

Renderings are illustrative and subject to change

464 Ovington Avenue

250056 ZMK
N 250057 ZRK
Community District 10, Brooklyn

APPLICANT	▪ Geffen Management LLC
ACTIONS REQUESTED	▪ Zoning map amendment from R3X (BR) to R6A (BR) ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ Eight-story residential building ▪ 36,094 sf residential ▪ 40 dwelling units, 10 income-restricted ▪ 18 cellar-level parking spaces

Project Location

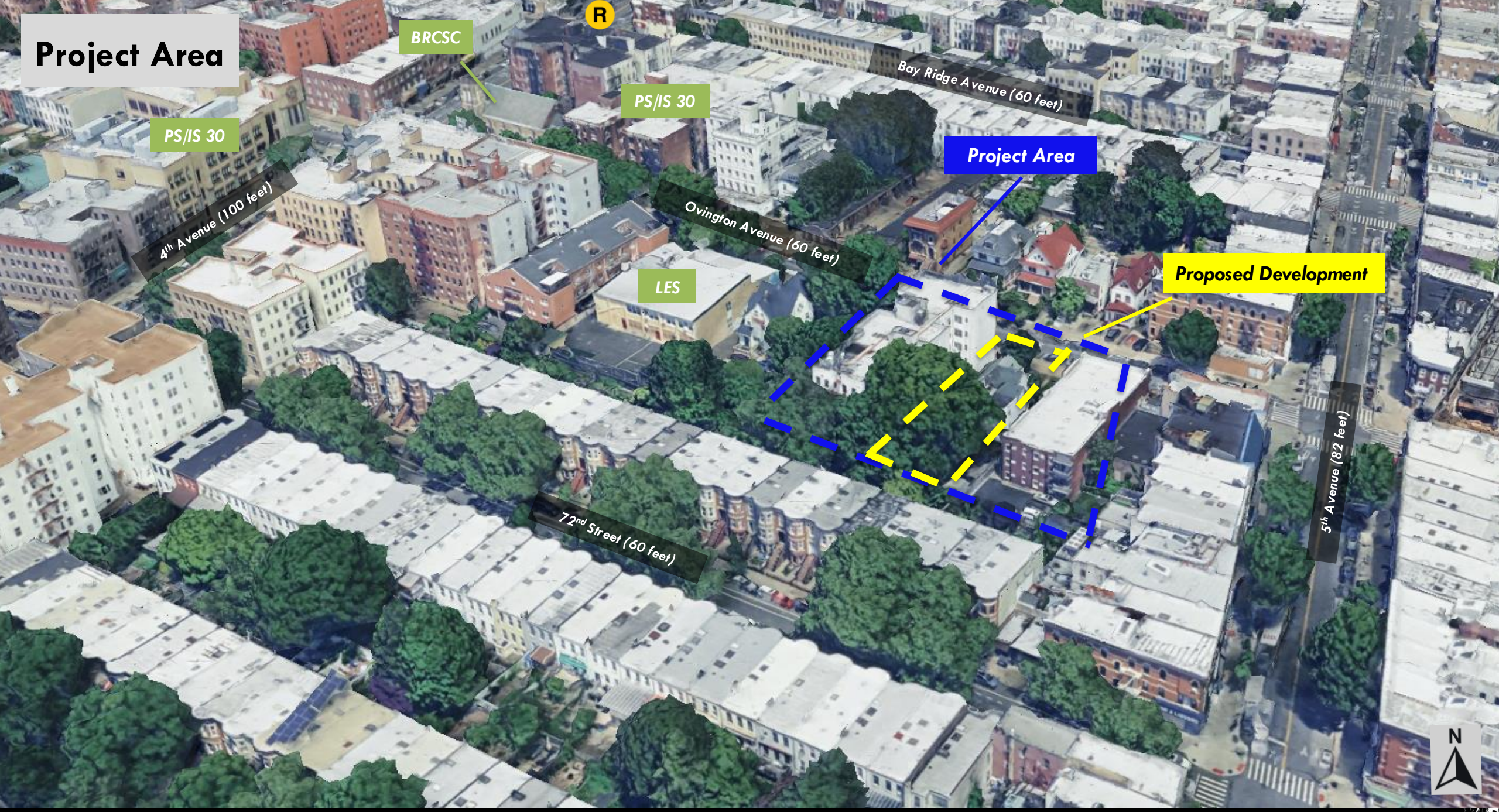
- 464 Ovington Avenue
- Ovington Avenue between 4th Avenue and 5th Avenue
- Brooklyn Community District 10
- City Council District 47 (Justin Brannan)



Surrounding Area



Project Area



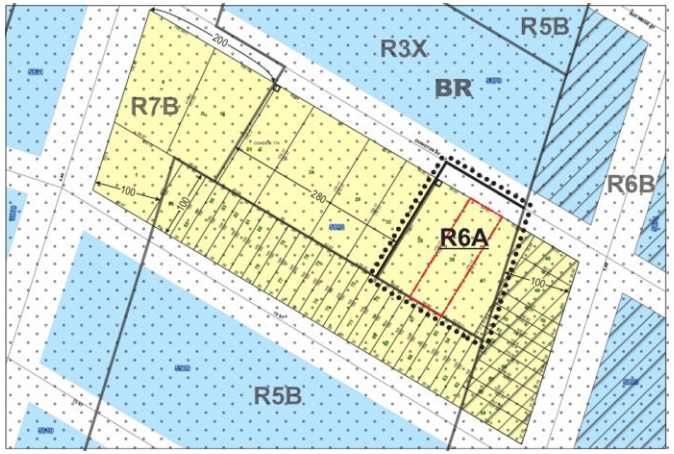
Land Use & Zoning

Development Site

Project Area

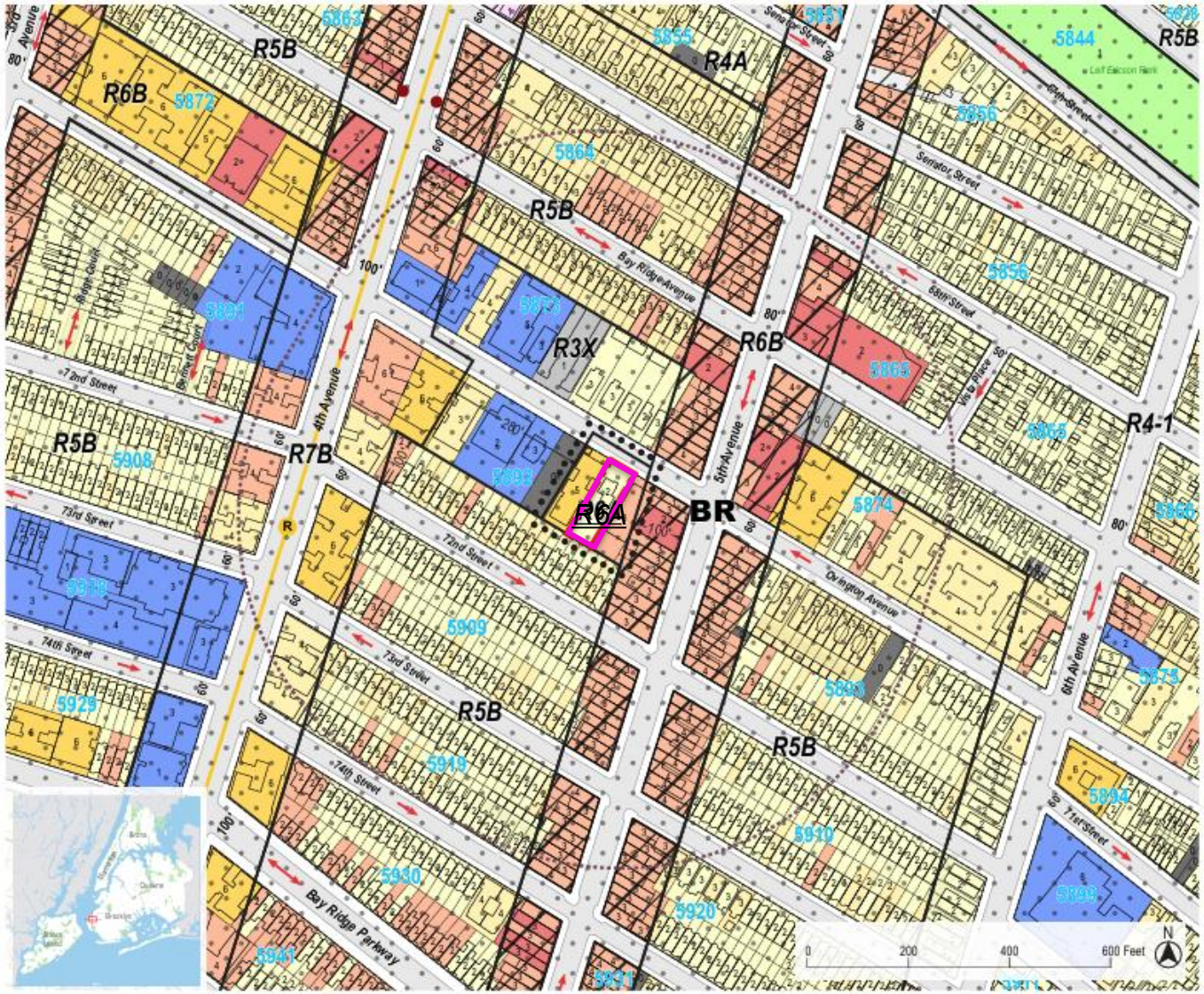
464 Ovington Avenue
BK | Community District 10

Current Zoning: R3X (BR)



Land Uses

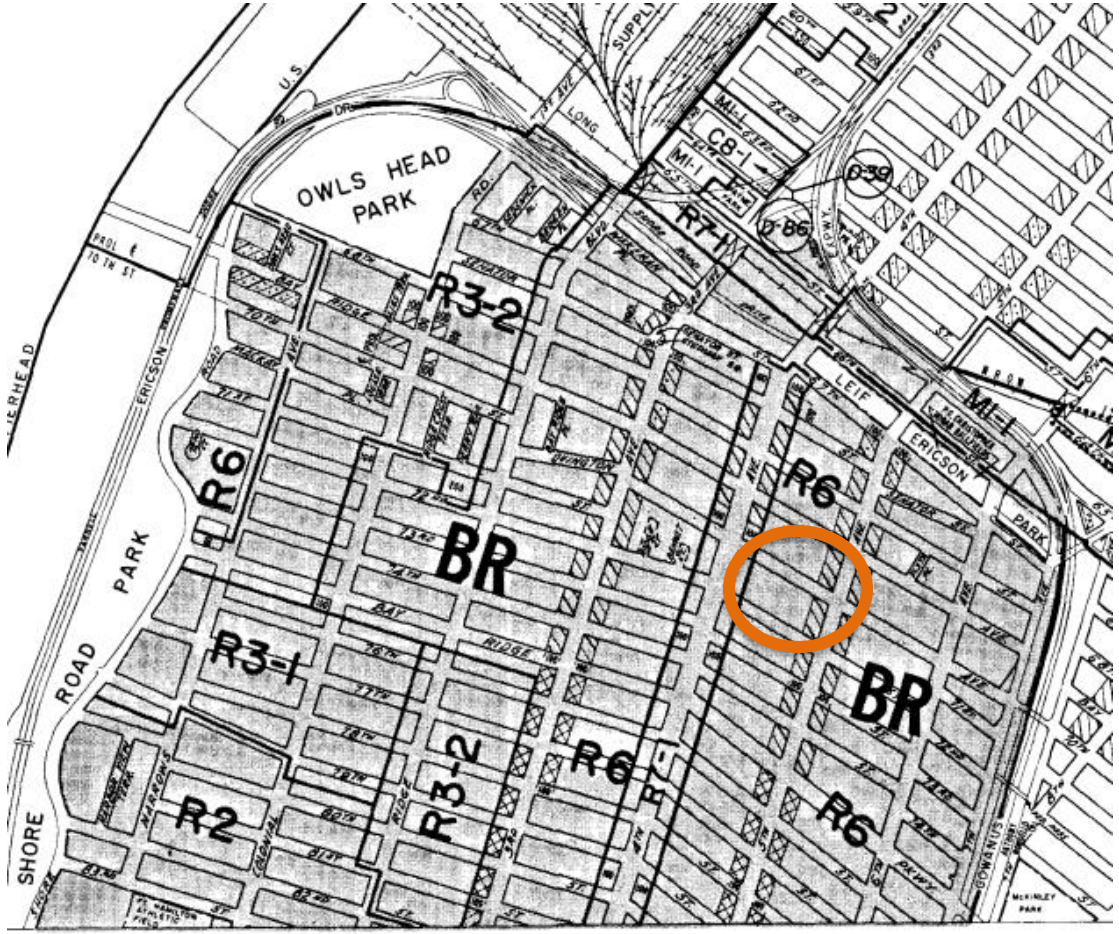
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other



Project Area

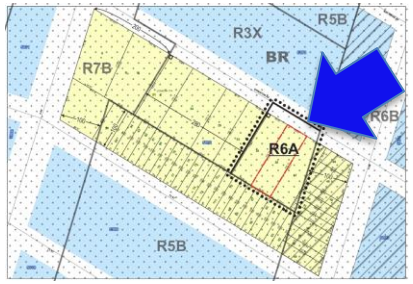


Bay Ridge Rezoning (2005)


OWLS HEAD PARK
R3-2
R6
BR
R3-1
R2
R7-1
C8-1
M1-1
R6
BR
R6
R6
R6
R7-1
R6
R6
R6

Ovington Avenue – Proposed Development Site



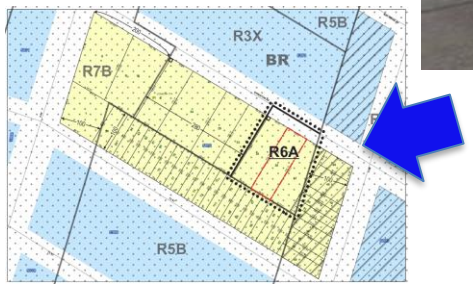


Project Area

Proposed Development

Ovington Avenue and 5th Avenue – Corner View toward west





Project Area

Proposed Development

Ovington Avenue – Eastern Street View

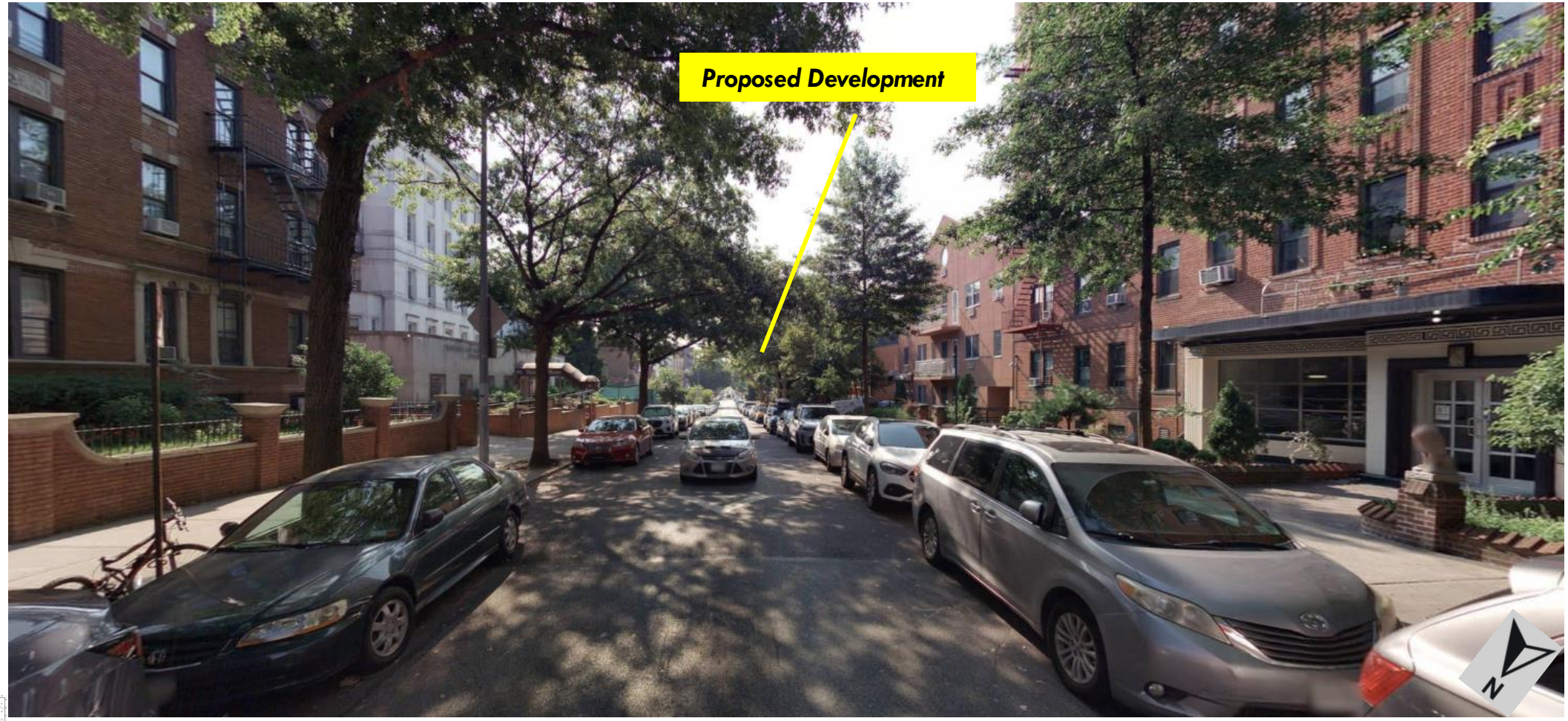


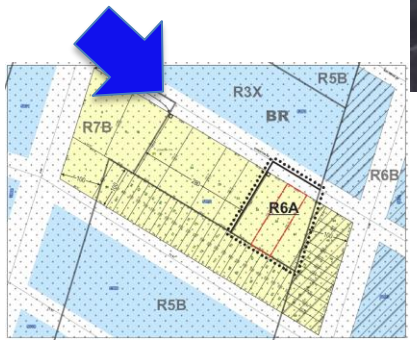


Project Area

Proposed Development

Ovington Avenue – Eastern Street View





Proposed Development

- Residential: 36,094 sq ft
- 40 units (10 income-restricted)
- 3.9 FAR
- 18 cellar-level parking spaces



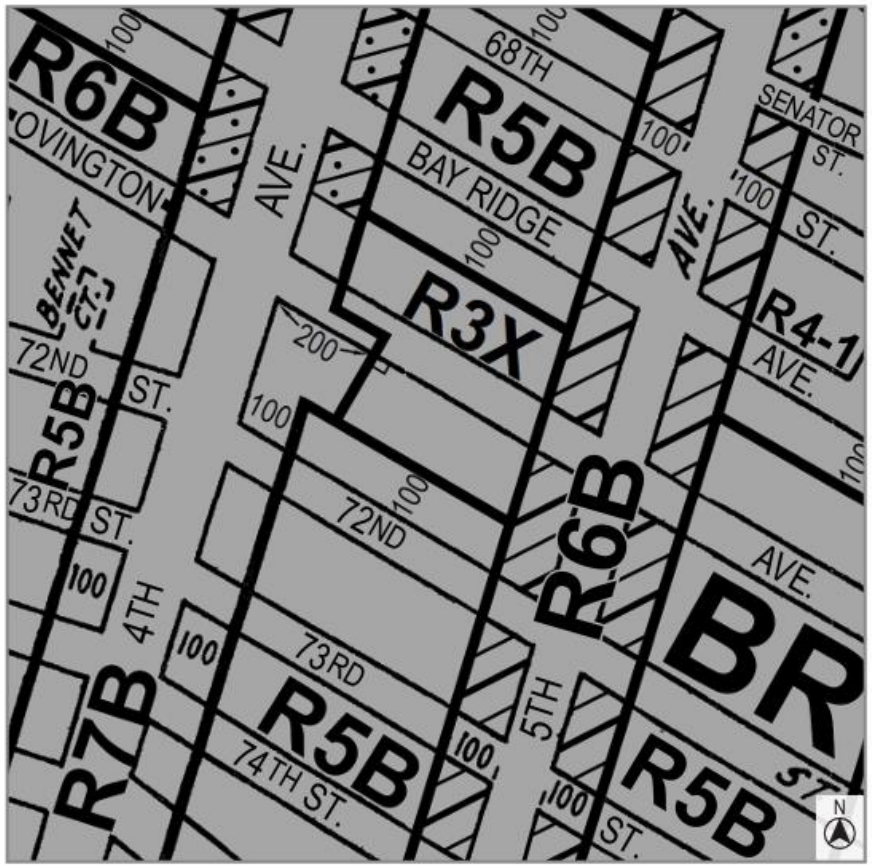
Renderings are illustrative and subject to change

Proposed Actions Requested

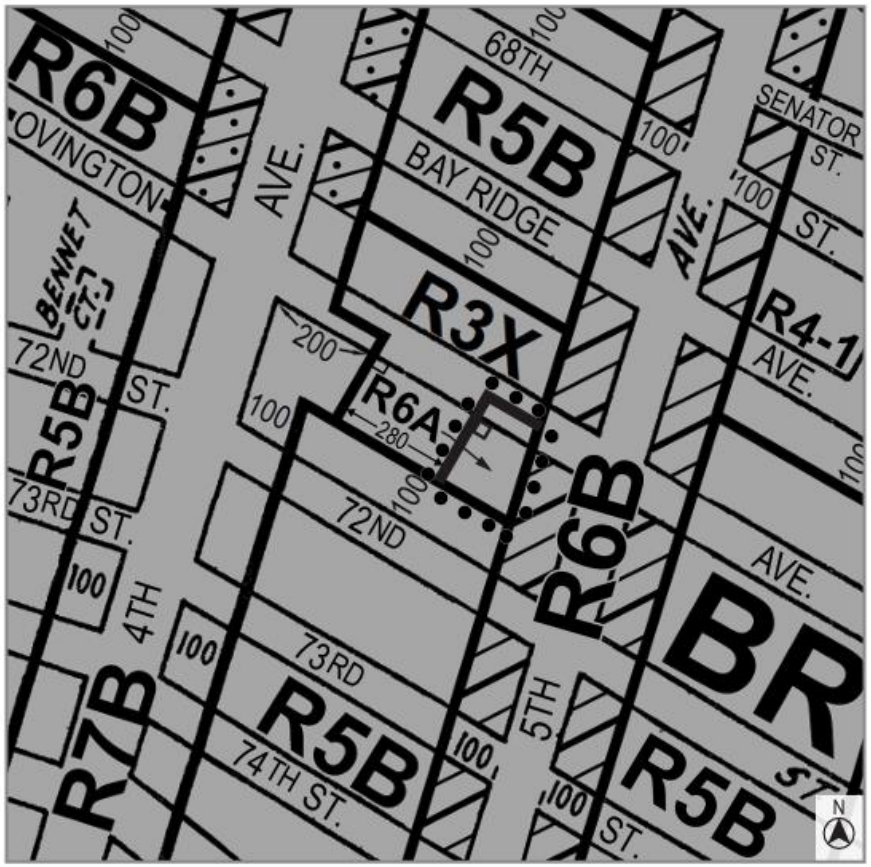
- Zoning Map Amendment to change R3X (BR) district to R6A (BR)
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area

Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (22a)



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

Rezoning from R3X (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: R6A

	R6A
Max Building Height	95 feet
Base Height	65 feet
Max Residential FAR	3.9 (with qualifying affordable housing)
Community Facility FAR	3.0
Commercial FAR	n/a
Parking	25% of dwelling units; 0% Income Restricted Units (Outer Transit Zone)

Proposed Actions (Zoning Text Amendment)

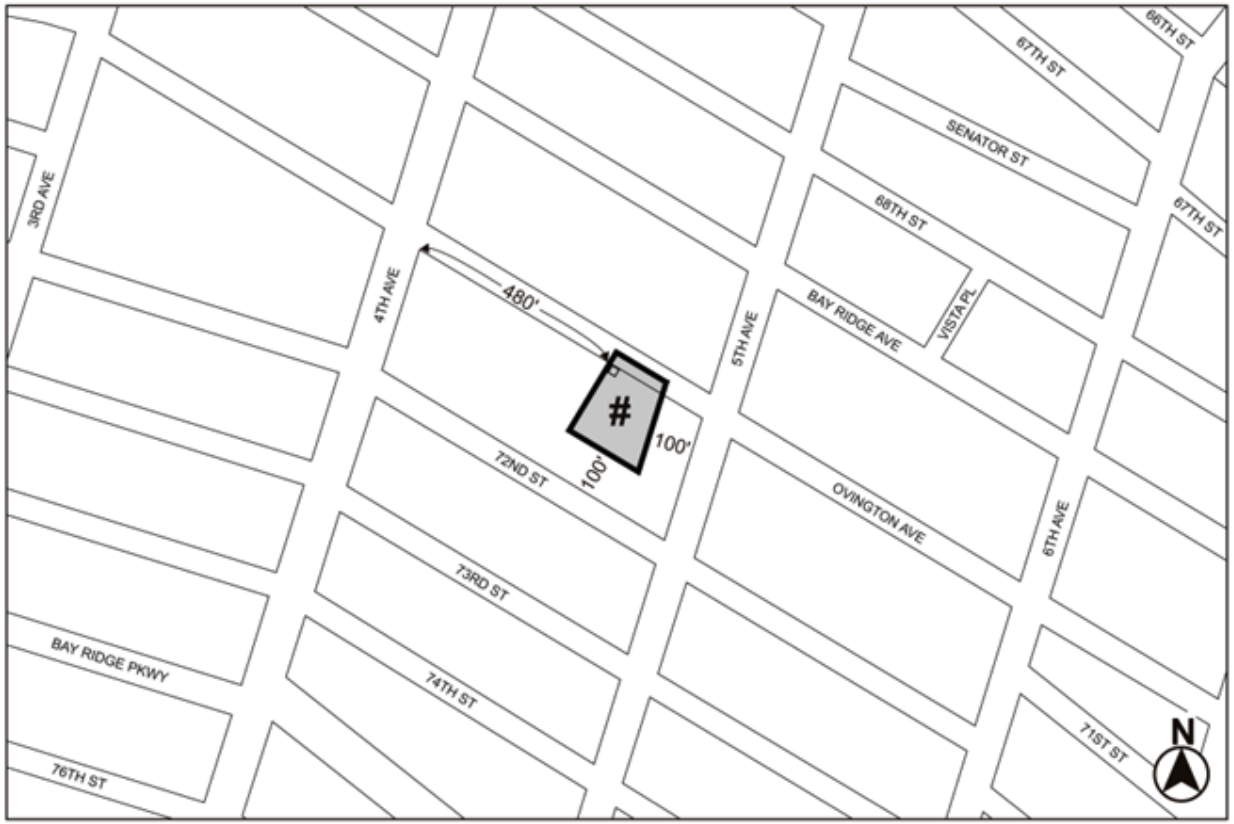
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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**

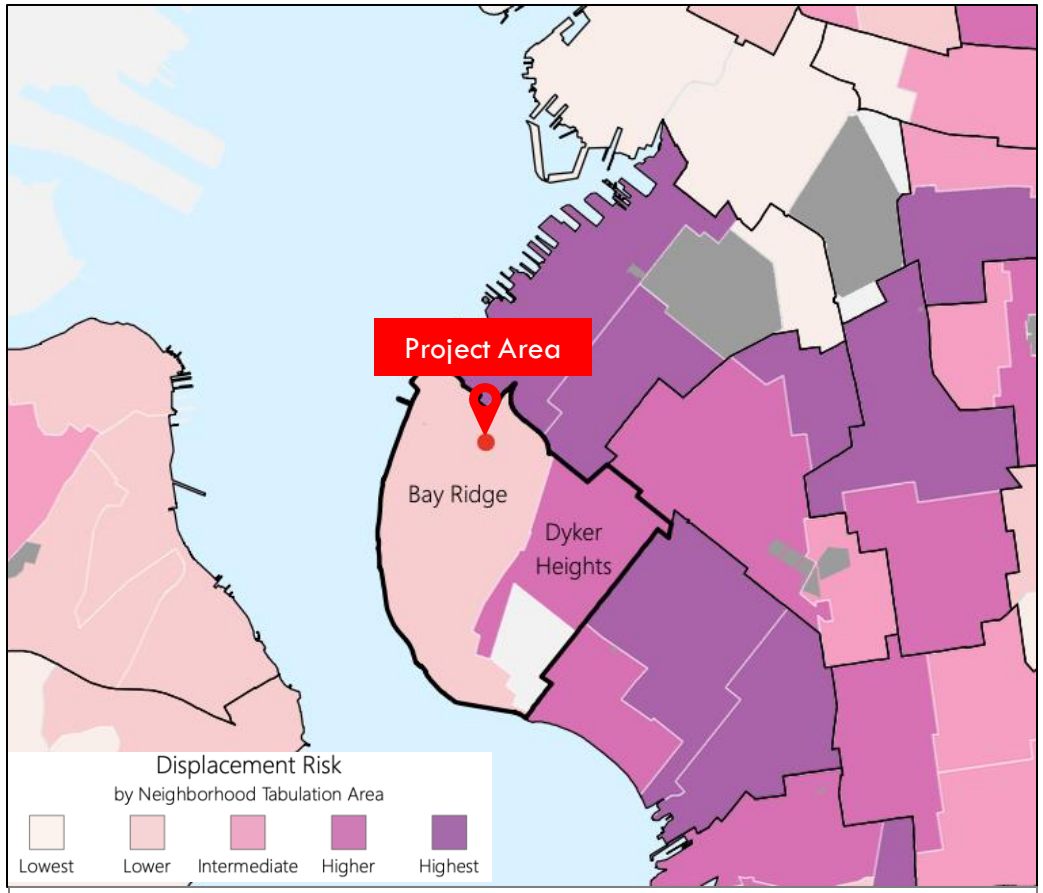


Mandatory Inclusionary Housing area
Area # — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Brooklyn

* * *

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



Annual Median Household Income:

$79,766

Bay Ridge/Dyker Heights: Public Use Microdata Area (PUMA) 4013

Greater than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	2-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	4	10%	**40%**	$1,090	$1,400	$43,480	$62,120
Low Income	2	5%	**60%**	$1,630	$2,100	$65,220	$93,180
Low Income	4	10%	**80%**	$2,170	$2,800	$86,960	$124,240
Not Income Restricted	30	75%	N/A	$2,560	$3,900	$102,400	$156,000
Total	**40**	100%					

Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2024 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.*

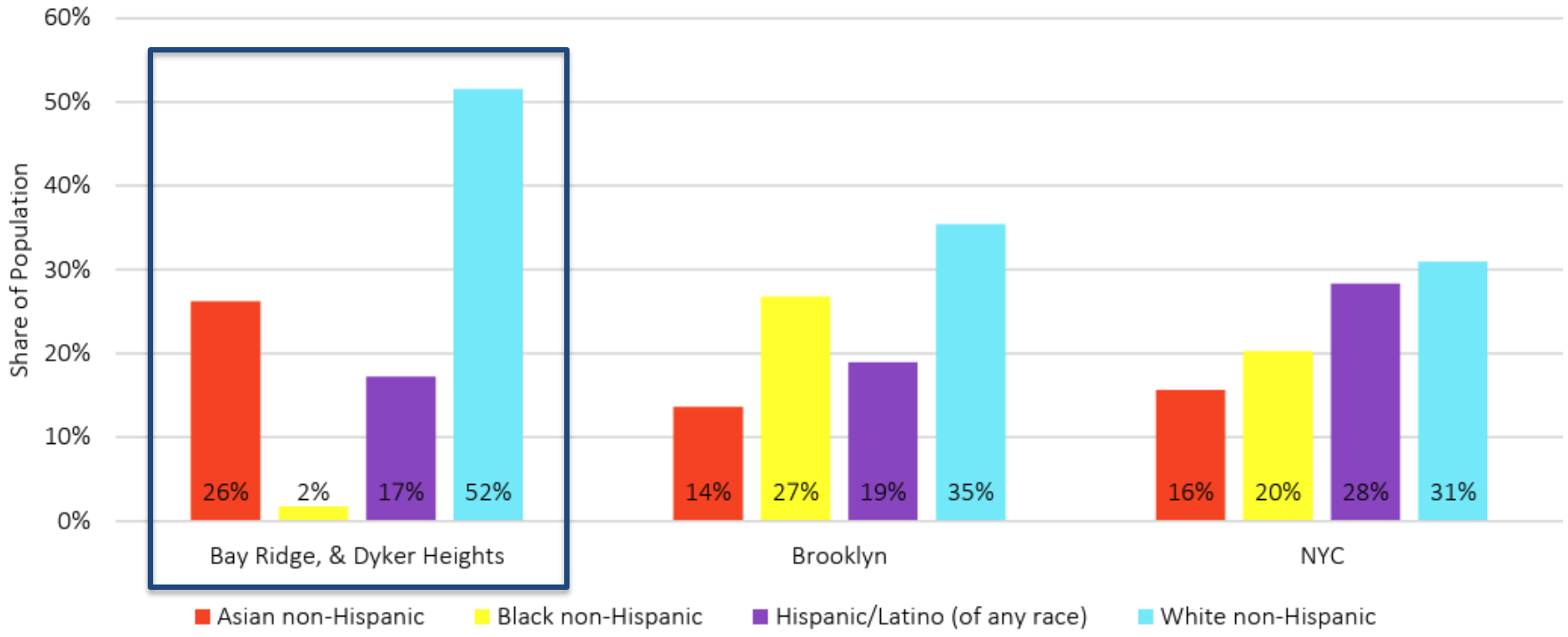
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



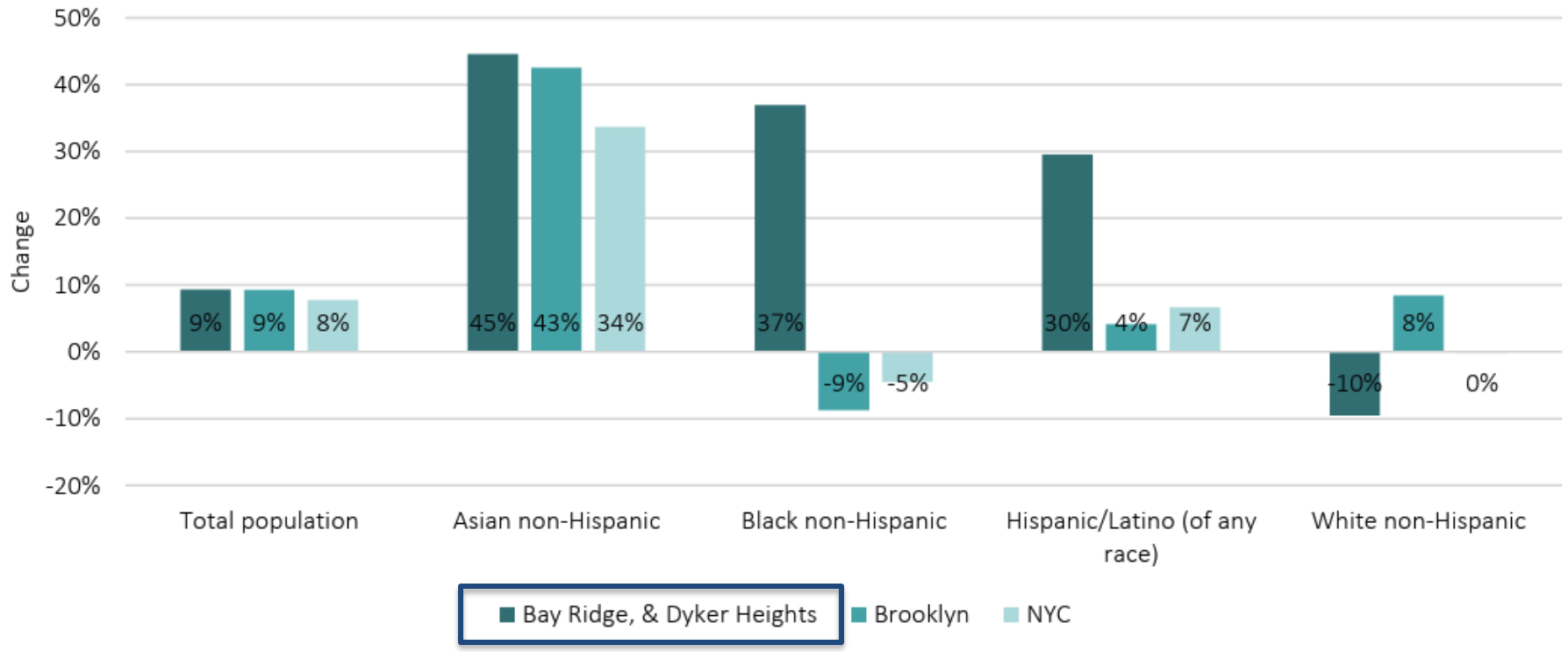
Source: Census 2020; Community Profile Table 1.01

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

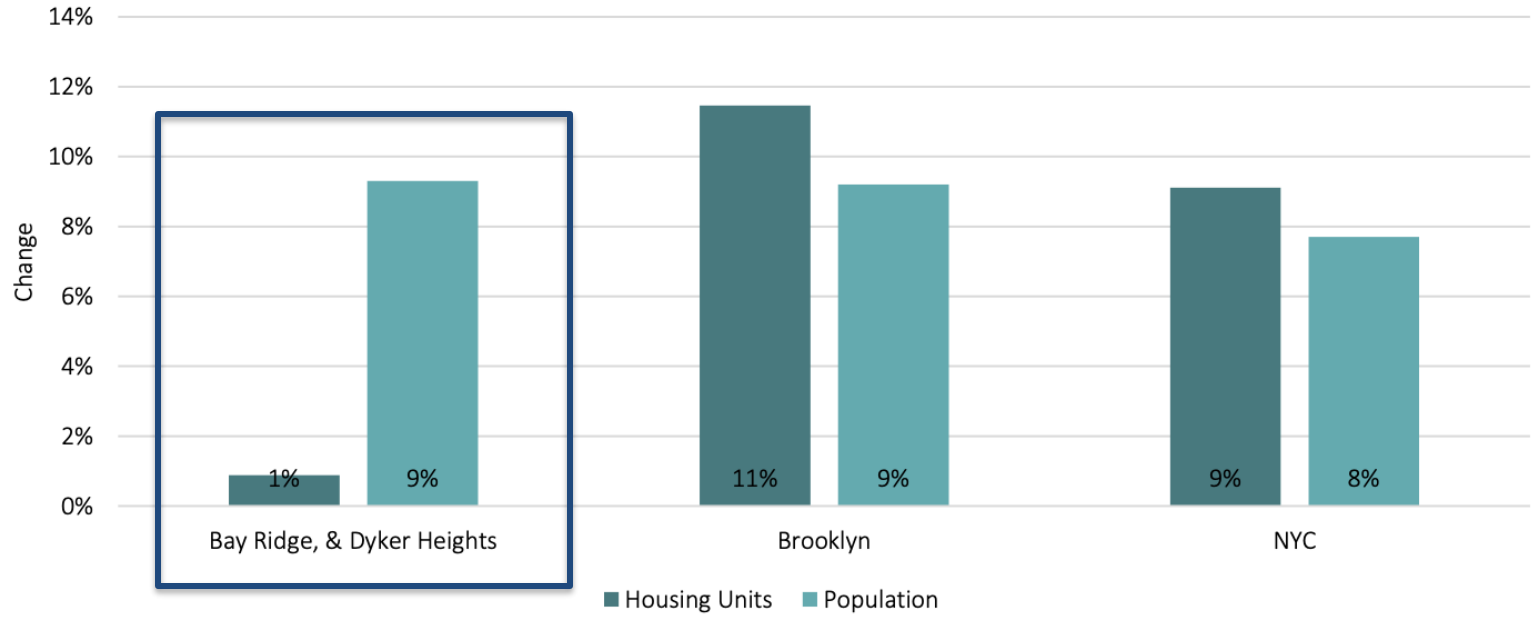
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Housing Production

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

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

*From 2010 to 2023, housing units in Bay Ridge & Dyker Heights increased by **1%** and population increased by **9%**.*



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

Summary

Actions Requested:

- Zoning Map Amendment to change R3X (BR) district to R6A (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 8-story mixed-use building
- 36,094 sq ft (3.9 FAR)
- 40 units (10 income-restricted)
- 18 cellar-level parking spaces



Appendix