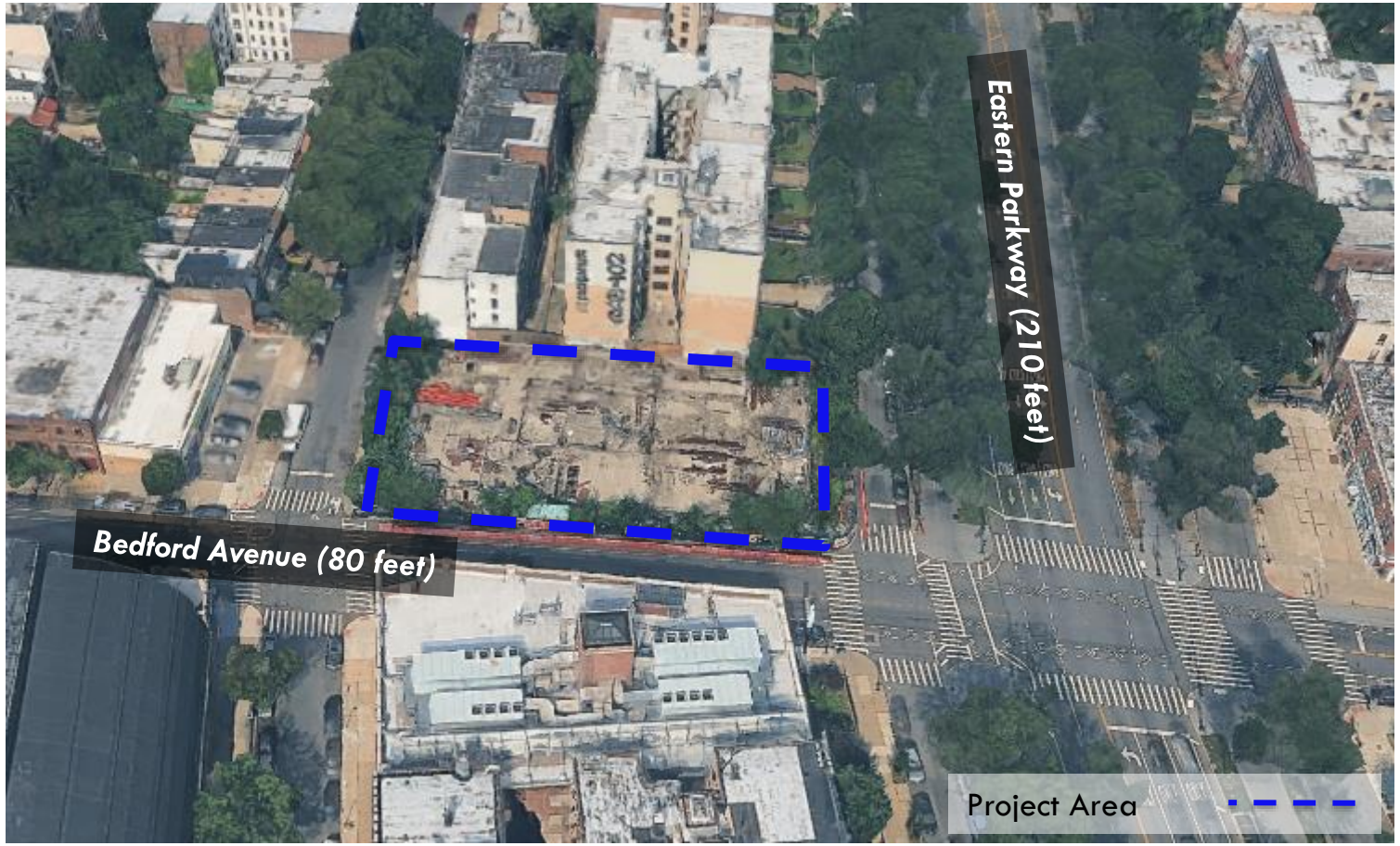
Site Photos



5. View of the Development Site facing southwest from the intersection of Bedford Avenue and Eastern Parkway.

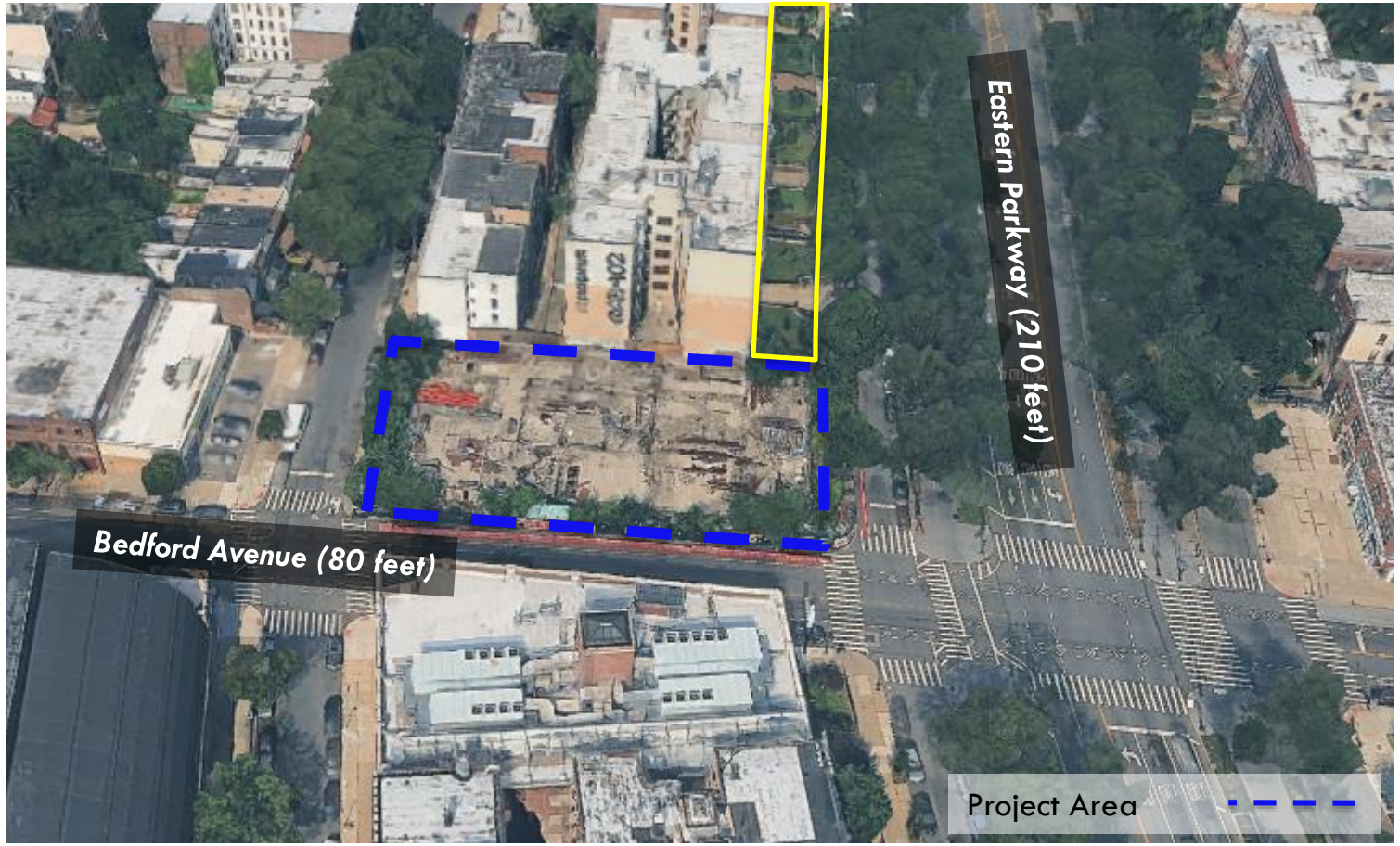


Site Photos


Eastern Parkway (210 feet)
Bedford Avenue (80 feet)
Project Area


Eastern Parkway
Union Street
President Street
Bedford Avenue
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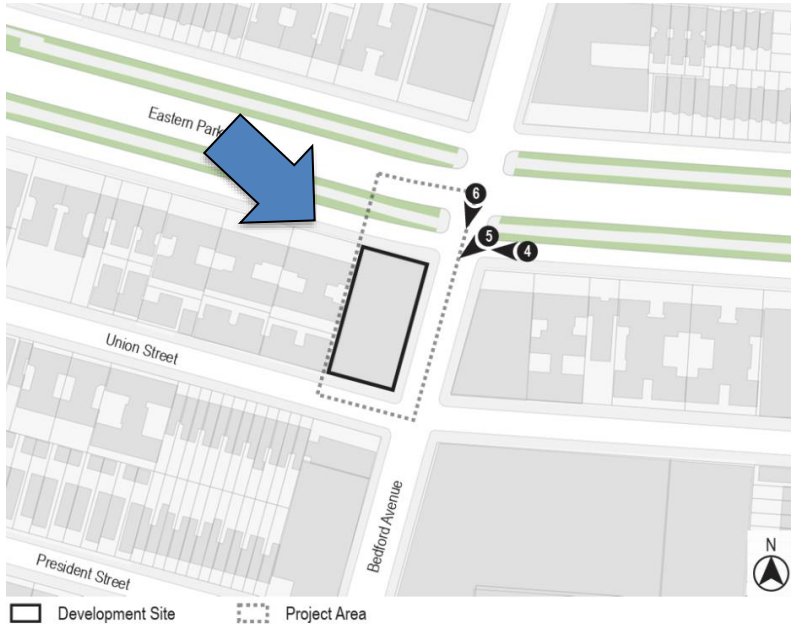
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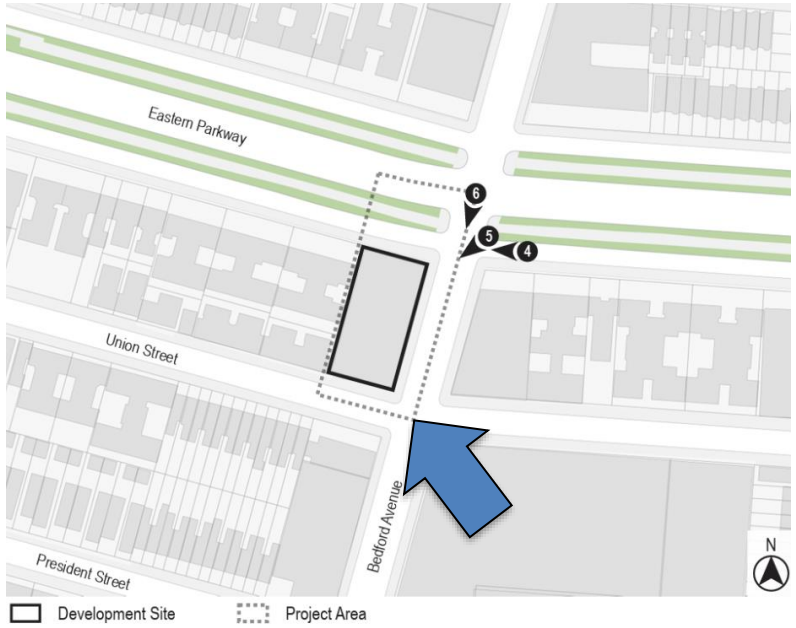

Project Area


Eastern Parkway
Union Street
Bedford Avenue
President Street
6
5
4
N
Development Site
Project Area

Site Photos



17. View of the Development Site facing northwest from the intersection of Union Street and Bedford Avenue.



Proposed Development

- 18-story residential and commercial building
- Approx. 173,200 total square feet (9.02 FAR
- 250 dwelling units (63-75 income-restricted per MIH)
- Includes approx. 14,700 s.f. of commercial space.
- No parking provided



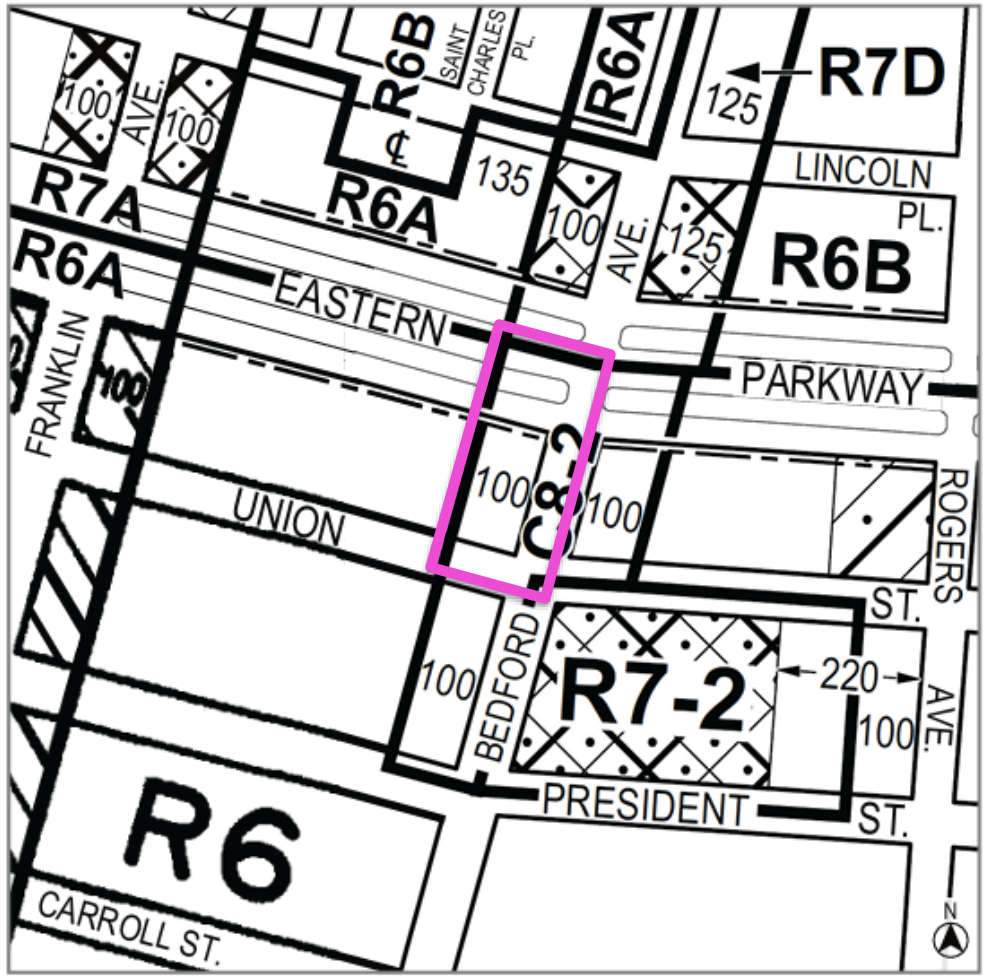
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Proposed Actions Requested

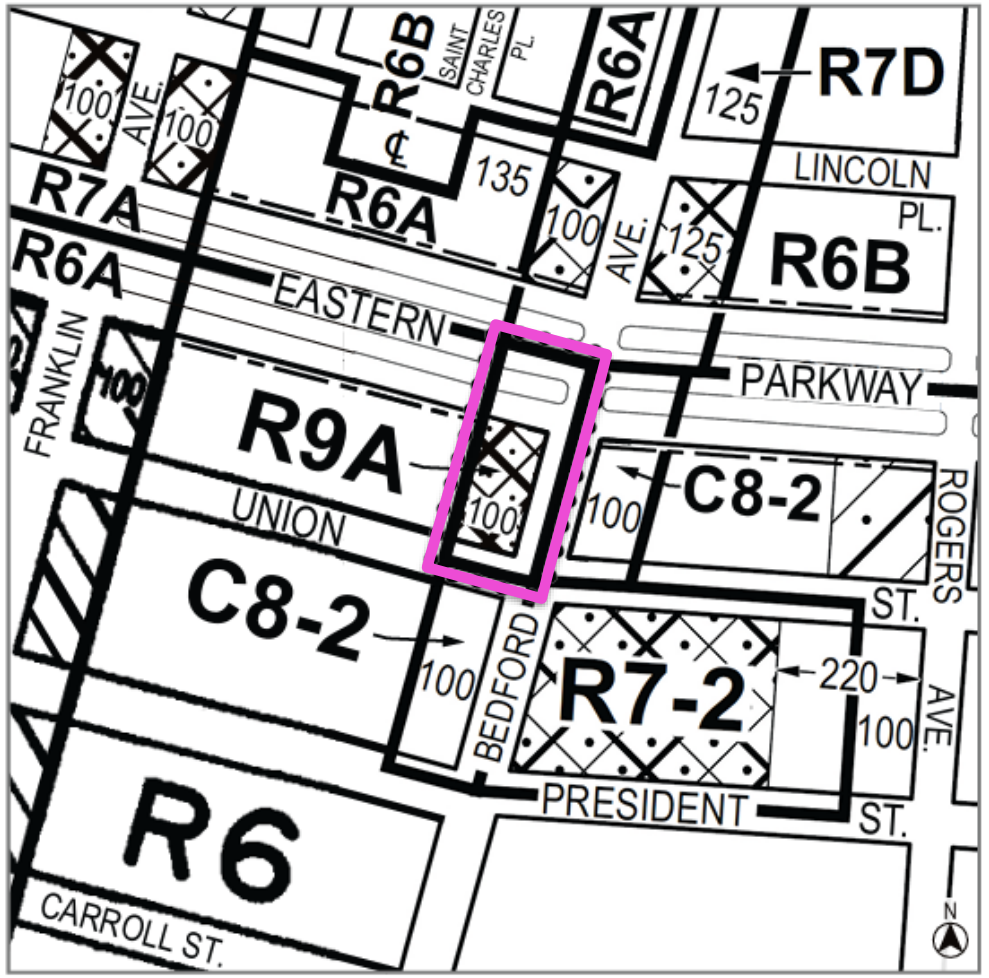
- Zoning map amendment from a C8-2 district to an R9A/C2-4 district

- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area with options 1 and 2

Proposed Actions (Zoning Map Amendment)



Current Zoning Map (16c, 16d, 17a, 17b)



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

Rezoning from C8-2 to R9A/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.

Zoning Map Amendment

	C8-2	R9A/C2-4
Max Base Height	N/A	135 feet
Max Building Height	Determined by sky exposure plane	185 feet
Max Residential FAR	N/A	9.02
Community Facility FAR	4.8	7.5
Commercial FAR	2.0	2.0
Parking (Outer Transit Zone)	1 per 400 s.f. of floor area	12% of dwelling units, none required for Qualifying Affordable housing. Waived if 40 or fewer spaces req'd

Proposed Actions (Zoning Text Amendment)

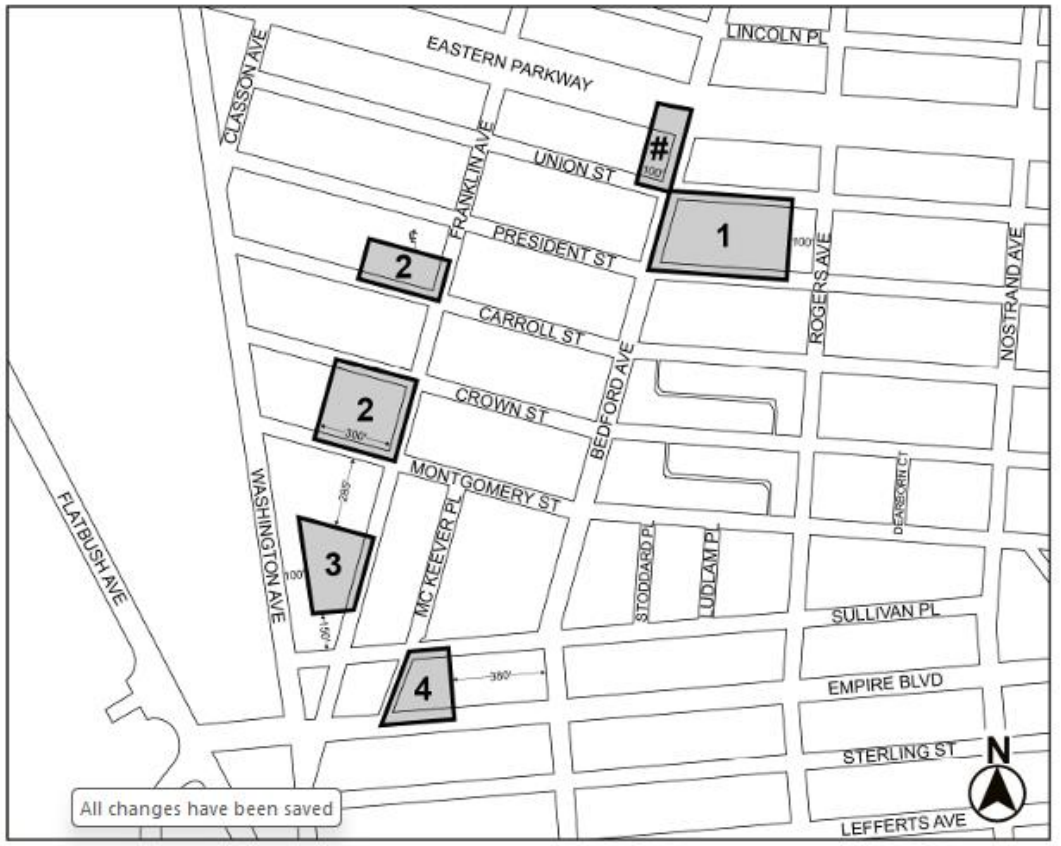
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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**

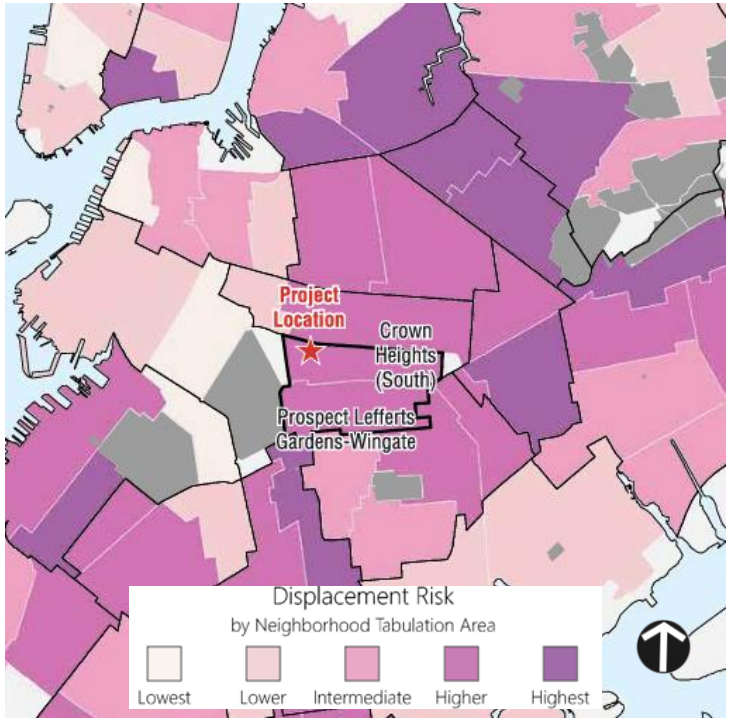


Mandatory Inclusionary Housing area
Area **1** – 11/30/17 MIH Option 1
Area **2** – 12/20/18 MIH Option 1
Area **3** – 11/21/24 MIH Option 1, Option 2 and Option 4
Area **4** — 6/11/25 MIH Option 3
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 9, Brooklyn

* * *

Racial Equity Report on Housing and Opportunity



Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-bedroom	Eligible Income (2025) ** 1-person HH	Eligible Income (2025) ** 4-person HH
Low Income	63	25%	60	$1,700	$2,190	$68,000	$97,200
Not Income Restricted	187	75%	N/A	$3,290	$5,730	$131,600	$294,800
		0%					
		0%					
Total	250	100%					

Annual Median Household Income:

$73,846

Midwood: *Public Use Microdata Area (PUMA) 4309*

Brooklyn: $78,551

NYC: $79,738

*Rents are based on unit size. Rents shown are illustrative (based on NYC's Affordable Monthly Rent data. Final rents will be determined based on the HUD Income Limits in place at time of project construction.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on HUD Income Limits, rounded to the nearest $100) and will change. Final qualifying incomes will be determined by the HUD Income Limits in place at time of project marketing.

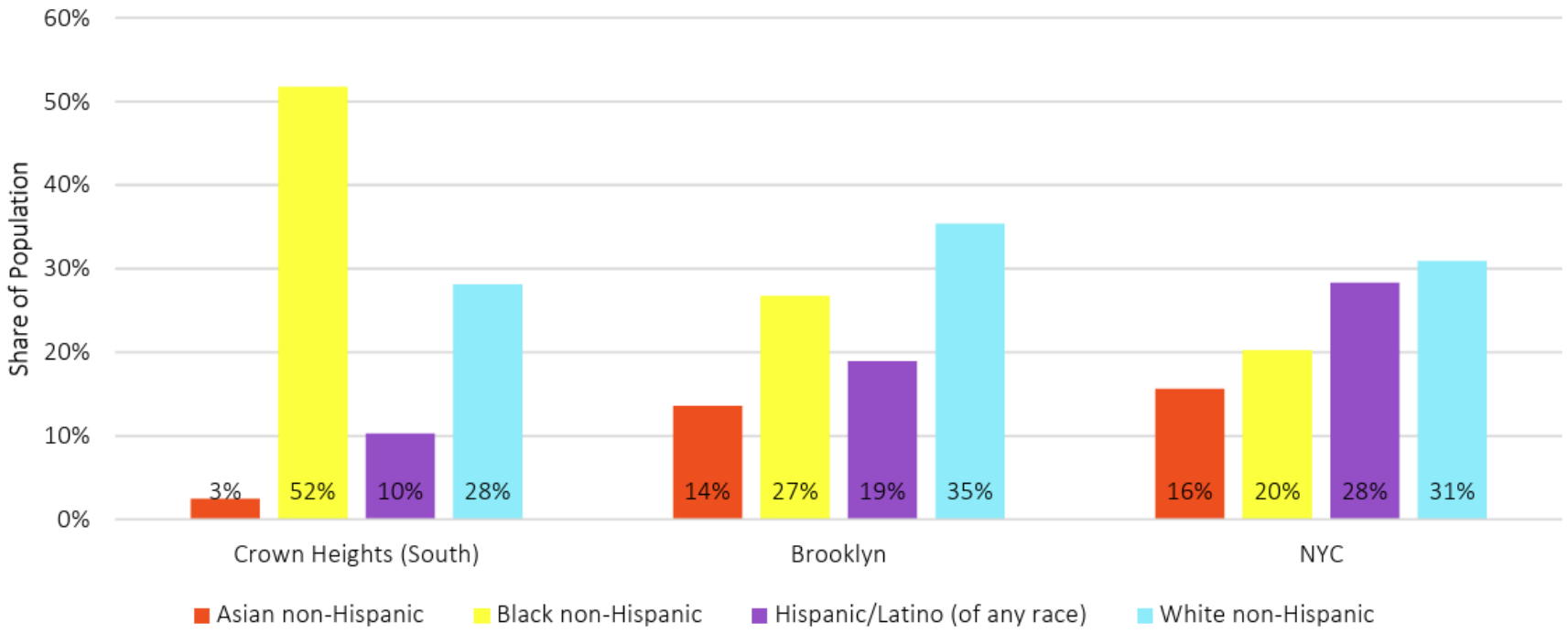
Racial Equity Report on Housing and Opportunity

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]."



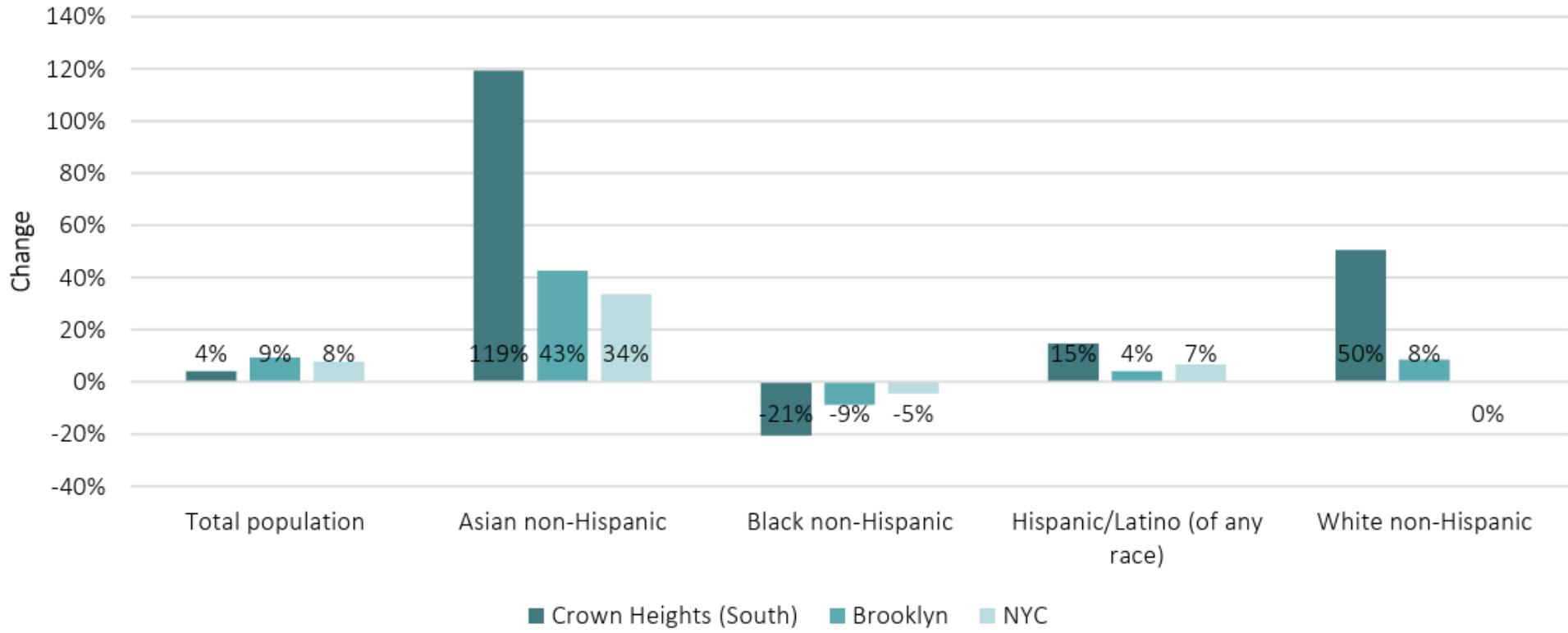
Source: Census 2020; Community Profile Table 1.01

Racial Equity Report on Housing and Opportunity

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

Summary

Actions Requested:

- Zoning Map Amendment to change a C8-2 district to an R9A/C2-4 district.
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 18-story residential and commercial Building
- 173,200 total square feet (9.02 FAR)
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