9818 FORT HAMILTON PARKWAY REZONING
SEPTEMBER 19, 2025

1. INTRODUCTION

BAY RIDGE COMMUNITY DEVELOPMENT CENTER INC. (the "Applicant") proposes the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to rezone 9818 Fort Hamilton Parkway, Block 6131, Lot 1 (the "Proposed Project Area" and "Proposed Development Site") within the Bay Ridge neighborhood of Brooklyn Community District 10 from an R4B (BR) zoning district to an R6A (BR) zoning district; and

2. Zoning Text Amendment to amend Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 10 to designate a Mandatory Inclusionary Housing ("MIH") area with MIH Options 1 and 2 coterminous with the Proposed Project Area/Proposed Development Site.

The Proposed Actions will facilitate the construction of a new community facility building to house the Bay Ridge Community Development Center ("BRCDC"), consisting of a four-story, plus sub-cellar and cellar community center with a total floor area of approximately 33,055 square feet (2.64 FAR).

2. BACKGROUND

The Proposed Development Site was rezoned from an R6 zoning district to the existing R4B zoning district in 2005 by the Bay Ridge Rezoning (C 050134A ZMK) to preserve neighborhood scale and character by replacing many of the underlying zoning districts with lower density and contextual zoning districts. BRCDC is currently located at the Proposed Development Site and serves to promote and provide the highest quality activities and services that contribute to the physical, emotional and social well-being of the community. BRCDC's vision is to enhance the quality of life and to fill the unmet needs of the community. BRCDC is dedicated to accomplishing these goals by providing supervised program opportunities for the enrichment of children and teens, activities and services for adults and senior citizens, and affordable recreational, social and educational activities to community residents of all ages, regardless of ethnicity, gender or economic status. Also critical to BRCDC's success is the development of partnerships with other nonprofit and community organizations, as well as the exemplary management of the center and its activities. BRCDC needs additional space to expand its current programs and add additional programs.

The Special Bay Ridge District (BR) maintains the neighborhood's existing scale in conjunction with contextual and lower-density zoning districts mapped throughout the district. Beyond the underlying district controls, the neighborhood streetscape is preserved by limitations on the maximum permitted FAR and the height of community facilities. These regulations preserve the low-rise character of one- to three-family homes on the midblocks and encourage five- to eight-story apartment houses with ground floor stores along the avenues.

3. DESCRIPTION OF THE SURROUNDING AREA

<u>Zoning</u>
The area within a 600-foot radius of the Proposed Project Area/Proposed Development Site (the "Surrounding Area") is zoned R4B, R5B, R6A and R6A/C1-3. The Proposed Project Area is also located within the Special Bay Ridge District and within the Outer Transit Zone.

<u>R4B</u>
R4B zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R4B zoning district, community facility uses are permitted up to 2.0

FAR. R4B zoning districts permit a maximum residential FAR of 1.0 for standard zoning lots or 1.5 for qualifying residential sites and a maximum building height of 25 feet or 45 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R5B
R5B zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R5B zoning district, community facility uses are permitted up to 2.0 FAR. R5B zoning districts permit a maximum residential FAR of 1.5 for standard zoning lots or 2.0 for qualifying residential sites and a maximum building height of 35 feet or 55 feet for qualifying residential sites. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

R6A
R6A zoning districts are contextual residential districts where the Quality Housing bulk regulations are mandatory. Within an R6A zoning district, community facility uses are permitted up to 3.0 FAR and residential uses are permitted up to 3.0 FAR or 3.9 FAR with qualifying affordable housing or qualifying senior housing. Above a maximum base height of 65 feet a 10-foot setback is required on a wide street and a 15-foot setback is required on a narrow street before rising to a maximum height of 75 feet or 95 feet with qualifying affordable housing or qualifying senior housing. Required parking will vary depending on the dwelling type, date of issued Certificate of Occupancy, and location within or beyond the Greater Transit Zone. Parking is either reduced or not required for ancillary dwelling units, qualifying affordable housing or qualifying senior housing.

C1-3
C1-3 districts are commercial overlay districts mapped within residential districts. These districts are mapped along streets that serve local retail needs and found throughout lower- and medium-density areas and occasionally in higher-density districts. Typical retail uses include grocery stores, restaurants and salons. When mapped in R4 – R12 districts, the maximum commercial FAR is 2.0. Commercial buildings are subject to commercial bulk regulations. Parking requirements depend on the specific use.

Special Bay Ridge District (BR)
The Special Bay Ridge District (BR) maintains the neighborhood's existing scale in conjunction with contextual and lower-density zoning districts mapped throughout the district. Beyond the underlying district controls, the neighborhood streetscape is preserved by limitations on the maximum permitted FAR and the height of community facilities. These regulations preserve the low-rise character of one- to three-family homes on the midblocks and encourage five- to eight-story apartment houses with ground floor stores along the avenues.

Land Uses and Prevailing Built Form
Existing land uses within the Surrounding Area are a mix of one-, two- and multi-family dwellings, mixed-use commercial and residential buildings, commercial buildings, community facilities and park land.

To the west of the Proposed Project Area, within an R4B zoning district, are primarily two-story one- and two-family dwellings. Further west along 4th Avenue, within R6A and R6A/C1-3 zoning districts, are mixed-use commercial and residential buildings and multi-family dwellings ranging from two to six stories in height, and commercial buildings ranging from one to three stories in height. To the north of the Proposed Project Area, within an R4B zoning district, are primarily two-story one- and two-family dwellings, and a six-story multi-family dwelling. Further north, in an R5B zoning district, are multi-family dwellings ranging from three to six stories in height. To the east of the Proposed Project Area is I278 and park land (John J. Carty Park). To the south of the Proposed Project Area, within an R4B zoning district, are one- and two-family dwellings ranging from one to three stories in height, as well as a six-story multi-family dwelling is located two blocks south along 101st Street, and park land (John Paul Jones Park).

Community facilities located with the Surrounding Area include St. Patrick's Roman Catholic Church and St. Patrick Academy located two blocks north of the Proposed Project Area on 4th Avenue, as well as the U.S. Army Garrison Fort Hamilton Army base and the Brooklyn Veterans hospital located east of the Proposed Project Area.

Public Transportation
The Proposed Development Site is located within the Outer Transit Zone and is well served by public transportation. It is located approximately ¾ south of the 86th Street subway station serving the R train. Bus service is also available within the Surrounding Area, including the B8, B16, B37, and B63 lines along 4th Avenue, and the B8 line along Fort Hamilton Parkway.

4. DESCRIPTION OF THE PROPOSED PROJECT AREA/ PROPOSED DEVELOPMENT SITE

The Proposed Project Area/Proposed Development Site is located within the Bay Ridge neighborhood of Brooklyn Community District 10. The Proposed Project Area/Proposed Development Site is bounded by Fort Hamilton Parkway (a 100-foot wide street) to the southeast and 99th Street (a 50-foot narrow street) to the southwest. The Proposed Project Area/Proposed Development Site consists of 9818 Fort Hamilton Parkway, Block 6131, Lot 1, and is zoned R4B, a contextual residential district where community facility uses are permitted up to 2.0 FAR.

The Proposed Project Area/Proposed Development Site has a lot area of approximately 12,500 square feet with approximately 100 feet of frontage on Fort Hamilton Parkway and 125 feet of frontage on 99th Street. It is currently improved with four one-story community facility buildings with a total floor area of approximately 6,960 square feet (0.56 FAR) built in 1900 utilized by BRCDC.

5. DESCRIPTION OF THE PROPOSED DEVELOPMENT

The Proposed Development at the Proposed Development Site includes the construction of a new four-story, plus sub-cellar and cellar community facility (Bay Ridge Community Center) with a total floor area of approximately 33,055 square feet (2.64 FAR), including the flowing program spaces:

- Subcellar: gym, office and storage.
- Cellar: exercise facilities, lap pool, equipment room and kitchen.
- First Floor: lobby, multi-purpose space, daycare, food service space, storage and outdoor playground.
- Second Floor: multi-purpose space, offices, conference room and meeting room.
- Third Floor: library, youth room, museum art studio, classrooms, office, café and outdoor terrace.
- Fourth Floor: conference center and visitor offices.

The Proposed Development will be set back 8 feet along Fort Hamilton Parkway and 99th Street allowing for additional space at grade to access the community center. The Proposed Development will have a base height of 40 feet, setback an additional 10 feet at the fourth floor, and rise to a total height of 54 feet.

6. ACTIONS NECESSARY TO FACILITATE THE PROPOSAL

The actions necessary to facilitate the Proposed Development at the Proposed Development Site are: (1) a zoning map amendment to rezone the Proposed Project Area/Proposed Development Site from an R4B (BR) zoning district to an R6A (BR) zoning district; and (2) a zoning text amendment to amend ZR Appendix F: Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 10 to designate the Proposed Project Area/Proposed Development Site as an MIH area.

Zoning Map Amendment from an R4B (BR) zoning district to an R6A (BR) zoning district
The Proposed Project Area/Proposed Development Site is located within an R4B zoning district where community facility use is limited to 2.0 FAR. The proposed R6A zoning district which

would permit a maximum community facility FAR of 3.0 is appropriate. The proposed rezoning at the Proposed Project Area would result in the development of a new community center at the Proposed Development Site with bulk consistent with existing development in the Surrounding Area. An R6A district is mapped on the subject block and the surrounding blocks to the west along 4th Avenue, a 100-foot wide street. Development along this corridor include buildings ranging from one to six stories in height. Similarly, Fort Hamilton Parkway is a 100-foot wide street and can accommodate the proposed density. In addition, directly across Fort Hamilton Parkway to the east of the Proposed Project Area is the elevated highway, and just beyond that are the John J Carty Park Tennis Courts. The street condition is extra wide fronting the Proposed Project Area, providing additional open space under the highway and beyond to the park. The Proposed Project Area/Proposed Development Site is thus ideally suited to accommodate the proposed bulk due to its unusual and exceptional access to light and air.

Zoning Text Amendment to ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas

The shortage of affordable housing and housing in general has been highlighted by the current administration as an urgent issue that needs addressing. *Housing New York 2.0* is an extension of the City's comprehensive housing development policy (*Housing New York: A Five-Borough, Ten-Year Plan*) that includes a primary goal of building or preserving 200,000 units of high-quality affordable housing by 2022 and 300,000 homes by 2026. *Housing New York 2.0* was developed in conjunction with the New York City Department of Housing and Preservation (HPD) to create housing opportunities for New Yorkers with a range of incomes, while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth to include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The proposed zoning text amendment to ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 10 would designate The Proposed Project Area as a MIH Designated Area. The Applicant proposes mapping both Option 1 and Option 2 to provide maximum flexibility. Option 1 requires 25% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 60% AMI, with a minimum of 10% of housing to be affordable at 40% AMI. Option 2 requires 30% of residential floor area to be set aside for affordable housing units for residents with incomes averaging 80% AMI. Although the Proposed Development at the Proposed Development Site includes the construction of a new community facility building, the proposed zoning text amendment will allow for affordable housing set asides to address the need for housing to serve a broad range of the City's diverse incomes should there be any future residential redevelopment. The proposed zoning text amendment is also consistent with DCP policy to map MIH when land use actions facilitate a major increase in residential capacity.

7. CONCLUSION

The Applicant proposes a zoning map amendment to rezone the Proposed Project Area/Proposed Development Site from an R4B (BR) zoning district to an R6A (BR) zoning district. The proposed zoning map amendment will facilitate the development of a new four-story community facility building to house the Bay Ridge Community Development Center. The applicant also proposes a zoning text amendment to amend ZR Appendix F – Mandatory Inclusionary Housing Areas and former Inclusionary Housing Designated Areas for Brooklyn Community District 10 to designate the Proposed Project Area/Proposed Development Site as an MIH area. Although the Proposed Development at the Proposed Development Site includes the construction of a new community facility building, the proposed zoning text amendment will allow for affordable housing set asides to address the need for housing to serve a broad range of the City's diverse incomes should there be any future residential redevelopment.