

Renderings are illustrative and subject to change

9818 Fort Hamilton Parkway Rezoning

260115 ZMK
N 260116 ZRK
Community District 10, Brooklyn

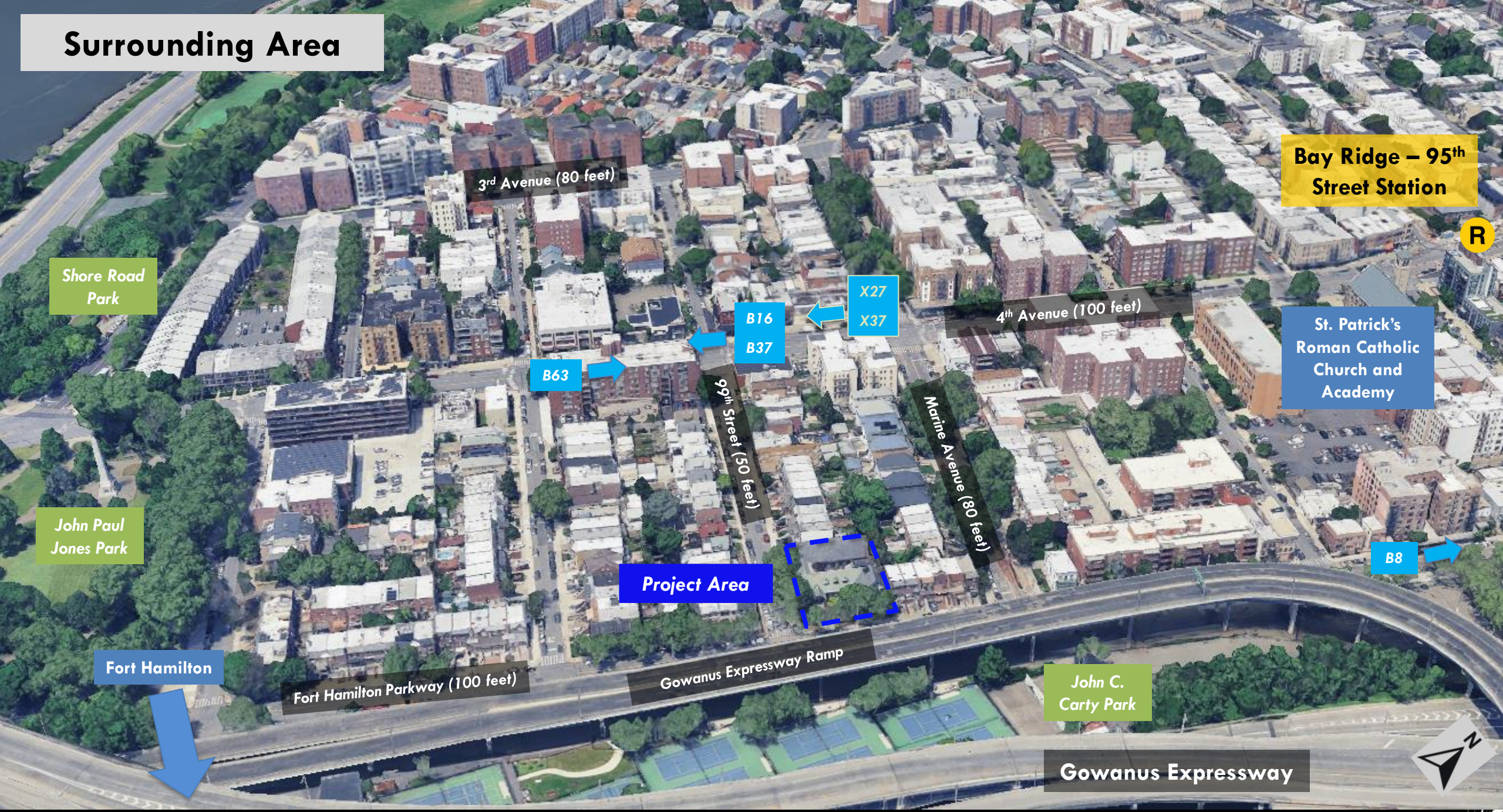
APPLICANT	▪ Bay Ridge Community Development Center Inc.
ACTIONS REQUESTED	▪ Zoning map amendment from R4B (BR) to R6A (BR) ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ 4-story community facility (Bay Ridge Community Center) ▪ Approximately 33,100 square feet ▪ 54 feet in height ▪ Includes gym, pool, library, classrooms, kitchen, café, and office spaces

Project Location

- 9818 Fort Hamilton Parkway
- Bay Ridge
- Brooklyn Community District 10
- City Council District 47 (Kayla Santosuosso)



Surrounding Area



Surrounding Area



Land Use & Zoning



Site Photos





Project Area

Site Photos



Project Area



Site Photos





Project Area

Proposed Development

- 4-Story Community Facility building
- 33,055 square feet (2.64 FAR)
- Includes:
  - Subcellar: gym, office, storage
  - Cellar: Exercise facilities, lap pool, equipment room, kitchen
  - 1st Floor: Lobby, multi-purpose space, daycare, food prep area, storage, playground
  - 2nd floor: Multi-purpose space, offices, conference room, meeting room
  - 3rd Floor: Library, youth room, art studio, classrooms, office, café, outdoor terrace
  - 4th Floor: Conference center, visitor offices
- No parking



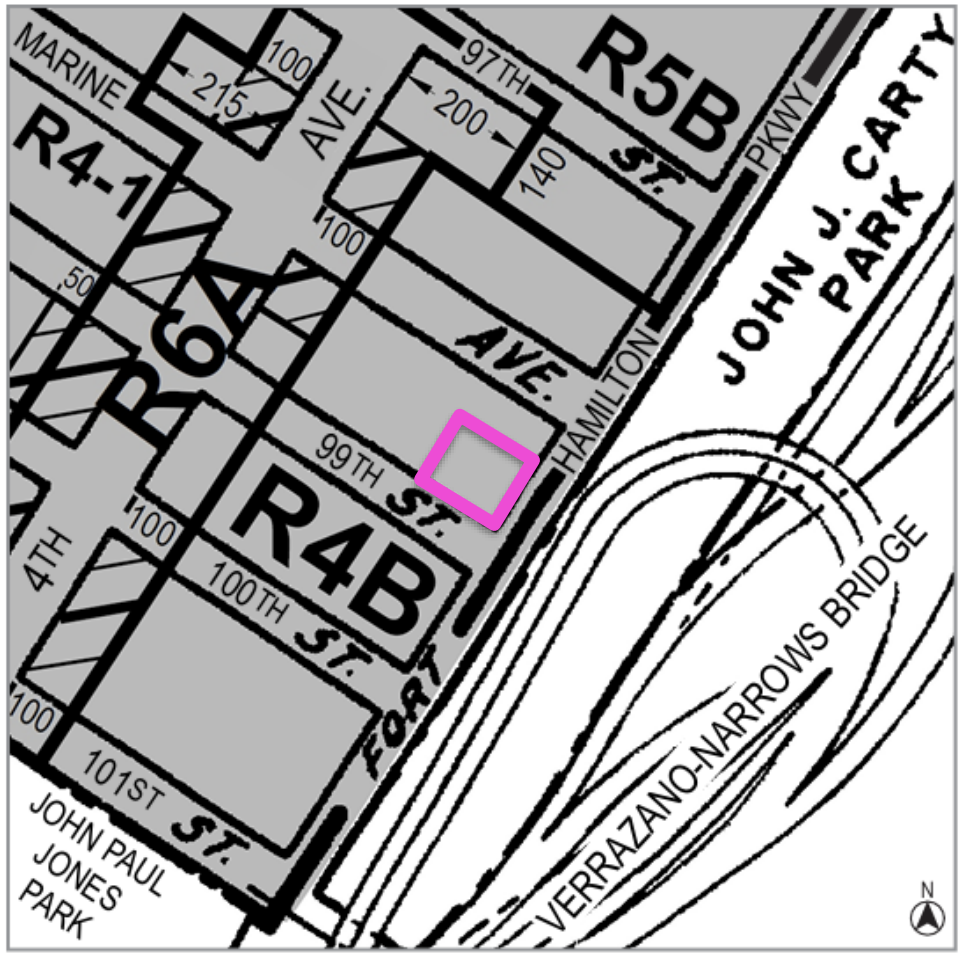
Renderings are illustrative and subject to change

Proposed Actions Requested

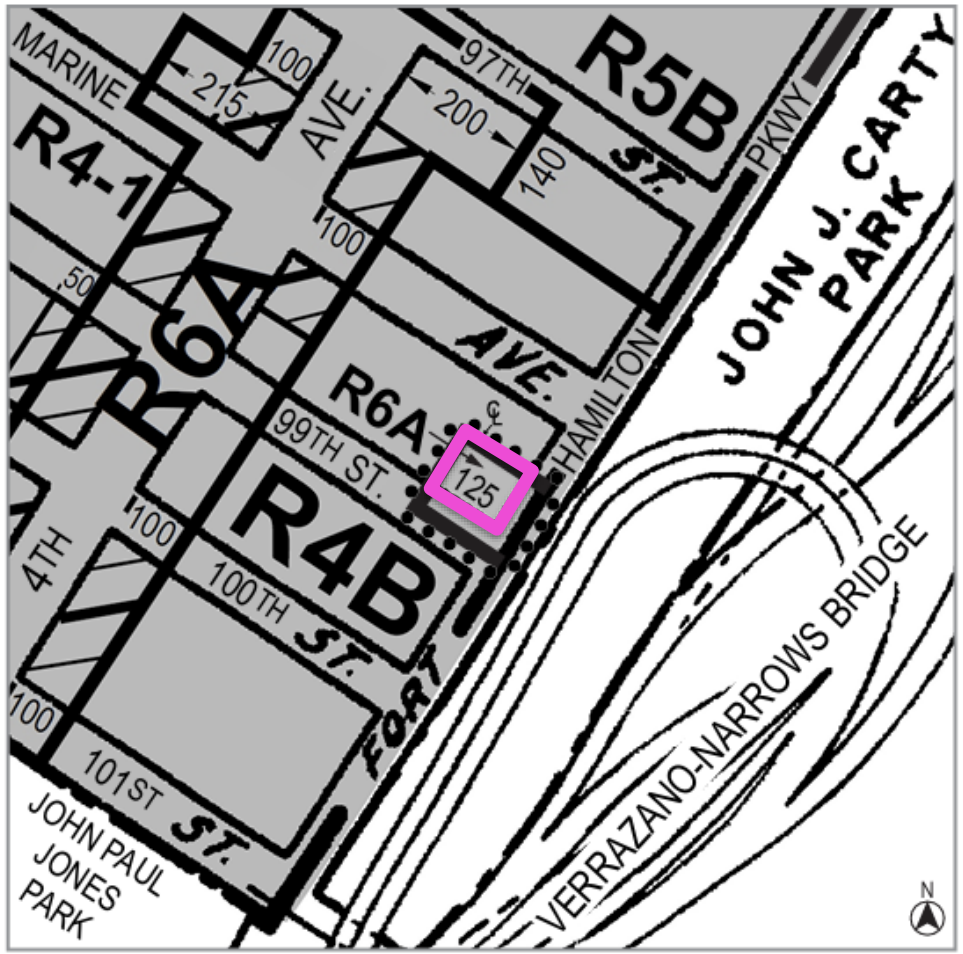
- Zoning Map Amendment: R4B (BR) district to R6A (BR)

- 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 (22b)



Proposed Zoning Map (22b) - Area being rezoned is outlined with dotted lines

Rezoning from R4B (BR) to R6A (BR)

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

	R4B (BR)	R6A (BR)
Max Building Height	25 feet	75 feet (95 feet with MIH)
Max Base Height	N/A	65 feet
Max Residential FAR	1.00	3.0 (3.9 with MIH)
Community Facility FAR	2.00	3.0
Commercial FAR	N/A	N/A
Parking	50% of dwelling units	12% of dwelling units; No parking req'd for community center use which is used for youth-oriented activities.

Proposed Actions (Zoning Text Amendment)

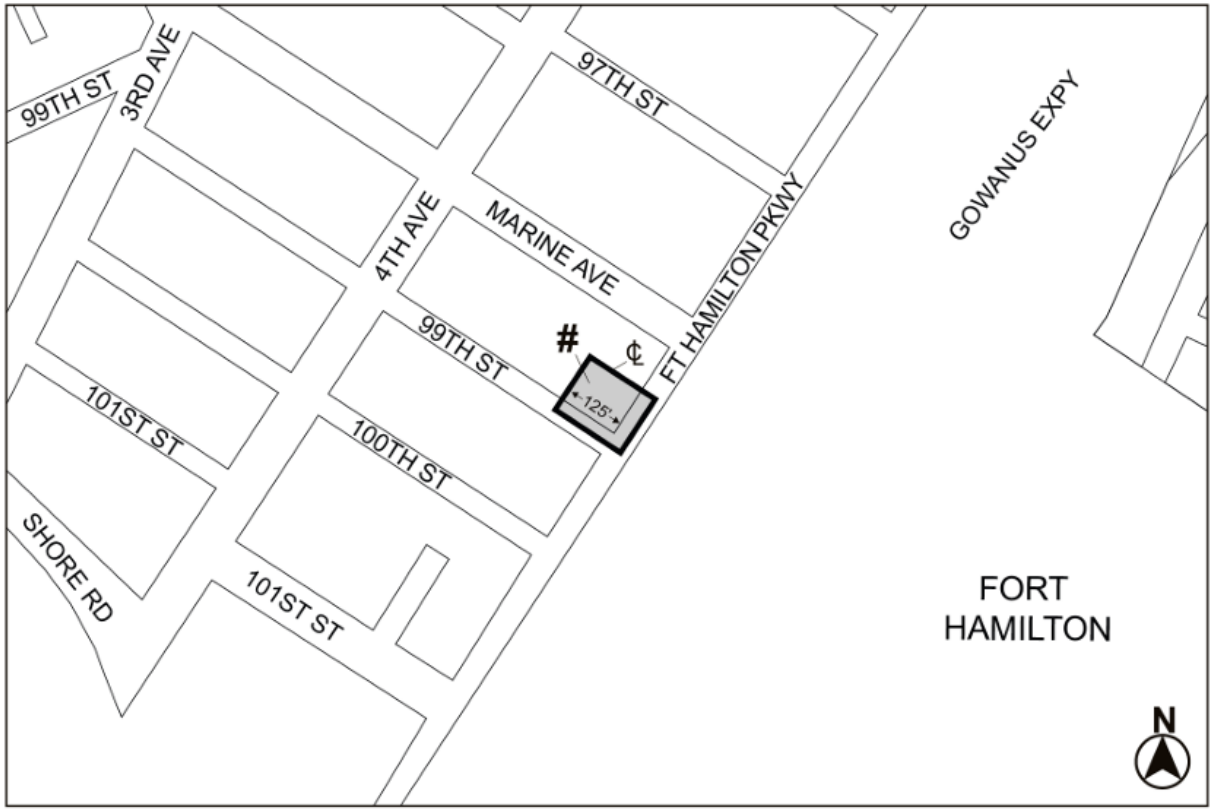
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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 # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Brooklyn

* * *

Summary

Actions Requested:

- Zoning Map Amendment to change R4B (BR) district to R6A (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 4-story Community Facility Building
- Approximately 33,100 square feet
- 2.64 FAR
- No Parking



Renderings are illustrative and subject to change

Appendix

Surrounding Area

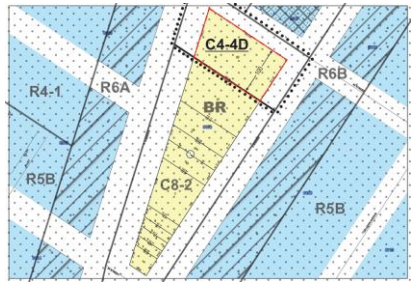


Project Area



5th Avenue & 92nd Street – Proposed Development Site





Project Area

5th Avenue – Proposed Development Site

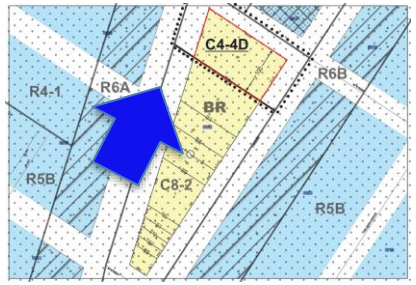




Project Area

4th Avenue – Proposed Development Site





Project Area

4th Avenue – Proposed Development Site





Project Area