236 Gold Street Rezoning

Community District 2, Brooklyn

250032 ZRK

250030 ZMK



Proposed Project

Applicant:
236 Gold LLC

Actions Requested:
ZM: R6B to C6-2A
ZR: Appendix F

Development:
14 Story Mixed Use building
79,574 sq. ft. of floor area (7.2 FAR)

- 77, 459 sq. ft. (7.01 FAR) of Residential
- 114 dwelling units (29 income restricted)
- 2,115 sq. ft. (0.19 FAR) of Commercial



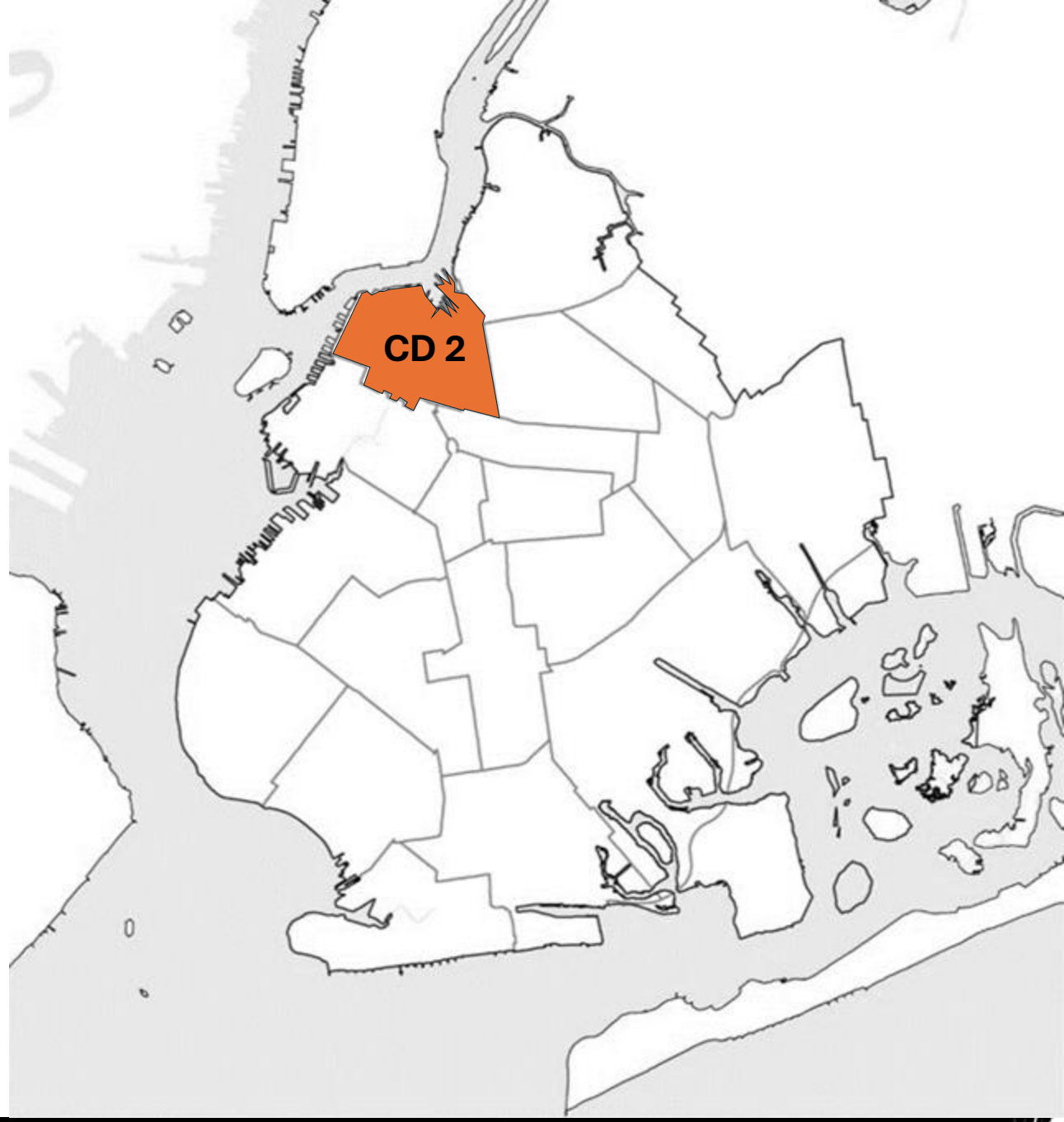
Illustrative rendering

Project Location

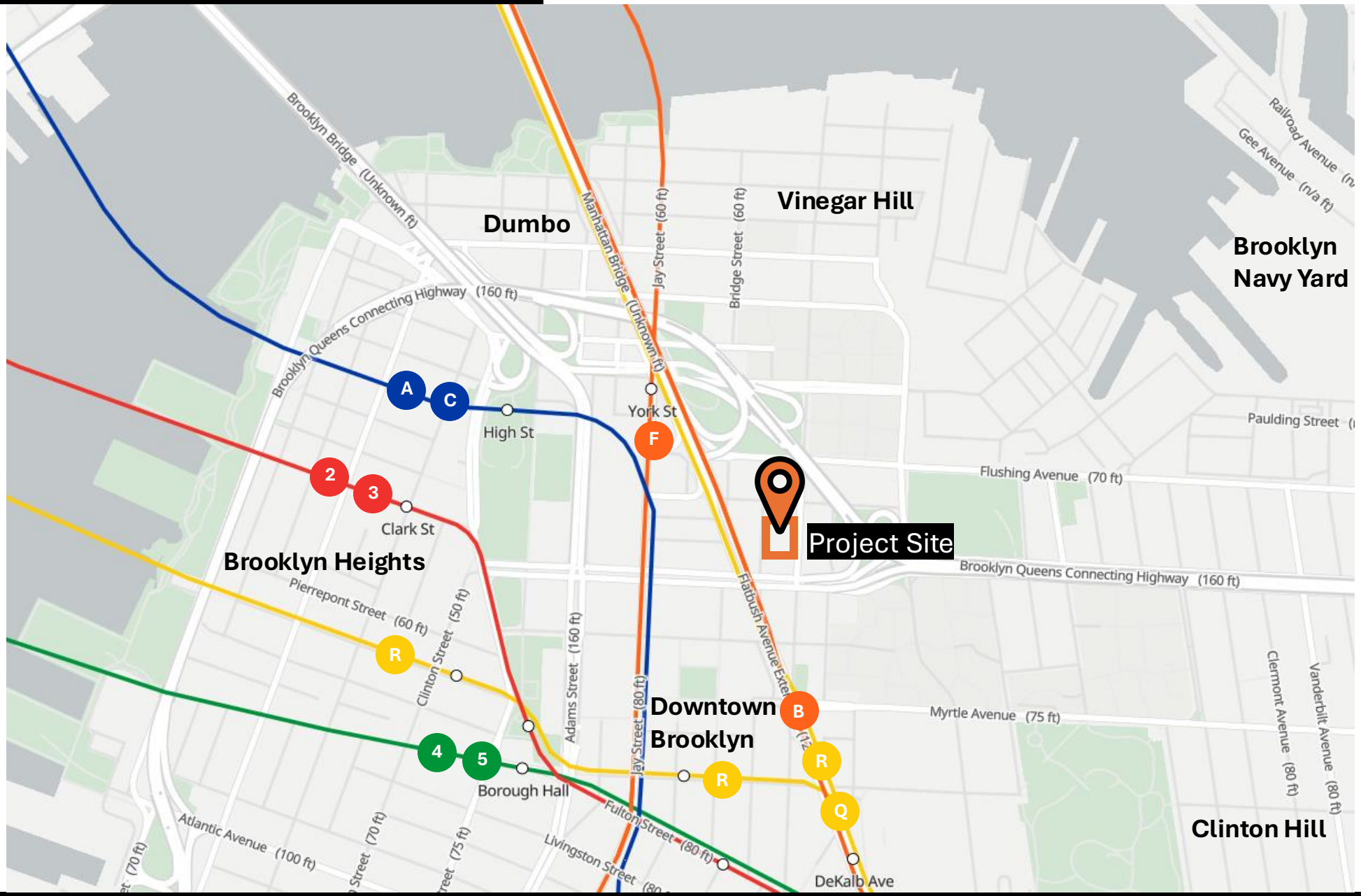
Location:
236 Gold Street
Between Concord Street and Tillary Street
Block 121; Lots 33, 35, 36, 37

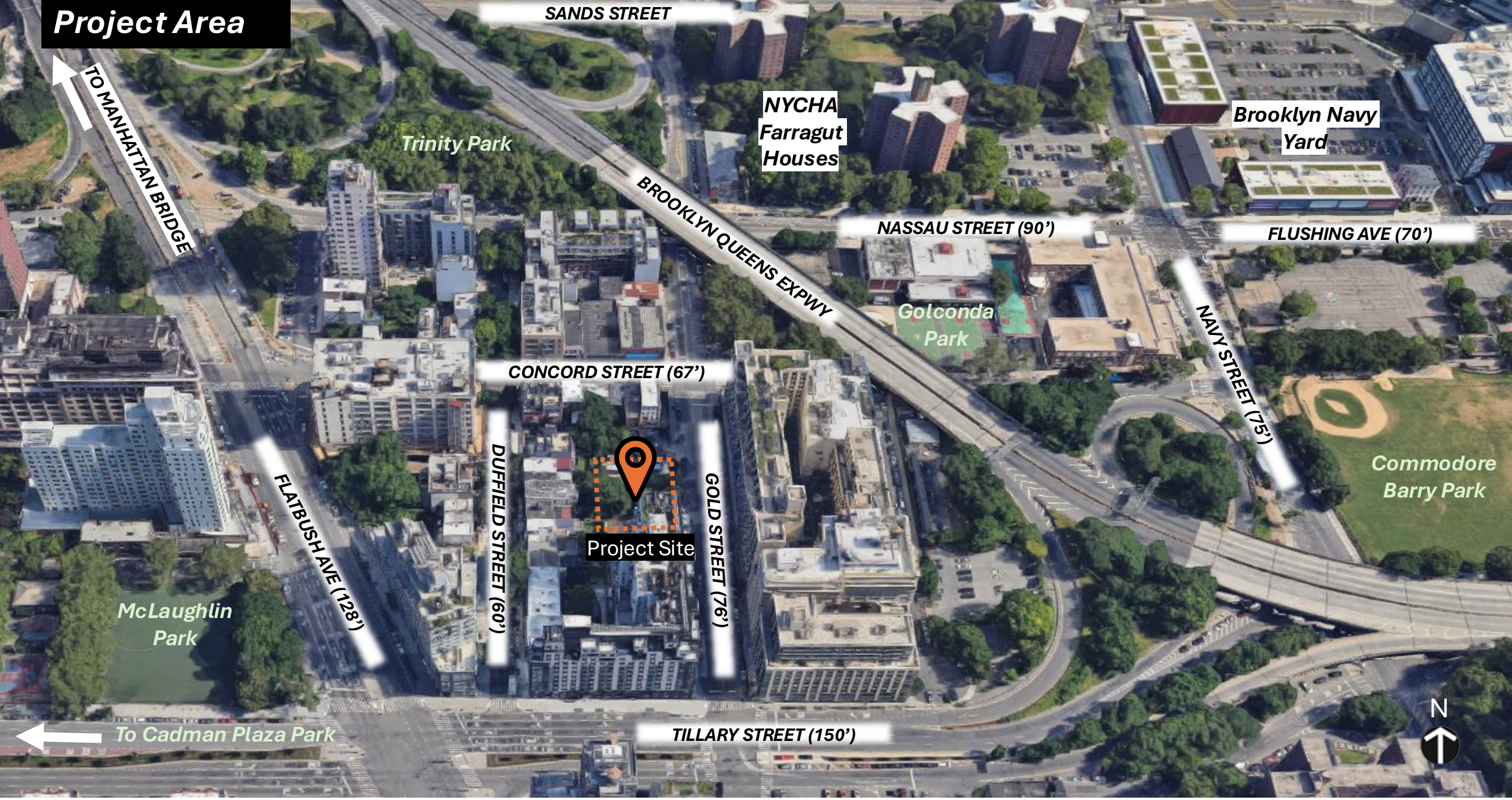
Neighborhood:
Bridge Plaza

Districts:
Brooklyn Community District 2
City Council District 35 (Lincoln Restler)



Transportation and Connectivity




Project Area
TO MANHATTAN BRIDGE
SANDS STREET
Trinity Park
NYCHA Farragut Houses
Brooklyn Navy Yard
BROOKLYN QUEENS EXPWY
NASSAU STREET (90')
FLUSHING AVE (70')
Golconda Park
NAVY STREET (75')
CONCORD STREET (67')
DUFFIELD STREET (60')
GOLD STREET (76')
Project Site
FLATBUSH AVE (128')
Commodore Barry Park
McLaughlin Park
To Cadman Plaza Park
TILLARY STREET (150')
N

Land Use and Zoning

Project Information

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

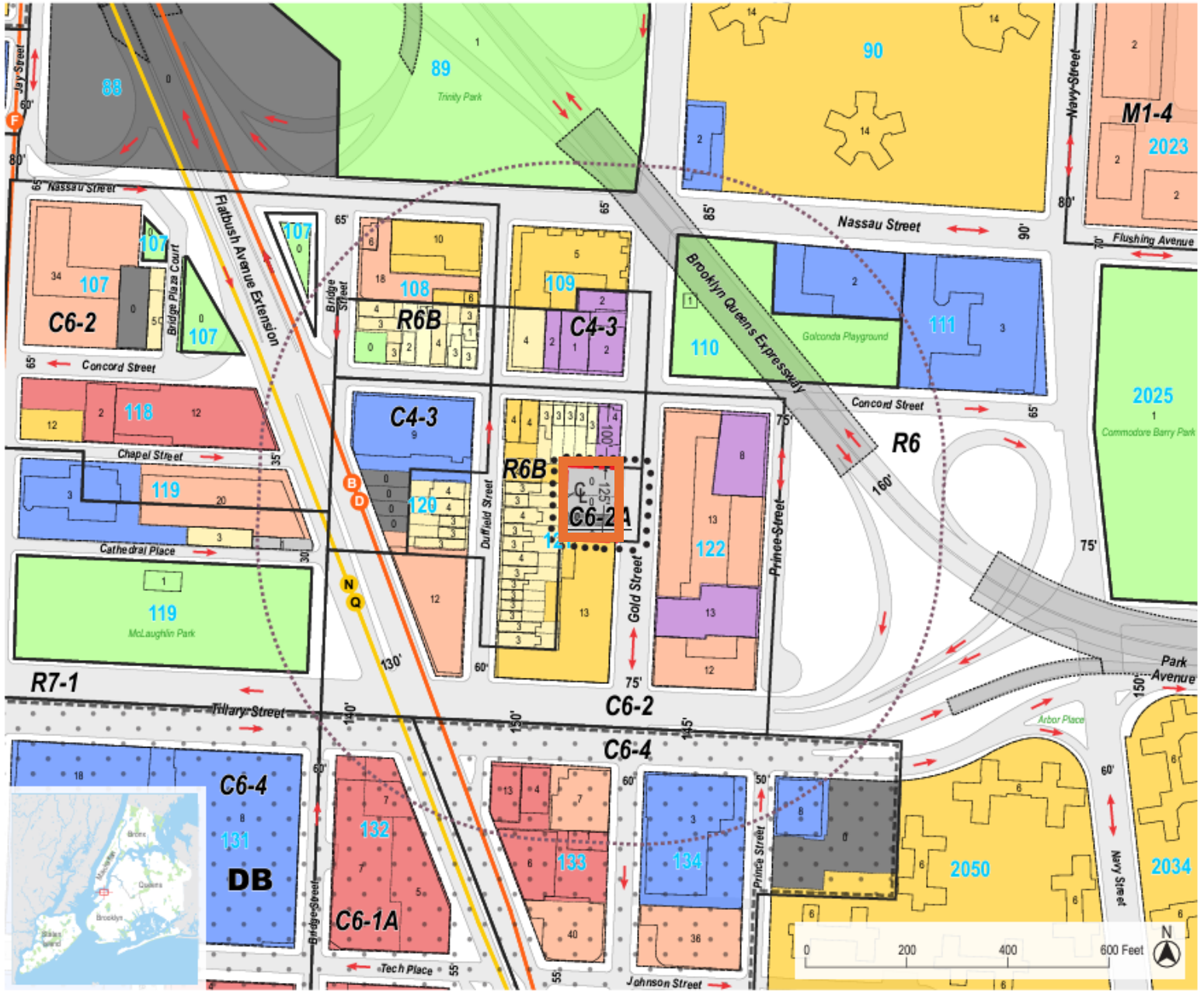
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Elevated Rail Structure / Roadway Overpass
- 5037 Block Numbers
- Property Lines
- 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



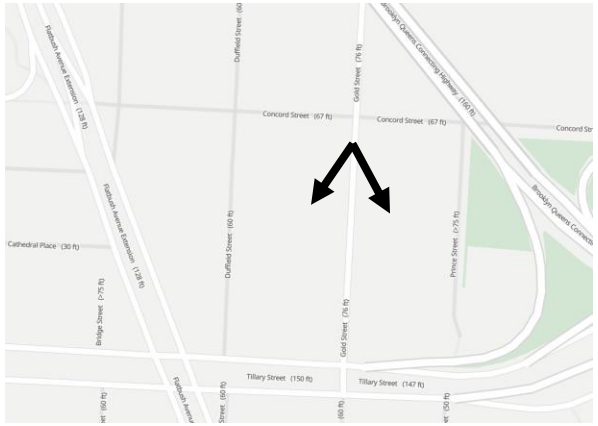
Project Location: Existing Conditions



Project Location: Looking South on Gold Street



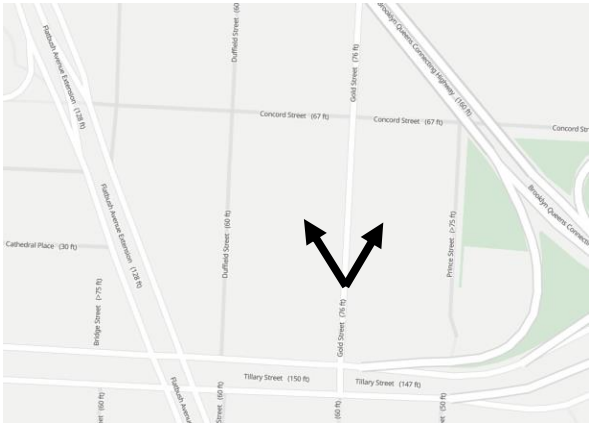
Project Area



N

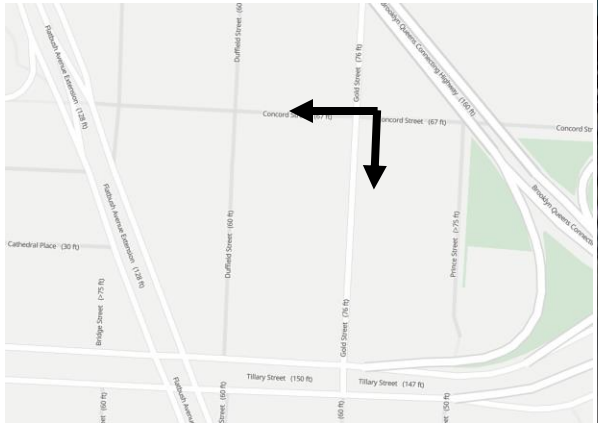
Project Location: Looking North on Gold Street





Project Location: Concord St looking Southwest

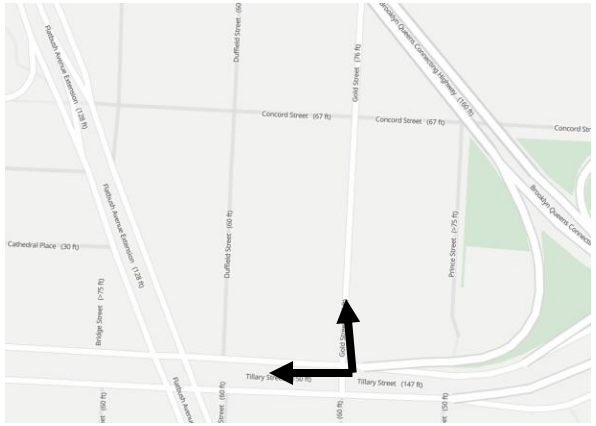
Project Area





Project Location:
Tillary St looking North

Project Area





N

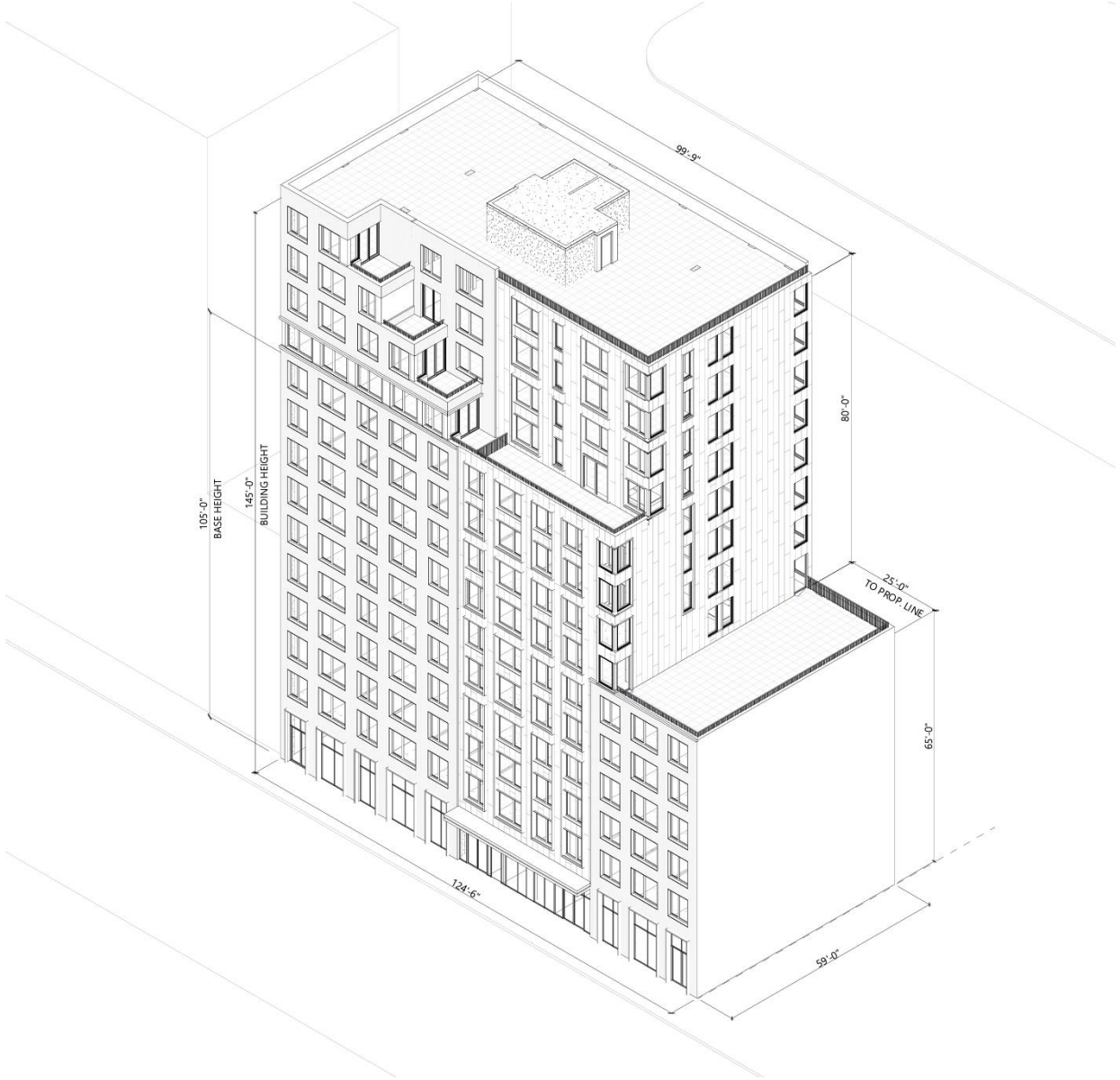
Proposed Development

14 Story Mixed Use building

- 145’ Building Height
- 105’ Base Height

79,574 sq. ft. of total floor area (7.2 FAR)

- 77,459 sq. ft. (7.01 FAR) of Residential
  - 114 dwelling units (30 MIH Option 1)
- 2,115 sq. ft. (0.19 FAR) of Commercial



Proposed Actions

1. **Zoning Map Amendment:**

   - Rezone the Rezoning Area from an R6B district to a C6-2A district

2. **Zoning Text Amendments:**

   - Establish a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2

Zoning Map Amendment

Current Zoning: R6B



Current Zoning Map (12d)

Proposed Zoning: C6-2A

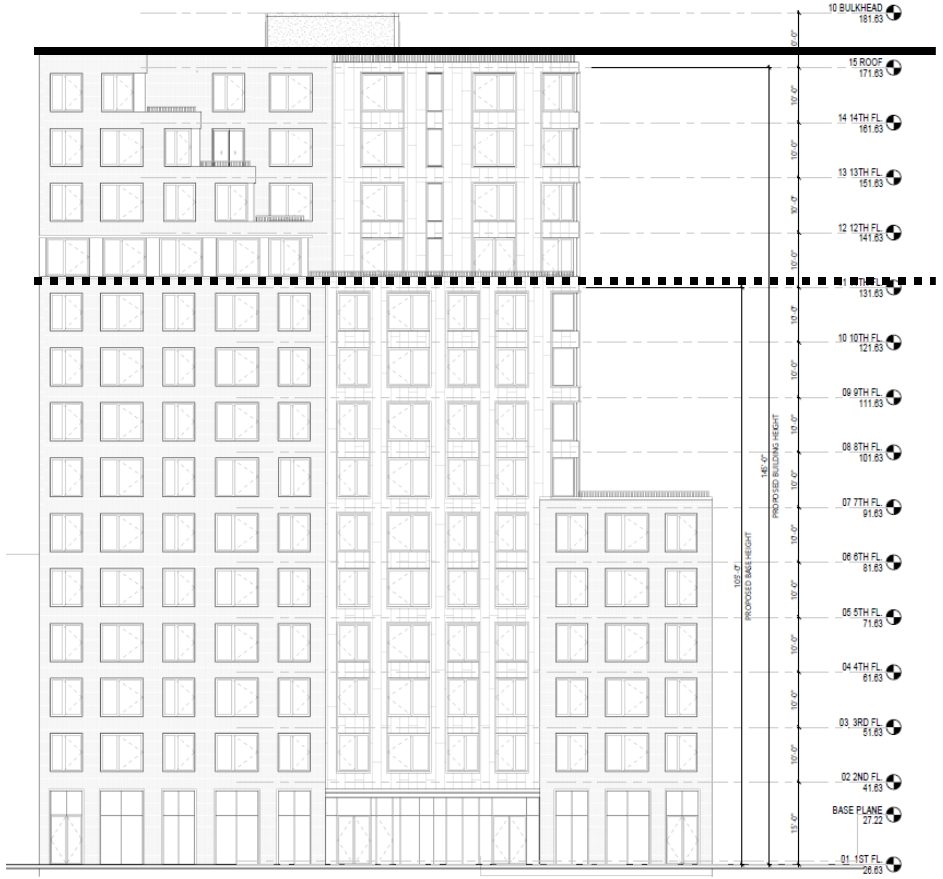


Proposed Zoning Map (12d) - Area being rezoned is outlined with dotted lines

Rezoning from R6B to C6-2A

Zoning Map Amendment: C6-2A

	R6B	C6-2A (R8A)
Permitted Use Groups	I-IV	**I-X**
Max Building Height	65’	**145'/14 stories (w/ QGF)**
Maximum Base Height	45’	**105'**
Max Residential FAR (w MIH)	2.4	**7.2**
Community Facility FAR	2.0	**6.5**
Commercial FAR	0	**6.0**
Parking	None In Inner Transit Zone	**None for Residential Development**

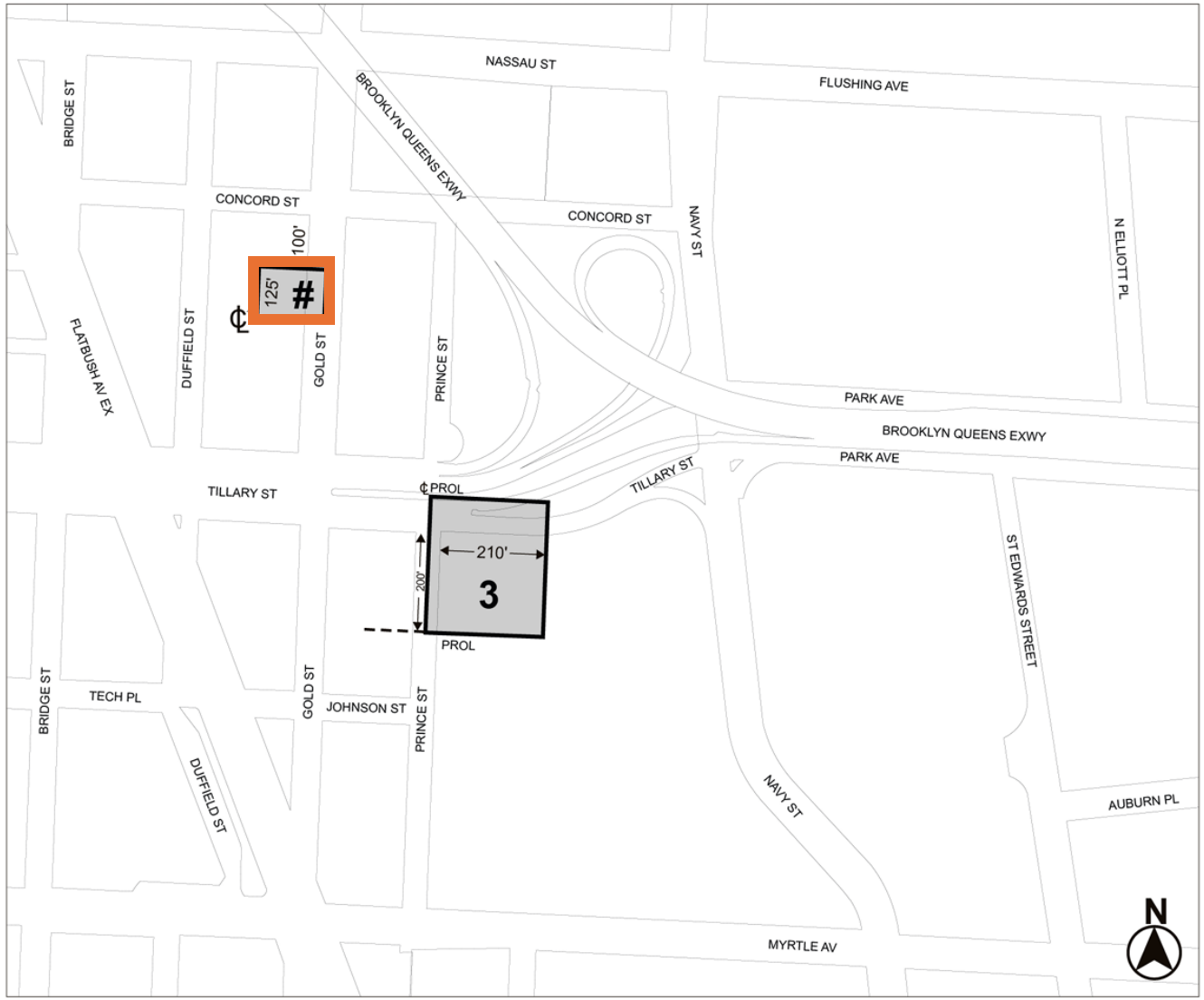


Illustrative design of proposed development facilitated by C6-2A zoning.

Zoning Text Amendment:
Appendix F

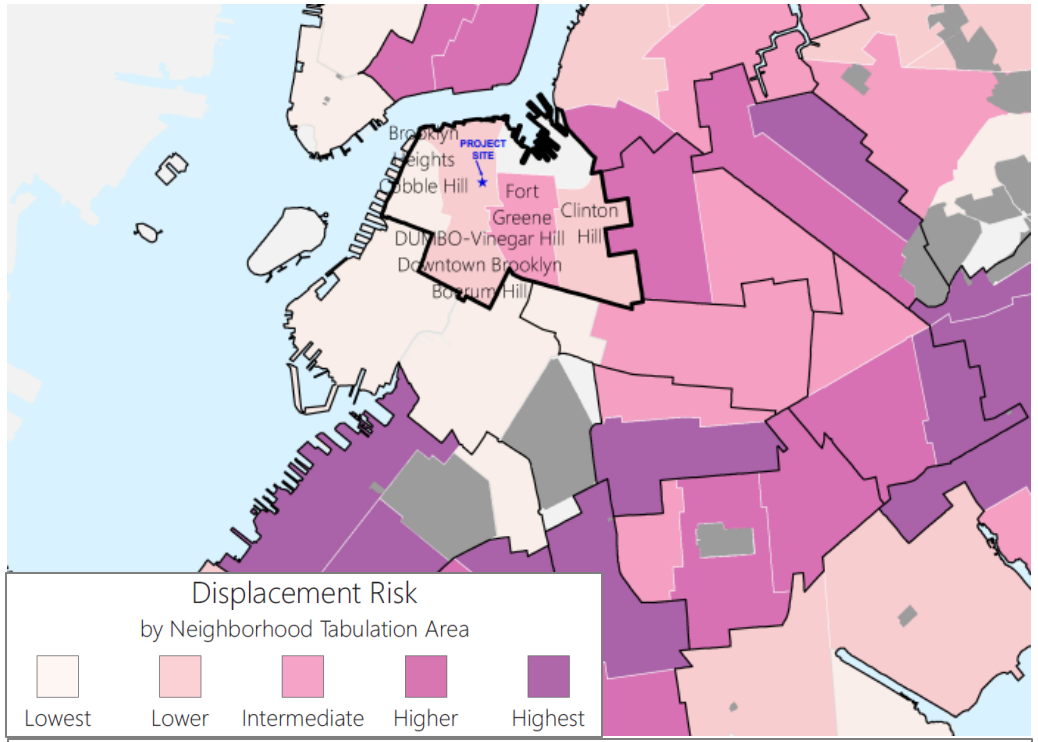
Appendix F:
Mapping MIH Options 1 & 2

Project Area



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **3** — 10/31/17 MIH Program Option 1
Area **#** — [date of adoption] MIH Program Option 1 and Option 2

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



Annual Median Household Income:

$118,976

Brooklyn Heights & Fort Greene

Public Use Microdata Area (PUMA) 4004

More than Brooklyn and NYC

MIH Option 1

Income restriction	Units		Anticipated affordability				
			AMI	Rent (2024)*		Eligible income (2024)**	
	#	%		Studio -- 2-bedroom		1-person -- 4-person household	
Very Low Income	12	10.0	40%	$1,090	$1,400	$43,500	$62,100
Low Income	17	15.0	60%	$1,630	$ 2,100	$65,200	$93,200
Market Rate	85	75.0	N/A	$3,450	$5,900	N/A	N/A
Total	**114**	**100%**					

*Rents are based on unit size. Rents shown are illustrative (based on 2024 HUD Income Limits, 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.

**Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2024 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.

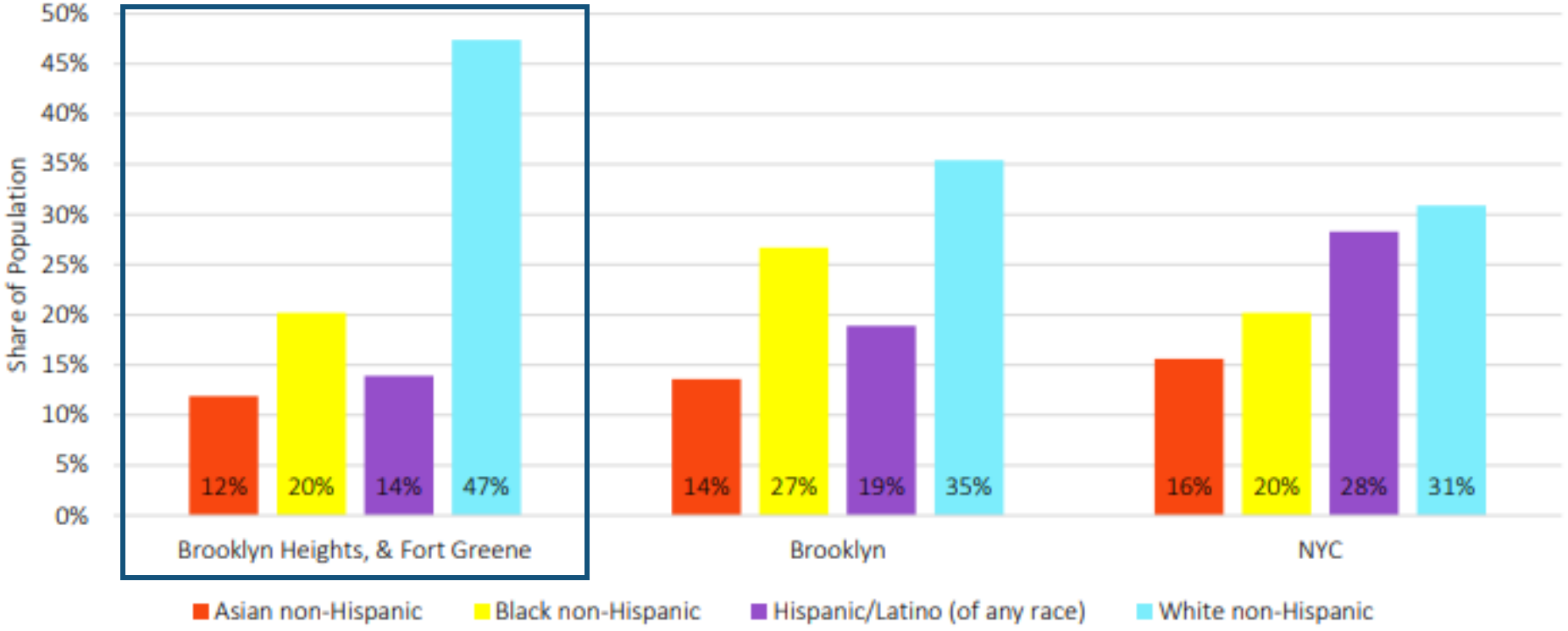
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



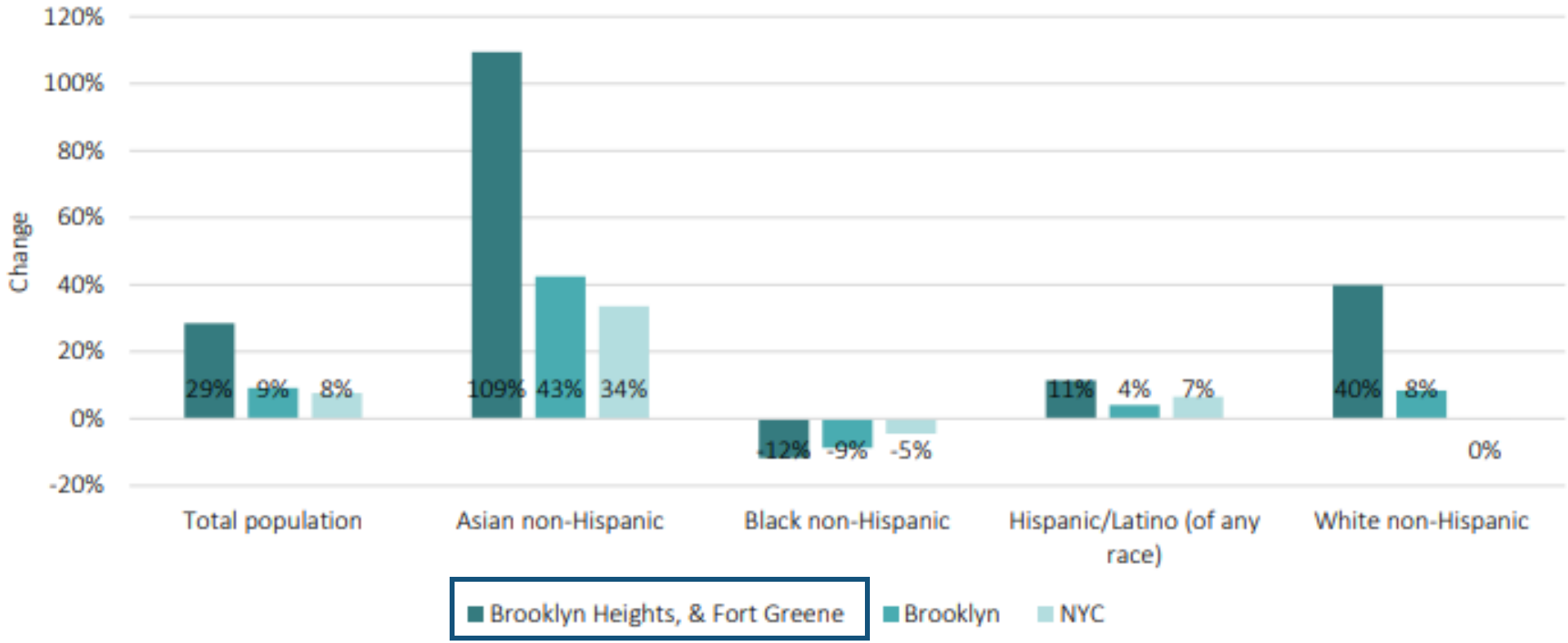
Source: Census 2020; Community Profile Table 1.01

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]."



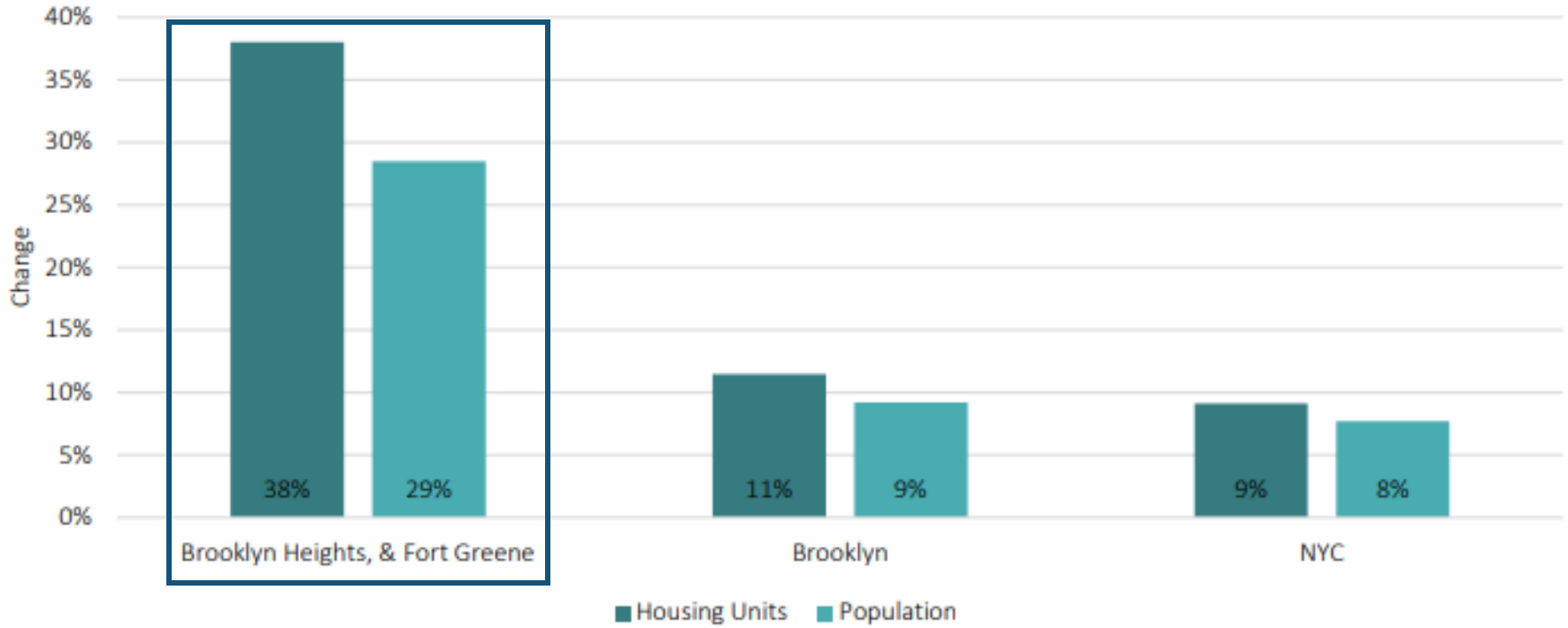
Source: Census 2010, 2020; Community Profile Table 1.01

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

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2023

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

*From 2010, 2023, housing units in Brooklyn Heights and Fort Greene increased by **38%** and population increased by **29%**.*



Source: NYC Department of City Planning Housing Database 2023 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

236 Gold Street Rezoning Summary



Illustrative rendering

Neighborhood:
Bridge Plaza, Brooklyn

Districts:
Brooklyn Community District 2
City Council District 35 (Lincoln Restler)

Applicant:
236 Gold LLC

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