

2185 Coyle Street

230248 ZMK
N 230249 ZRK
Brooklyn, Community District 15

Renderings are illustrative and subject to change

2185 Coyle Street Rezoning

Applicant:

- 2185 Coyle Associates, LLC

Actions Requested:

- Zoning Map Amendment to change a R4/C1-2 district to R6A/C2-4, R7A/C2-4, and R7X/C2-4 districts
- Zoning Text Amendment to Appendix F to map an MIH area

Proposed Development:

- 9-story mixed-use building
- 422,512 sq ft (4.40 FAR)
- 435 units (109 income-restricted)



Renderings are illustrative and subject to change

Project Location

- Coyle Street between Avenue U and Avenue V
- Brooklyn Community District 15
- City Council District 46 (Mercedes Narcisse)



Project & Surrounding Area



Project & Surrounding Area



Project & Surrounding Area



Project & Surrounding Area



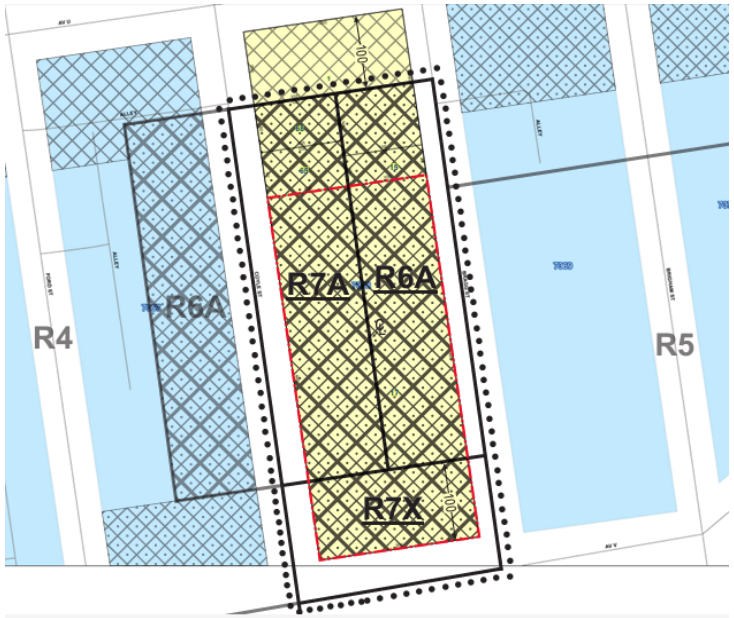
Land Use & Zoning

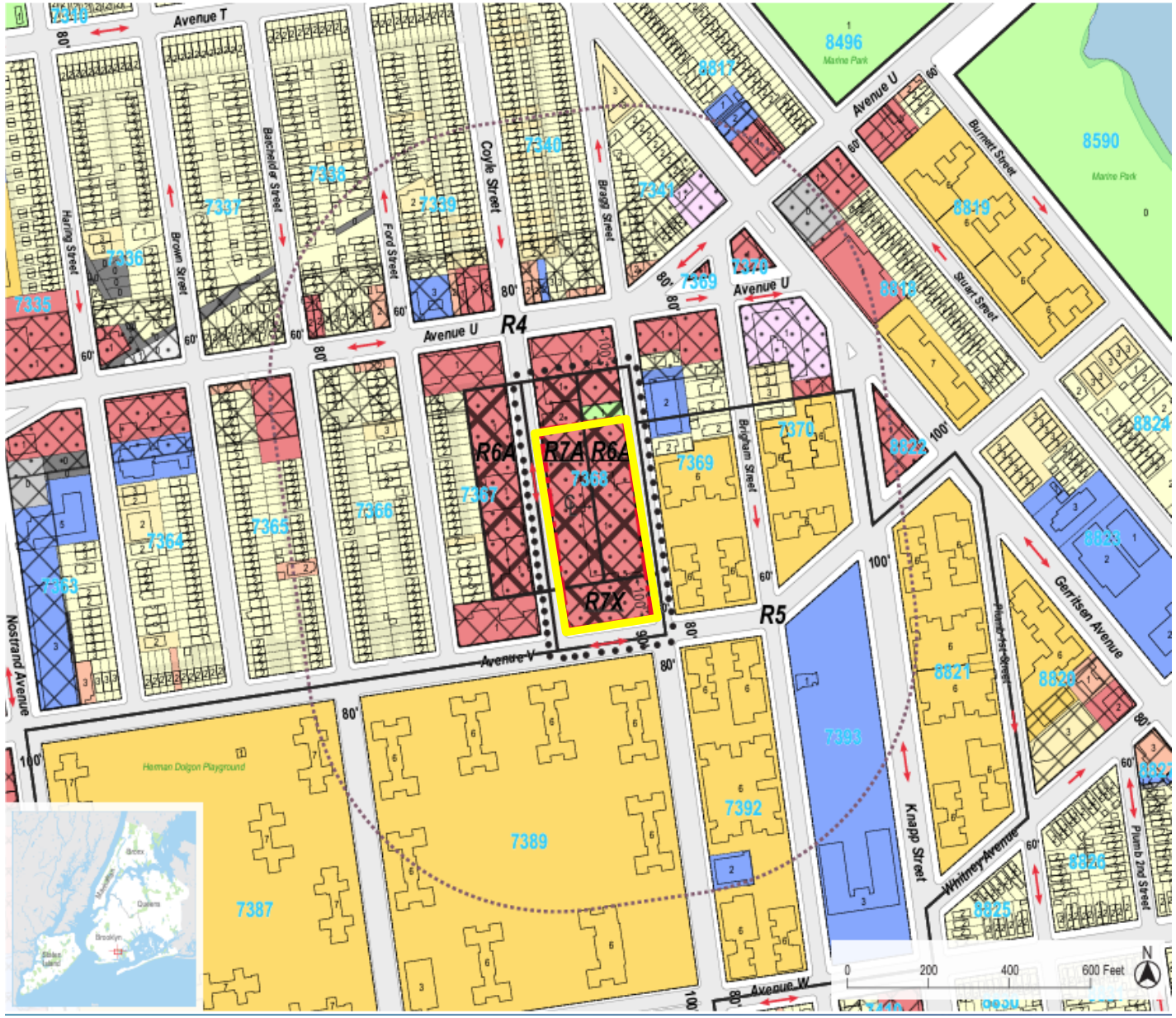
Development Site

Project Area

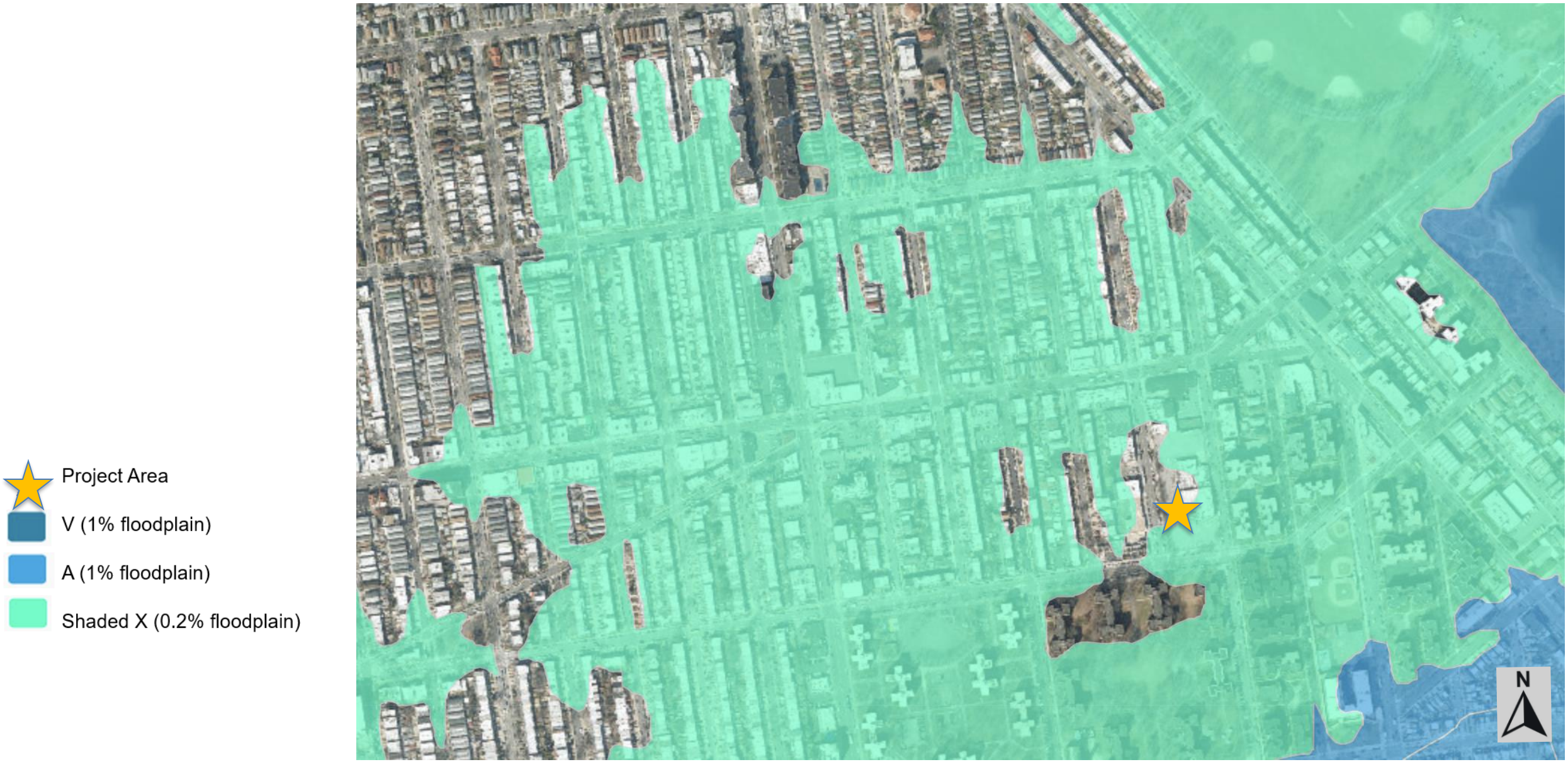
2185 Coyle Street
BK | Community District 15
Block: 7368, Lot 17

Current Zoning: R4/C1-2





Flood Elevation Map



Site – Eastern View of Entire Project Area

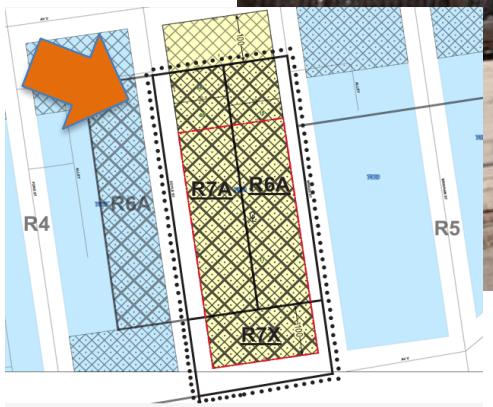


Project Area:

Proposed Development:

Coyle St – Southeastern Street View



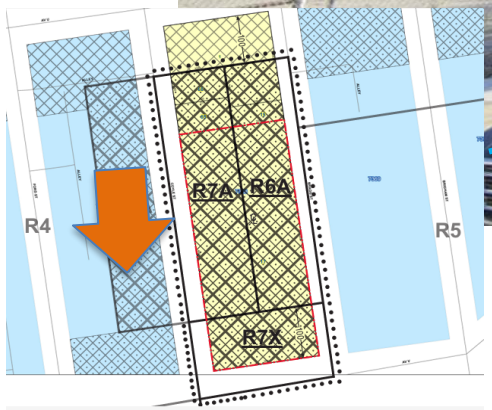


Project Area:

Proposed Development:

Coyle St – Southern Street View



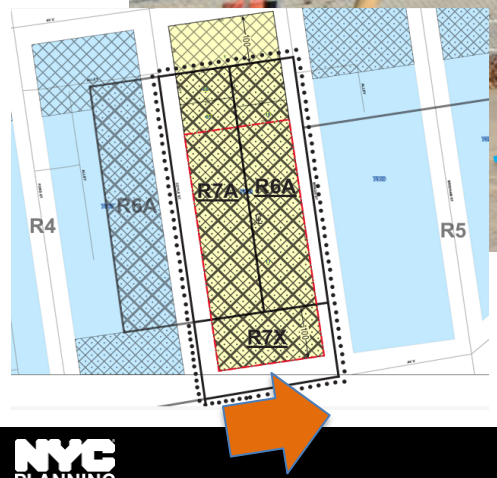


Project Area: - - -

Proposed Development: - - -

N

Avenue V – Eastern Street View

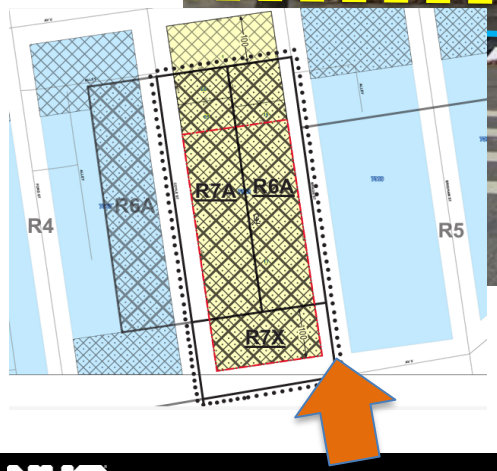


Project Area:

Proposed Development:

N

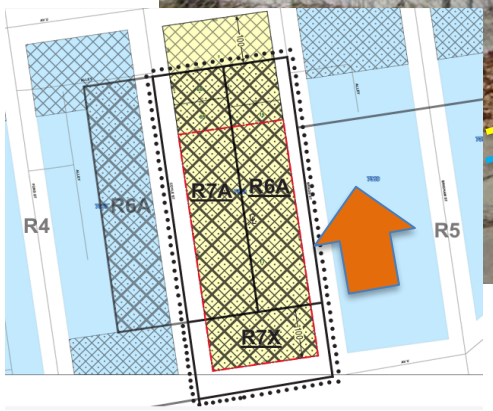
Bragg St – Northern Street View



Project Area:

Proposed Development:

Bragg St – Northern Street View

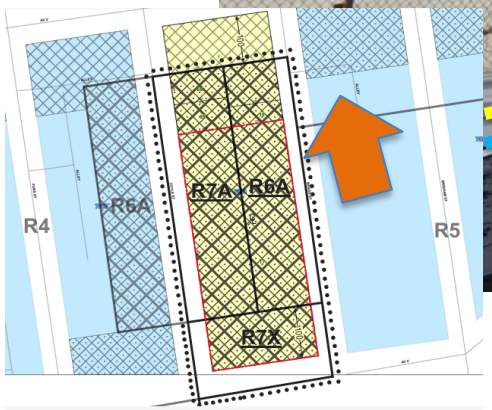


Project Area:

Proposed Development:

N

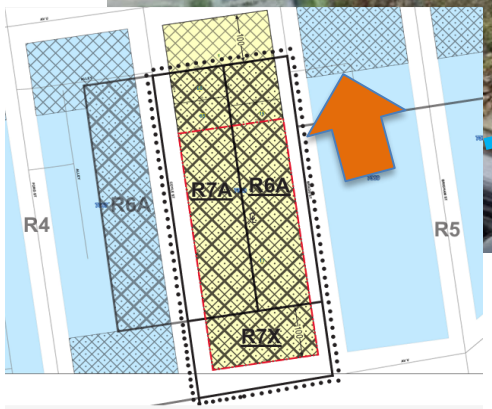
Bragg St – Northern Street View



Project Area:

Proposed Development:

Bragg St – Northern Street View



Project Area:

Proposed Development

- Residential: 378,887 sq ft
- Commercial: 43,626 sq ft
- 435 units (109 income-restricted)
- 4.40 FAR
- 235 parking spots



Renderings are illustrative and subject to change

Proposed Development – Aerial View

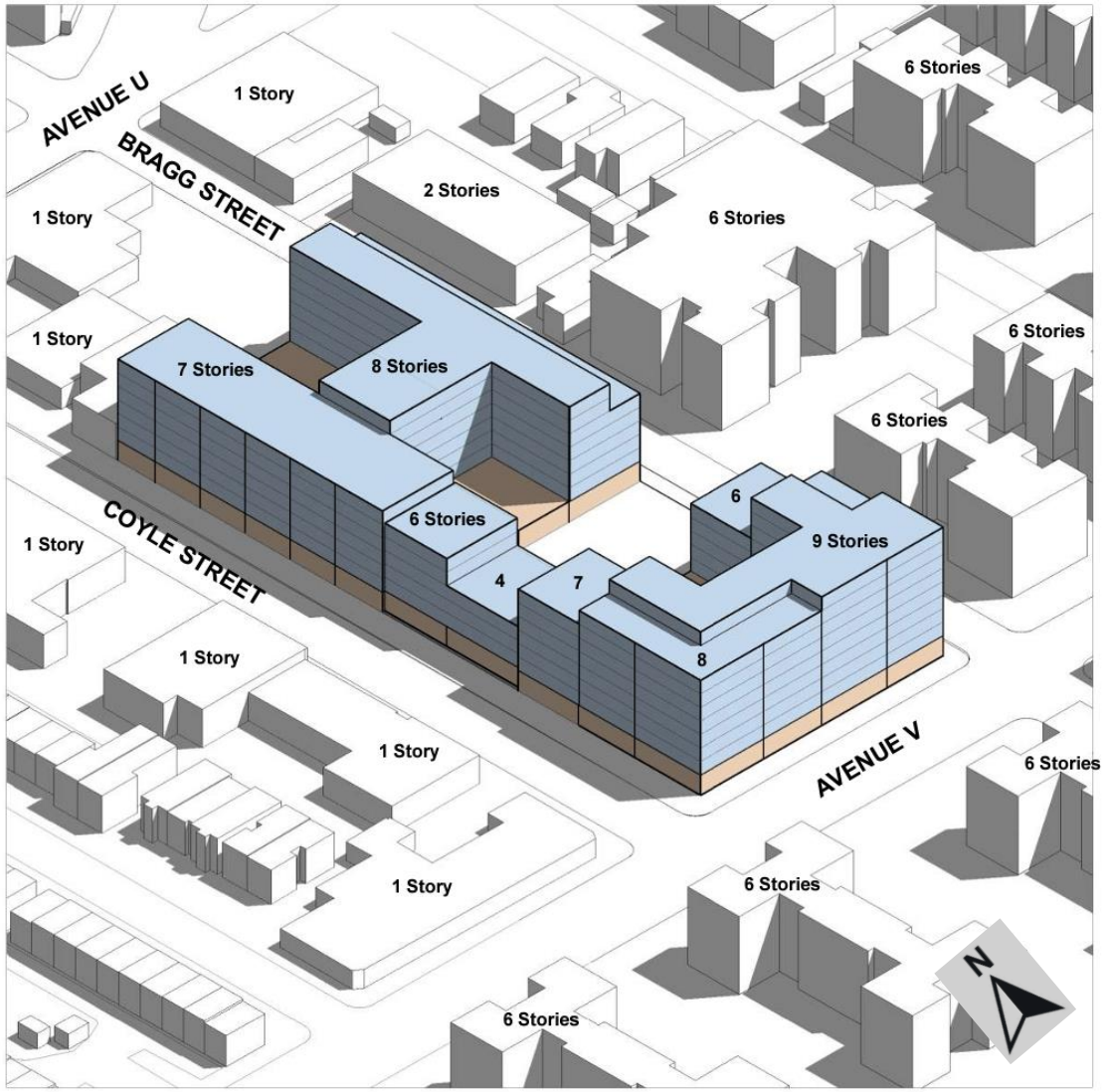


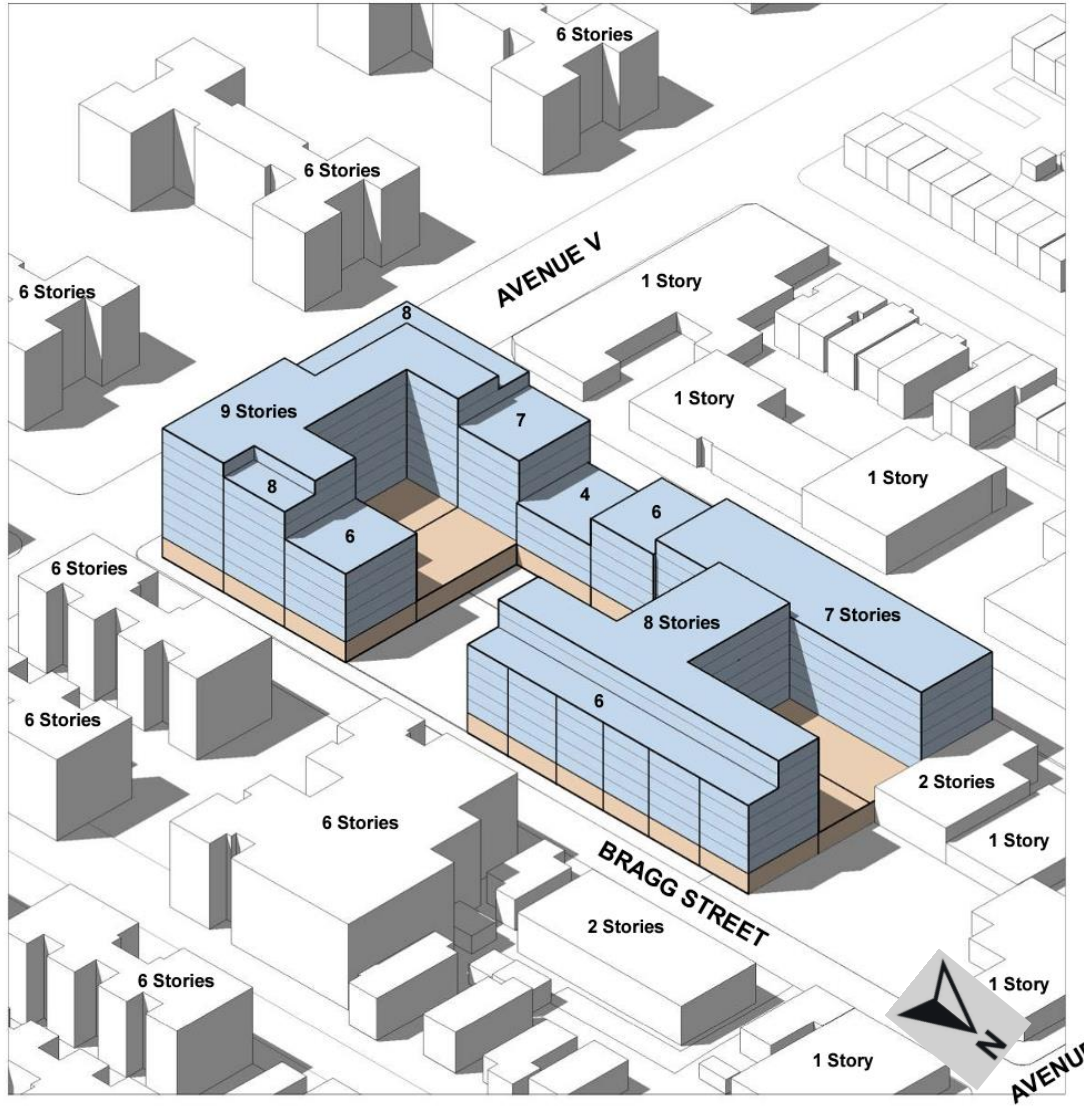
Proposed Development – Avenue V Northern View



Renderings are illustrative and subject to chan

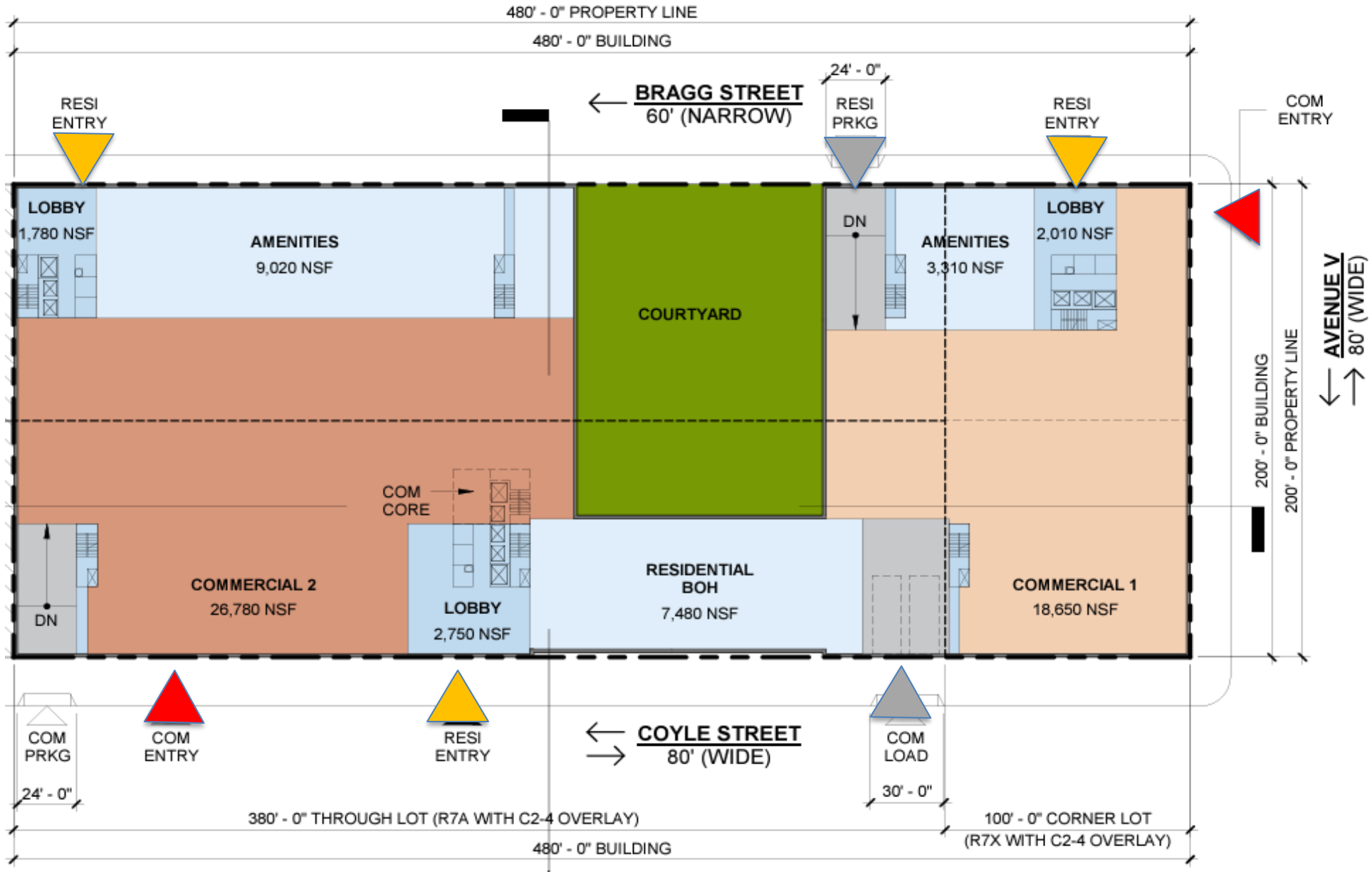
Proposed Development





Renderings are illustrative and subject to change

Proposed Development – Ground Floor



Commercial Entrance

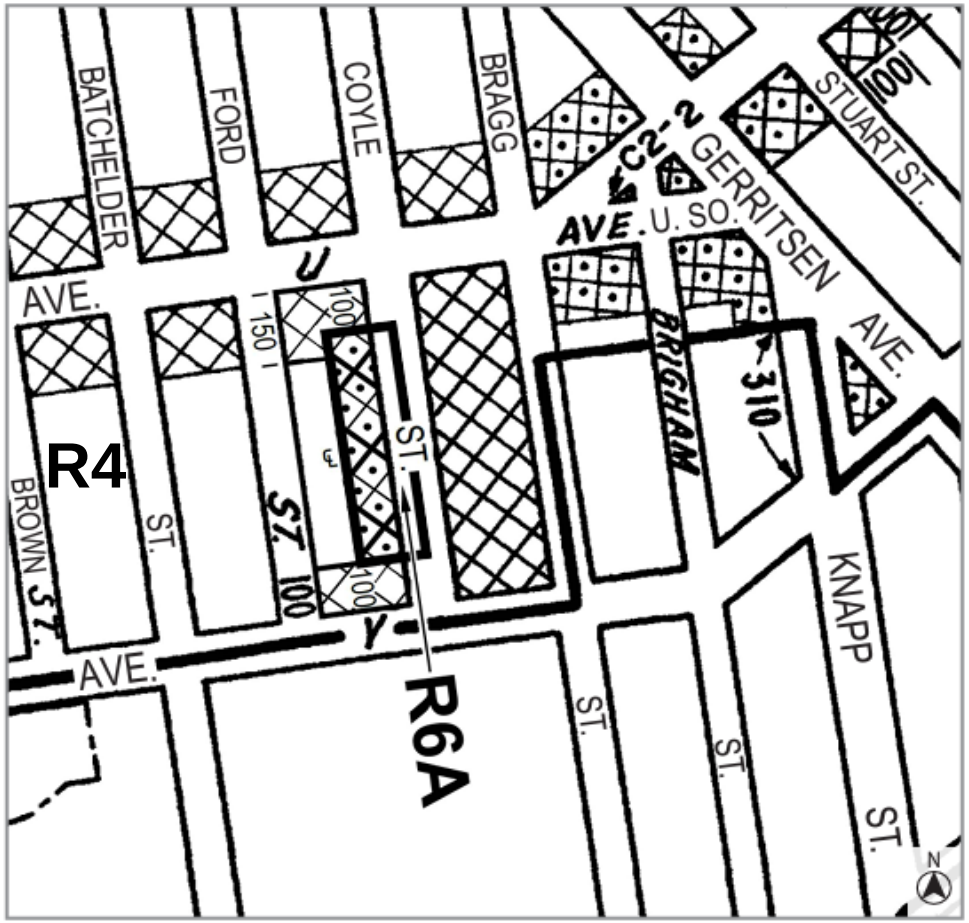
Residential Entrance

New Curb Cut

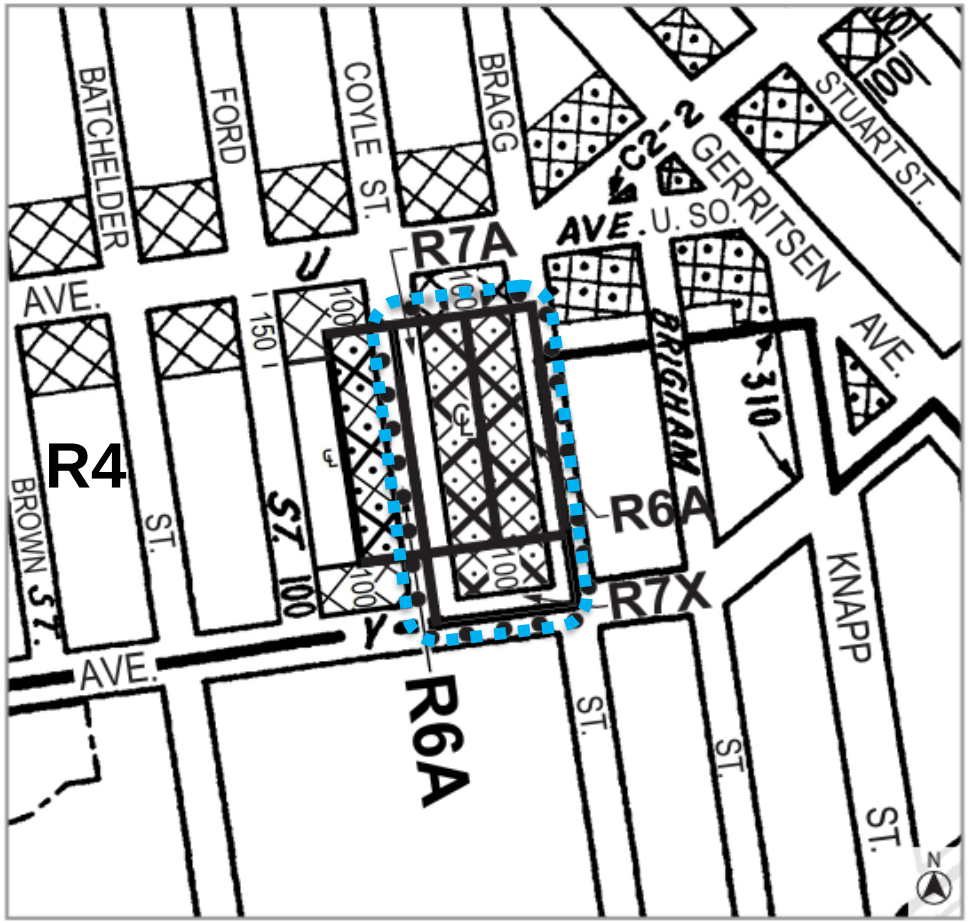
Renderings are illustrative and subject to change

Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

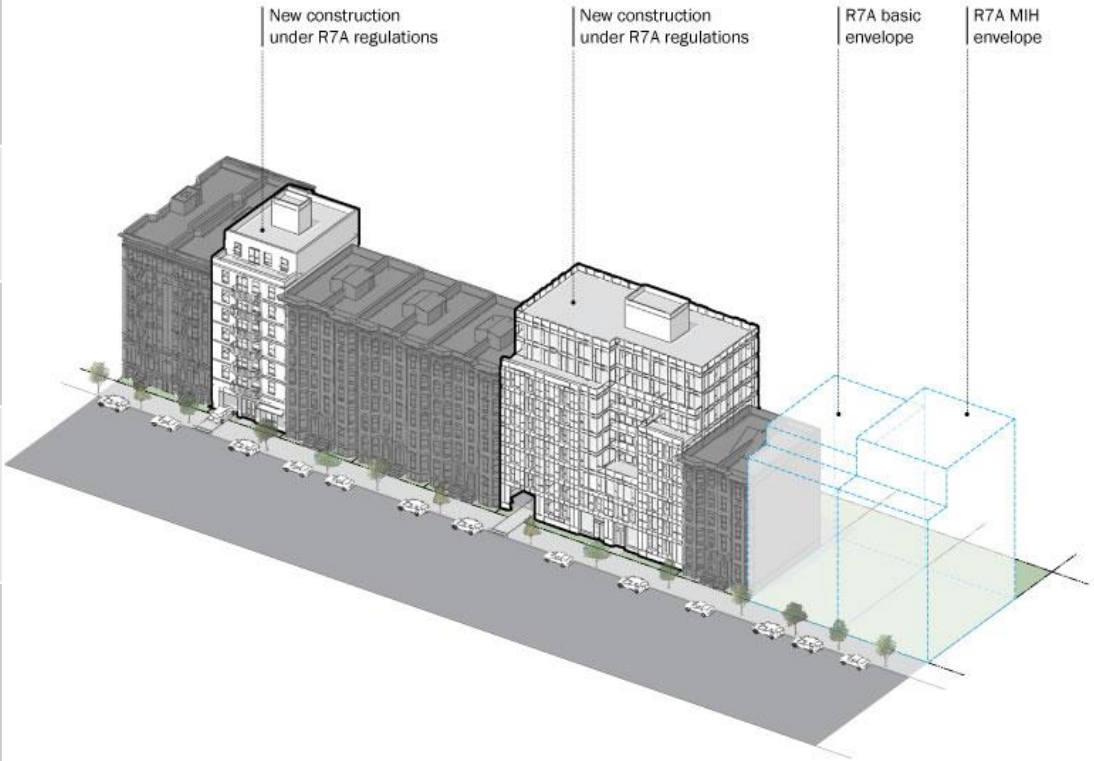
Rezoning from R4/C1-2 to R7X/C2-4
Rezoning from R4/C1-2 to R7A/C2-4
Rezoning from R4/C1-2 to R6A/C2-4

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: R6A, R7A, and R7X

	R6A	R7A	R7X
Max Building Height	85 feet	95 feet	145 feet
Max no. of Stories	8	9	14
Base Height	40-65 feet	40 to 75 feet	60 to 105 feet
Max Residential FAR	3.60	4.60	6
Parking	50% of dwelling units; 25% Income Restricted Units	50% of dwelling units; 15% Income Restricted Units	50% of dwelling units; 15% Income Restricted Unites



Proposed Actions (Zoning Text Amendment)

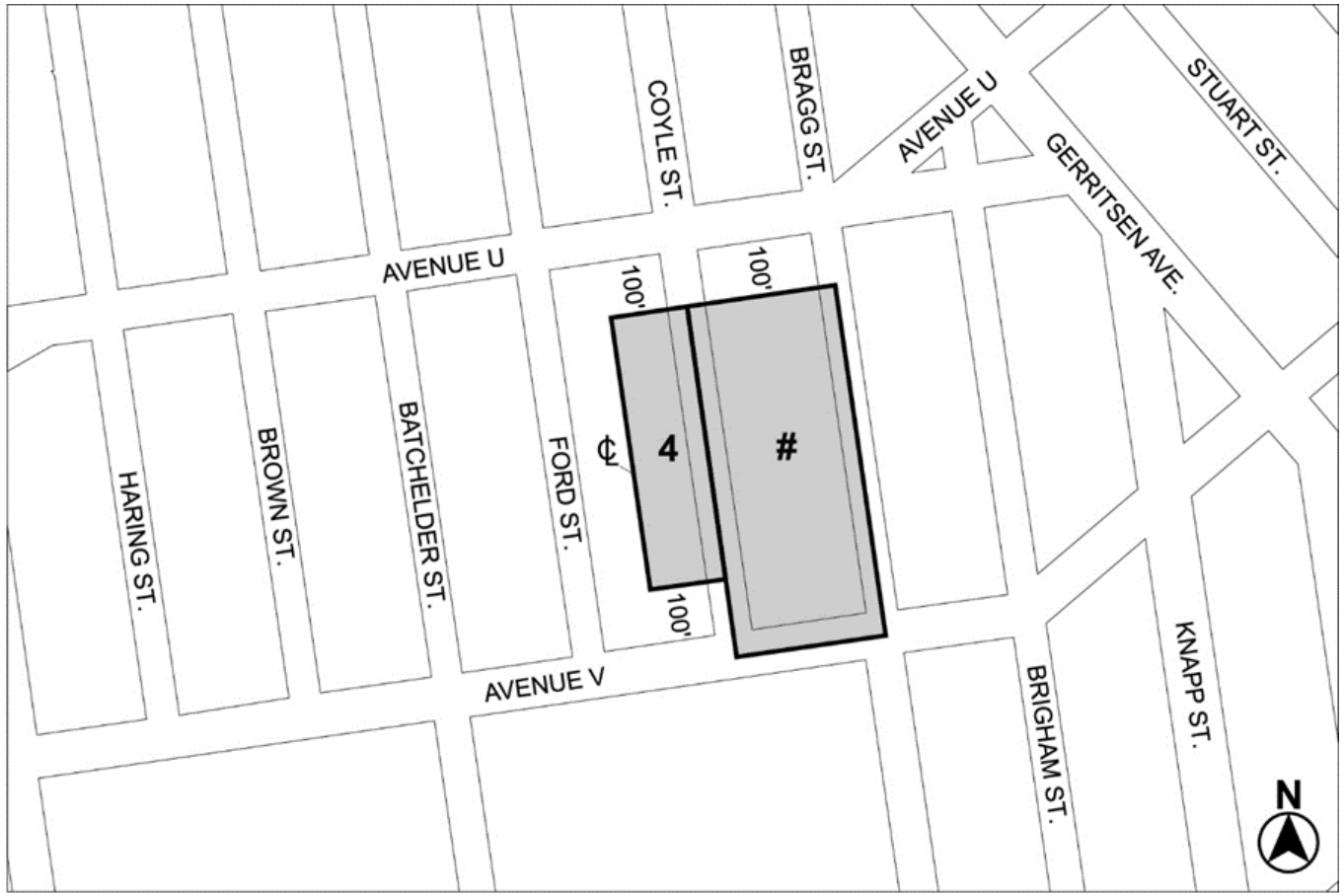
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

MIH Option 1:

25% affordable housing set-aside at an average of **60% of AMI**

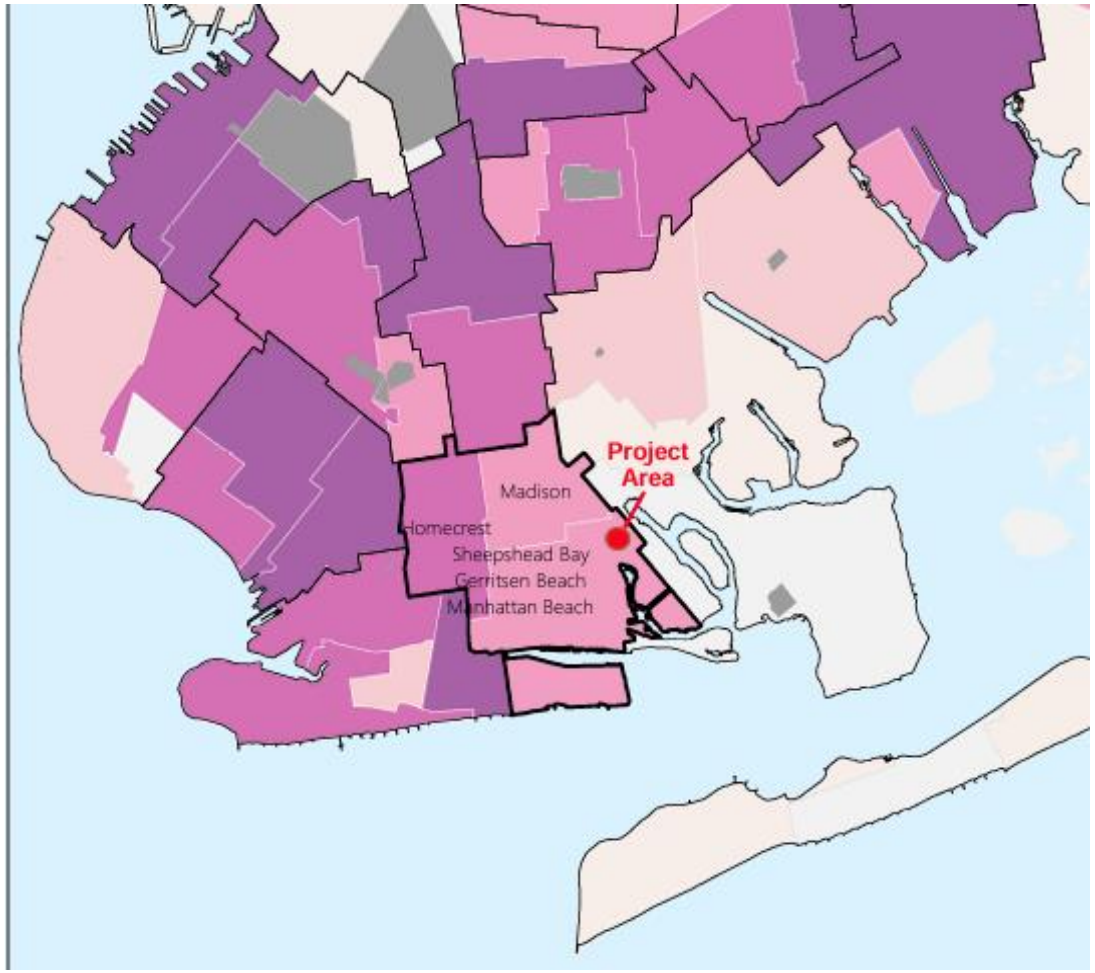
MIH Option 2:

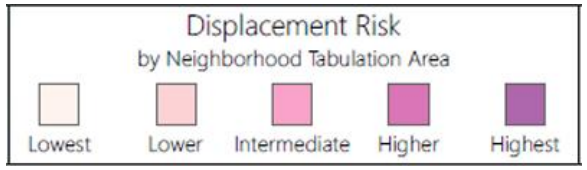
30% affordable housing set-aside at an average of **80% of AMI**



Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area **4** — 2/24/22 MIH Program Option 1 and Deep Affordability Option
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:

$65,726

[Sheepshead Bay, Gerritsen Beach & Homecrest]

Public Use Microdata Area (PUMA) 4016

> Brooklyn and NYC

Income Restriction	Units
Extremely Low Income (0-30% AMI)	0
Very Low Income (31-50% AMI)	65
Low Income (51-80% AMI)	0
Moderate Income (81-120% AMI)	44
Not Income Restricted	326
Total New Units	435

Estimated monthly rent of affordable units for households earning 40% AMI*:

$1,090 to $1,400

Estimated average income of a household earning 40% AMI*:

$43,500 to $62,100

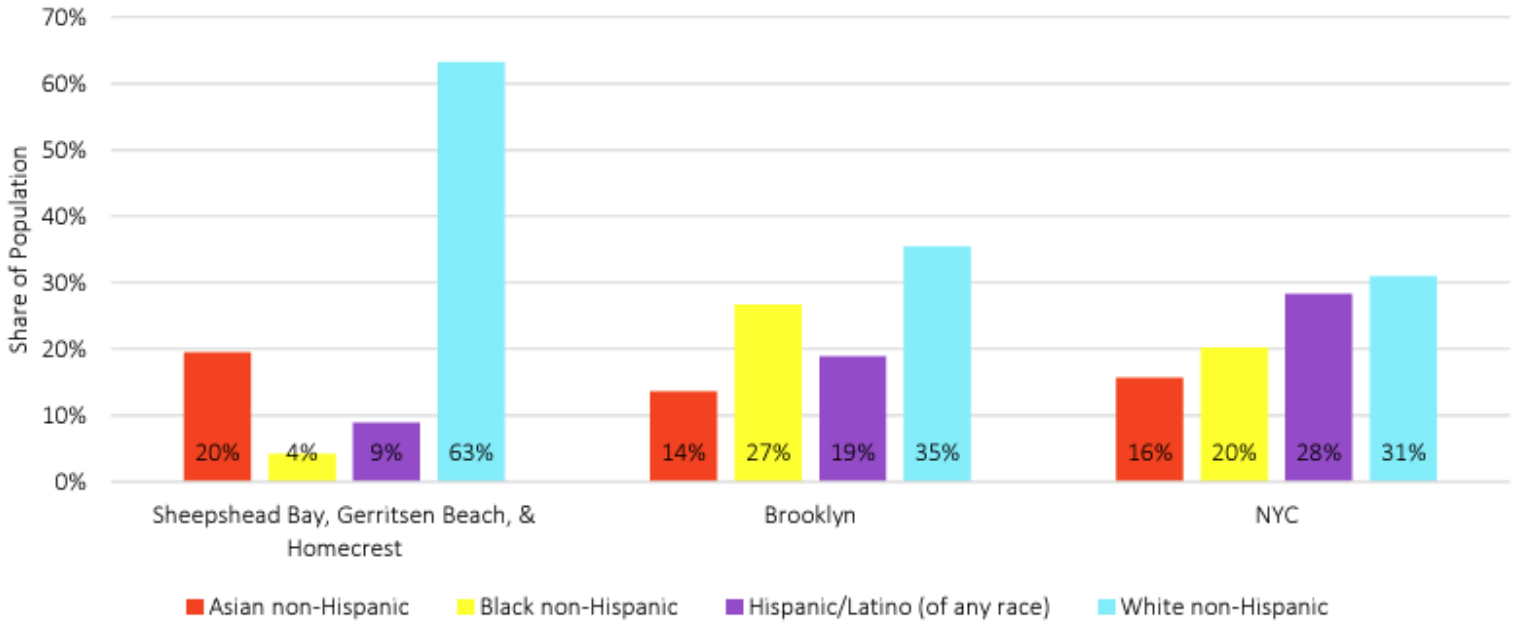
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



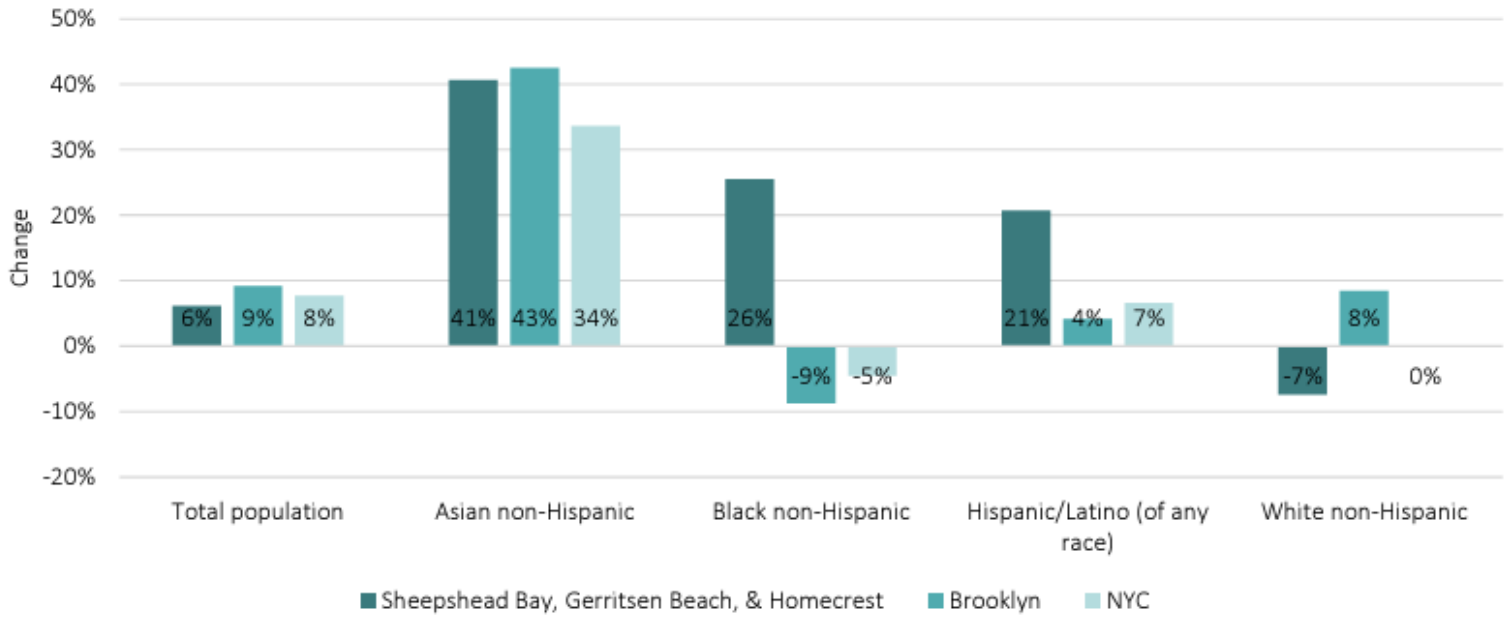
Source: Census 2020; Community Profile Table 1.01

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

Summary

Actions Requested:

- Zoning Map Amendment to change a R4/C1-2 district to R6A/C2-4, R7A/C2-4, R7X/C2-4 districts
- Zoning Text Amendment to map an MIH area coterminous with the rezoning area

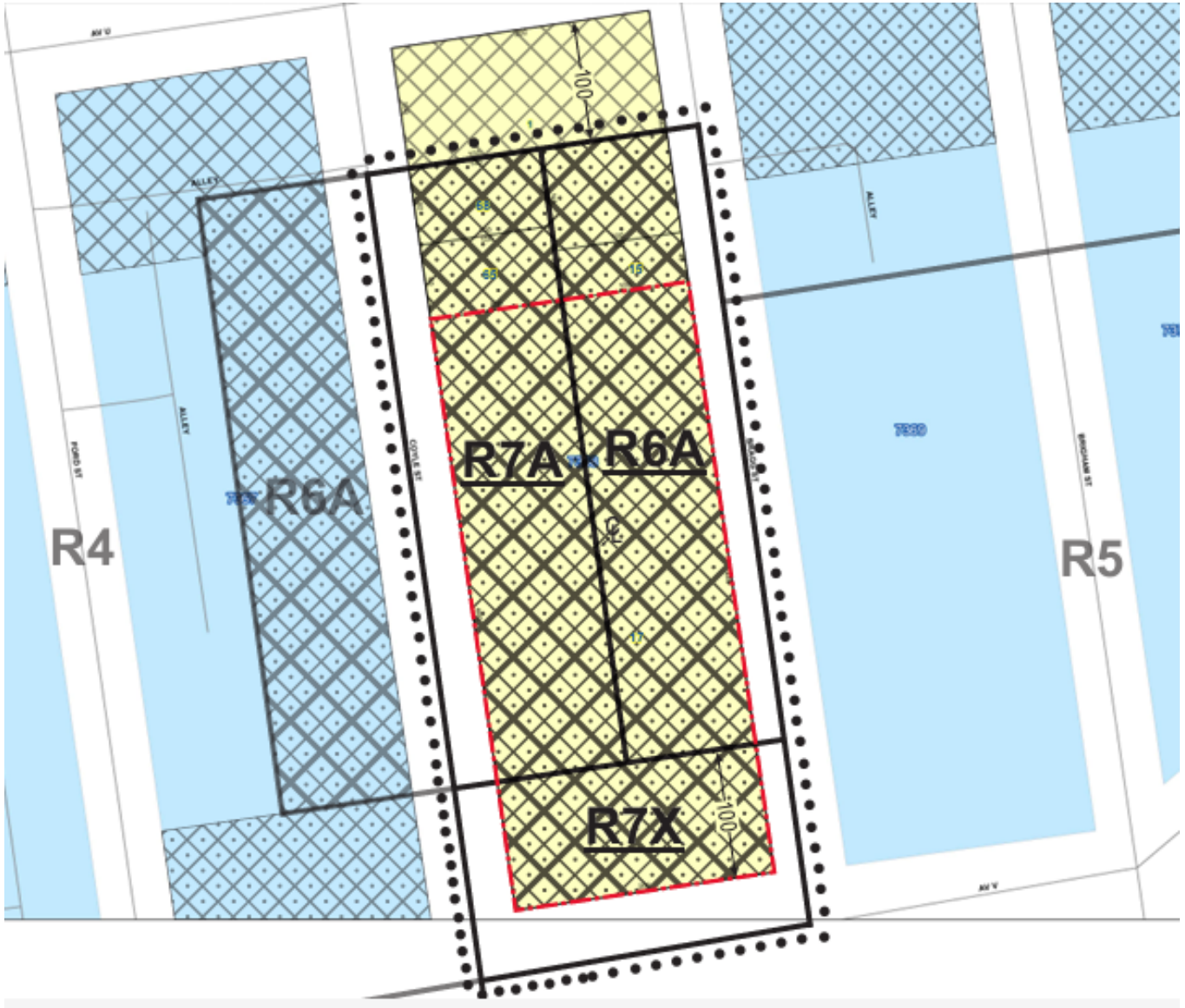
Proposed Development:

- 9-story mixed-use building
- 422,512 sq ft (4.4 FAR)
- 435 units (109 income-restricted)



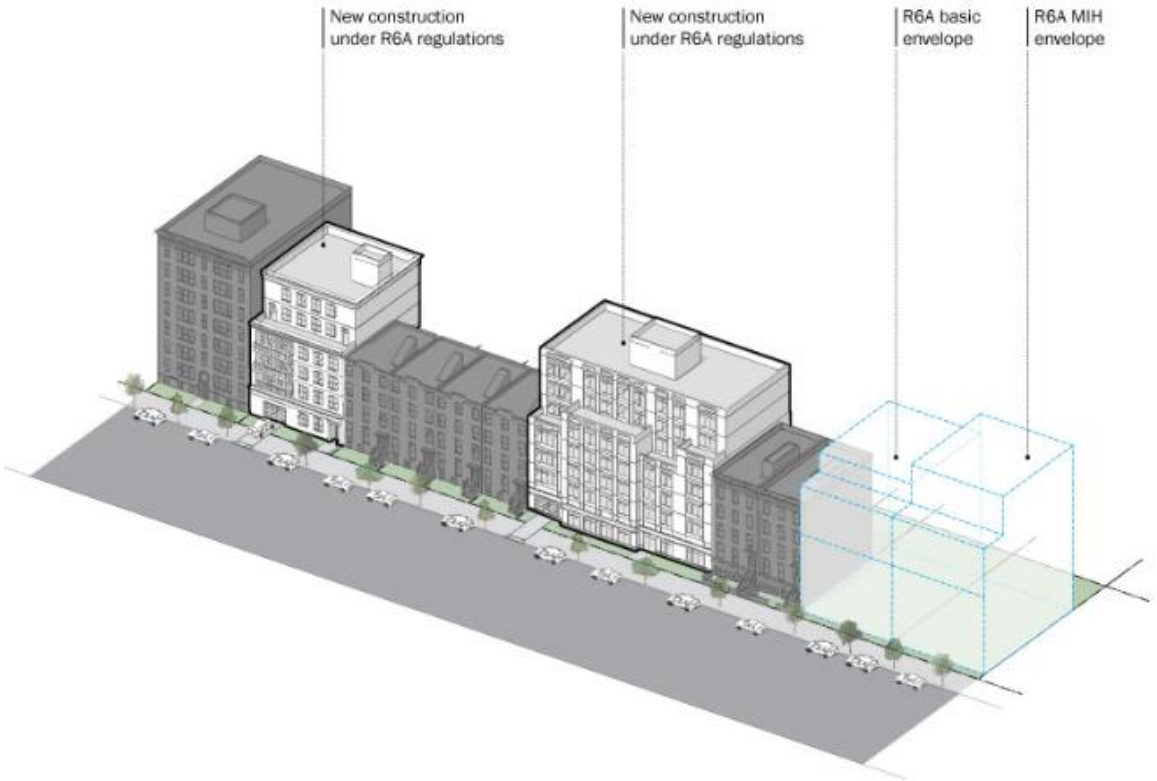
Appendix

Tax Map


R4
R6A
R7A
R6A
R7X
R5
100
100
ALLEY
ALLEY
ALLEY
COYLE ST
FORD ST
BRIGHAM ST

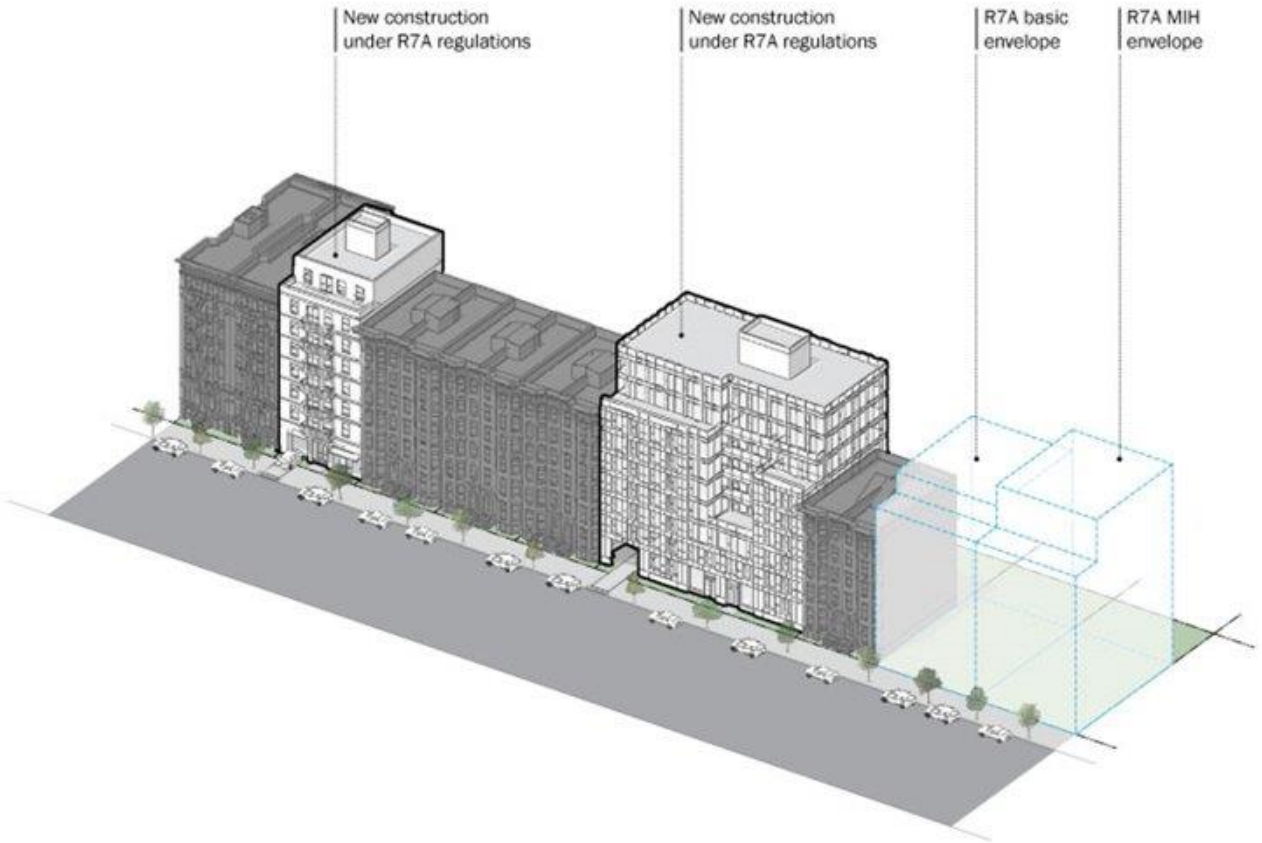
Zoning Map Amendment: Example of R6A equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	85 Feet	95 feet
Max no. of Stories	8	9
Max Base Height	40 to 60 feet	40 to 65 feet
Max Residential FAR	3.60	3.9
Parking	50% of dwelling units; 25% Income Restricted Units	None



Zoning Map Amendment: Example of R7A equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	95 Feet	115 Feet
Max no. of Stories	9	11
Base Height	40 to 75 feet	40 to 85 feet
Max Residential FAR	4.60	5
Max Commercial FAR	4	4
Parking	50% of dwelling units; 15% Income Restricted Units	None



Zoning Map Amendment: Example of R7X equivalent

	Current Zoning	Under City of Yes for Housing Opportunity (CHO)
Max Building Height	145 Feet	145 feet
Max no. of Stories	14	14
Base Height	60 to 105 feet	60 to 105 feet
Max Residential FAR	6	6
Parking	50% of dwelling units; 15% Income Restricted Units	None

