

200 Kent Avenue Rezoning

260048 ZMK
N 260049 ZRK
Community District 1, Brooklyn

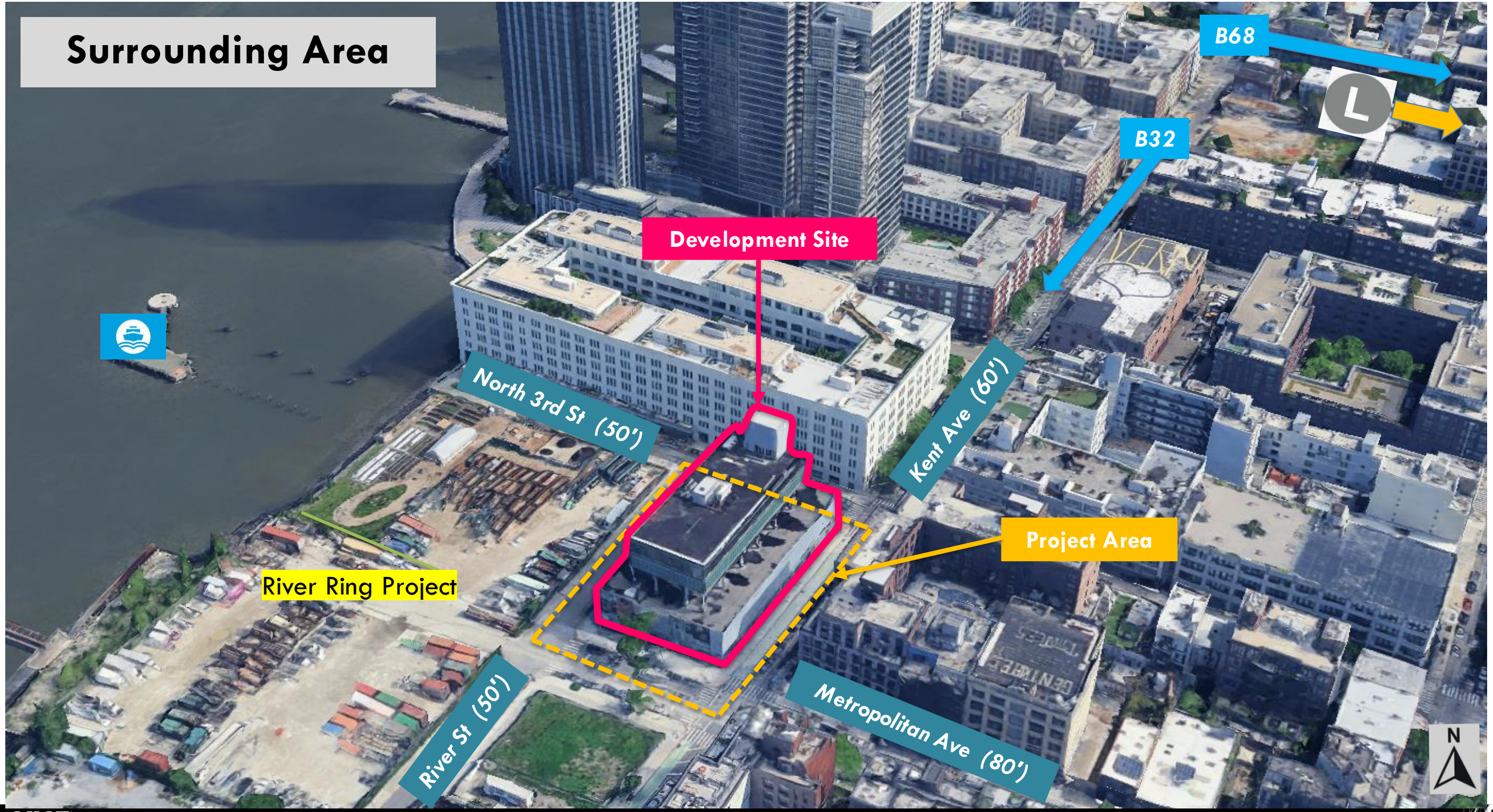
APPLICANT	▪ 206 Kent LLC & 206 Kent Investor LLC
ACTIONS REQUESTED	▪ Zoning map amendment (ZM) from M1-4 to an M1-4A/R7X (MX-8) zoning district ▪ Zoning text amendment (ZR) to appendix F to map MIH
PROPOSED DEVELOPMENT	▪ 14-story, 135,511 sf (6.0 FAR) mixed-use building ▪ 93,529 sf residential use (up to 143 units) ▪ 41,982 sf ground-floor retail ▪ 43 cellar parking spaces

PROJECT LOCATION

- 200-206 Kent Avenue (Block 2356; Lot 1)
- Brooklyn, Community District 1
- City Council District 33 (Lincoln Restler)



Surrounding Area

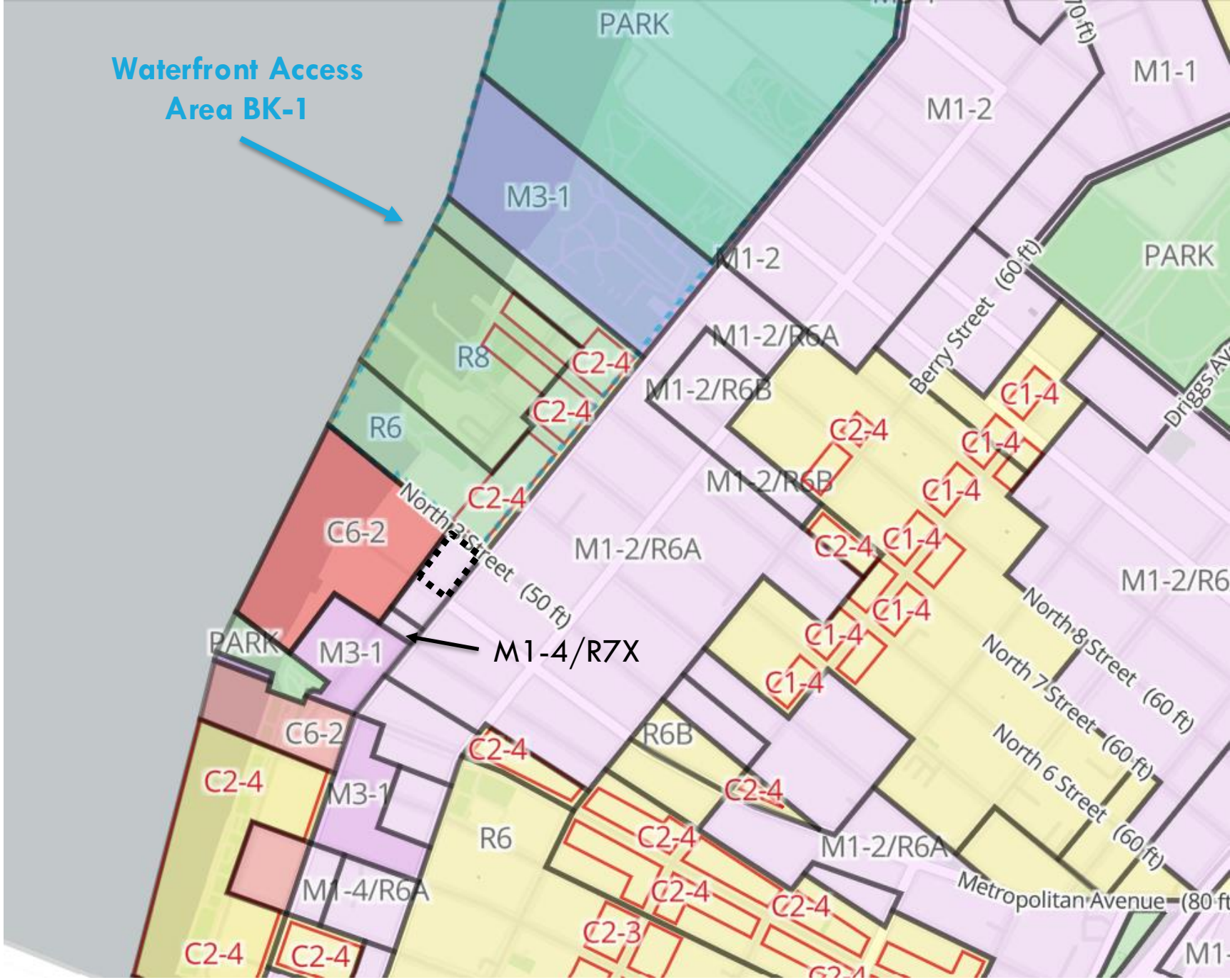


ZONING

Project Area

Current Zoning: M1-4

200 Kent Avenue
BK | Community District 1



LAND USE

Project Area

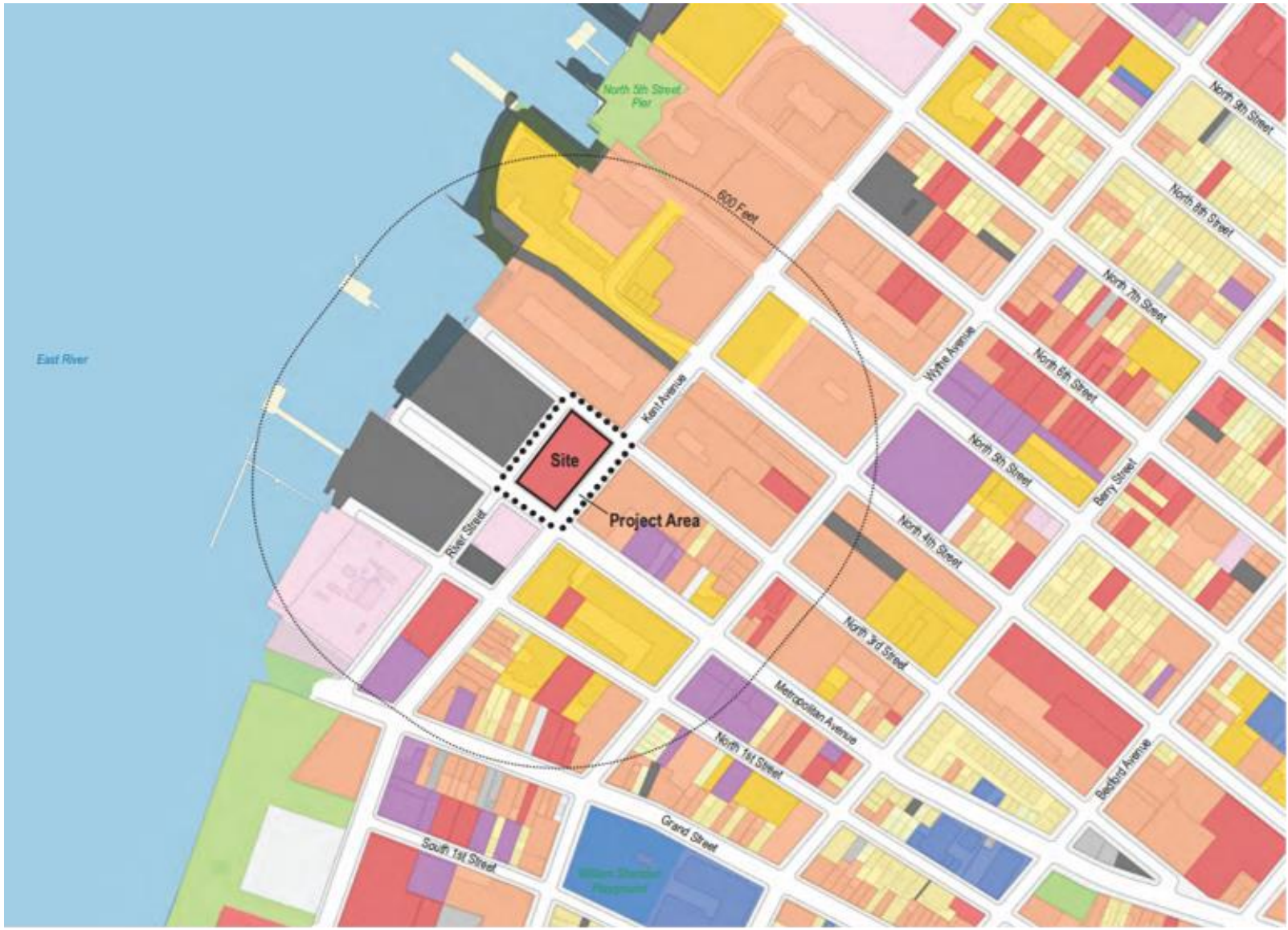
Development Site

200 Kent Avenue
BK | Community District 1

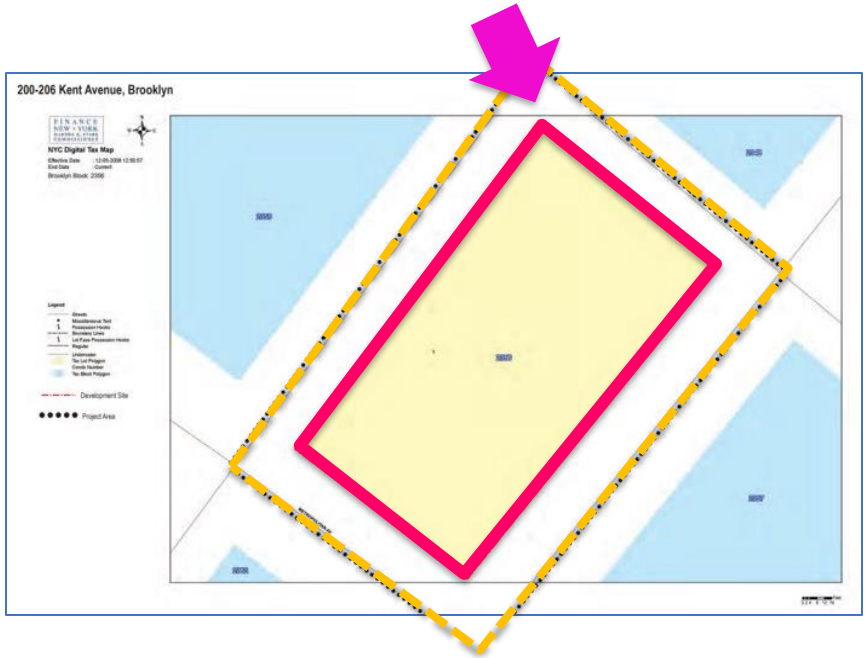
Current Zoning: M1-4

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 and Development Site

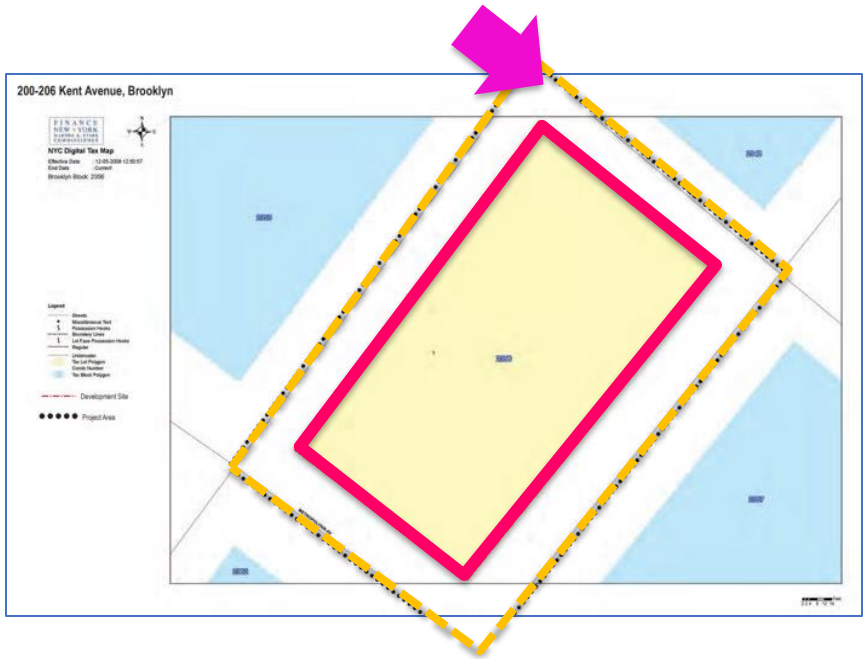


Project Area

Development Site

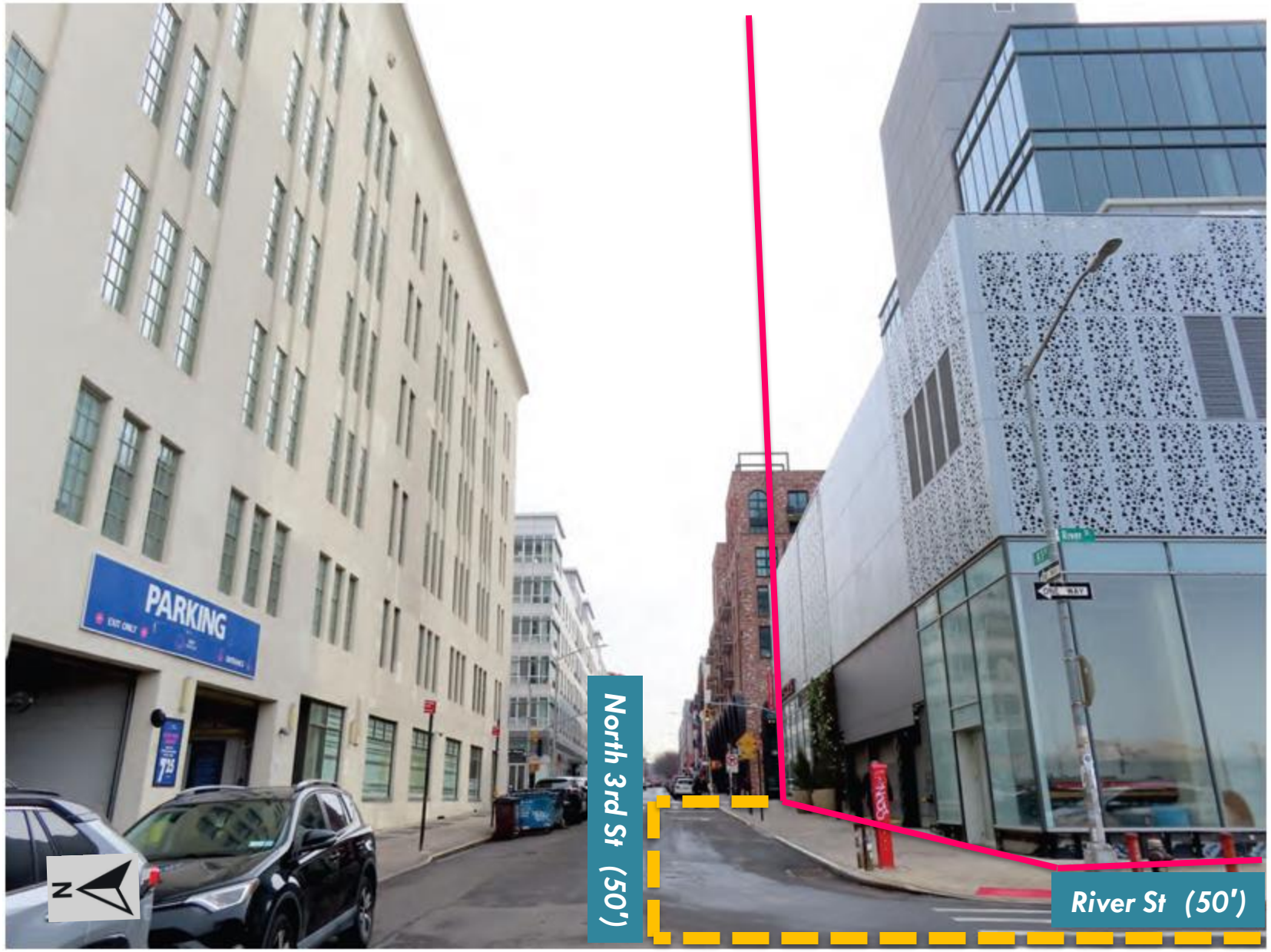


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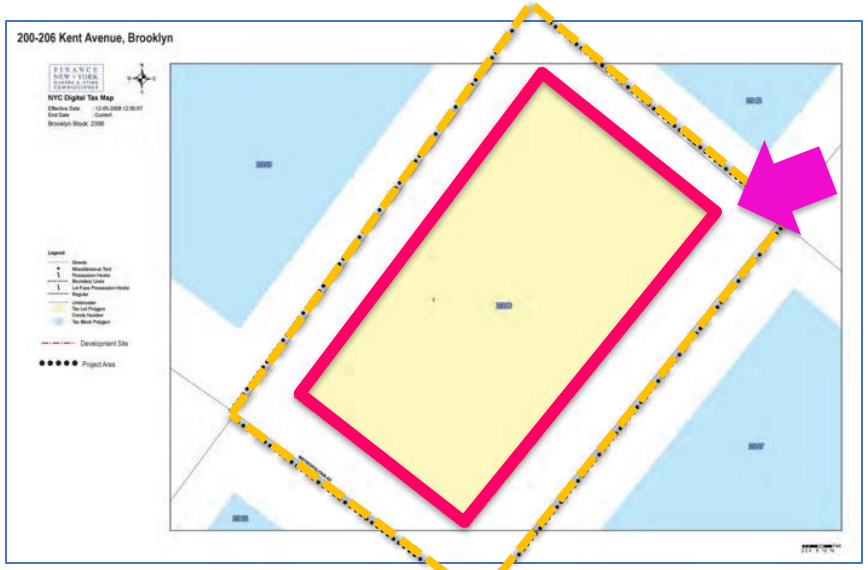


Project Area

Development Site



Project Area and Development Site

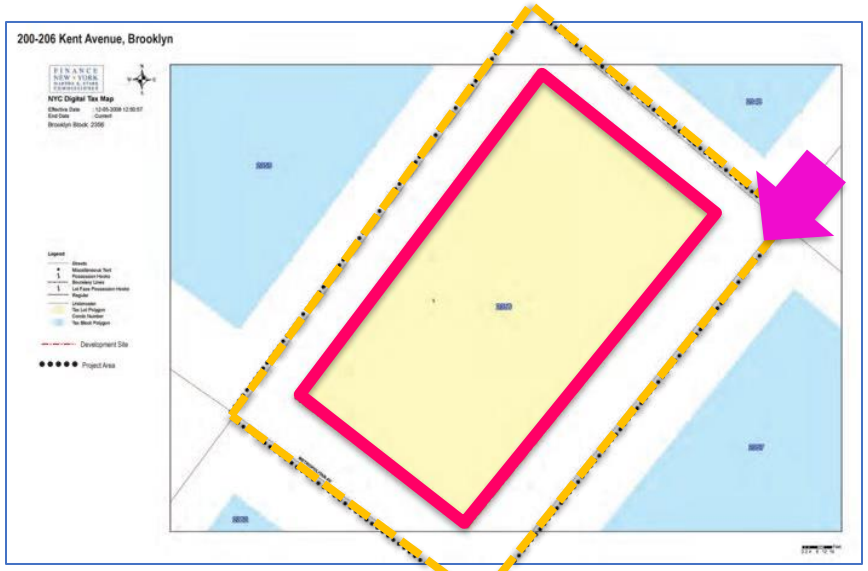


Project Area

Development Site



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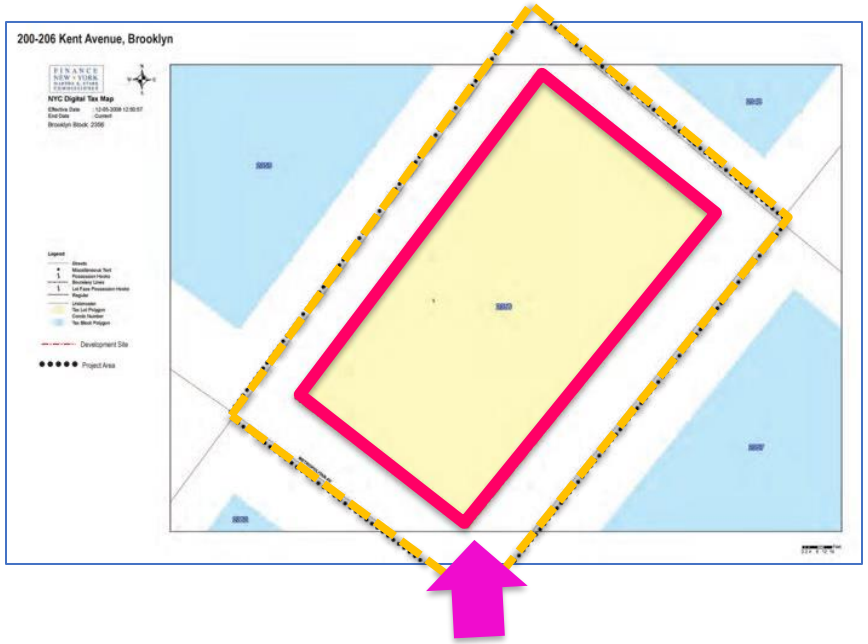


Project Area

Development Site



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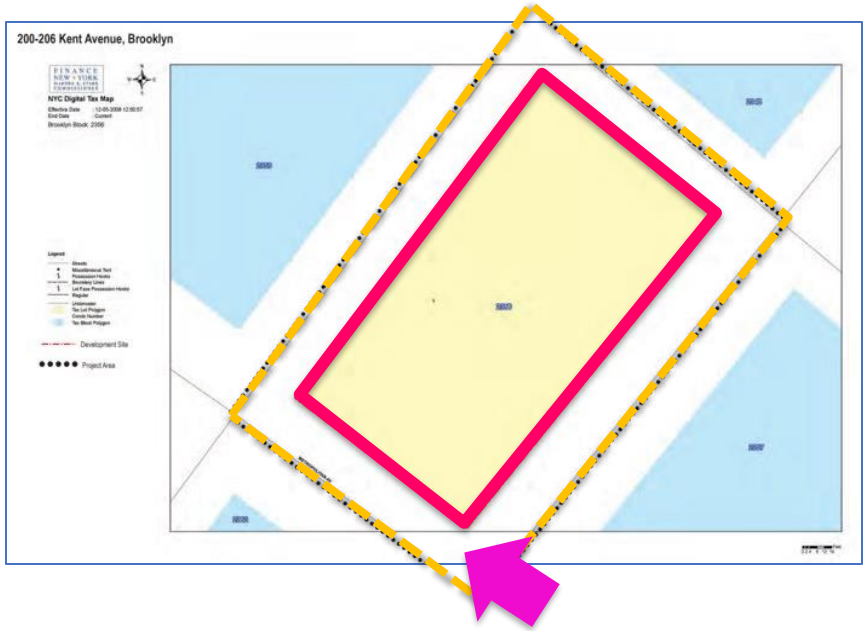


Project Area

Development Site



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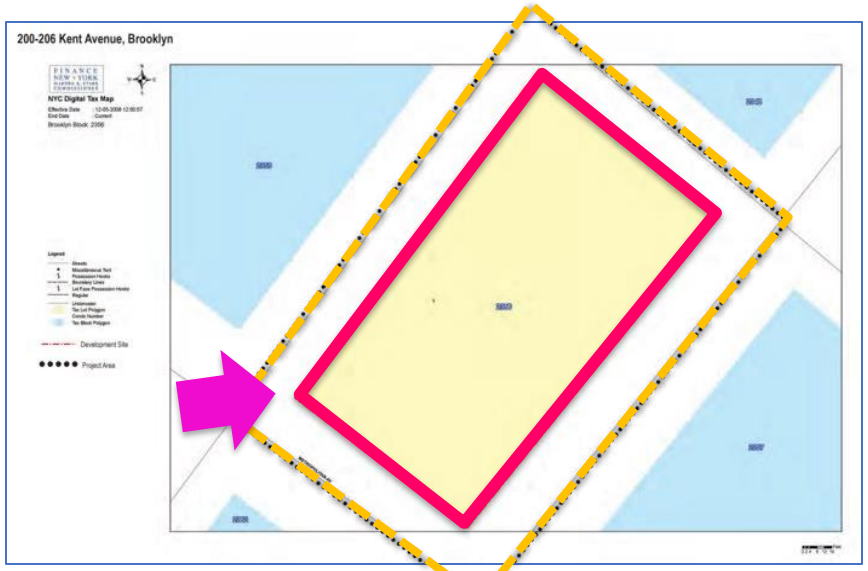


Project Area

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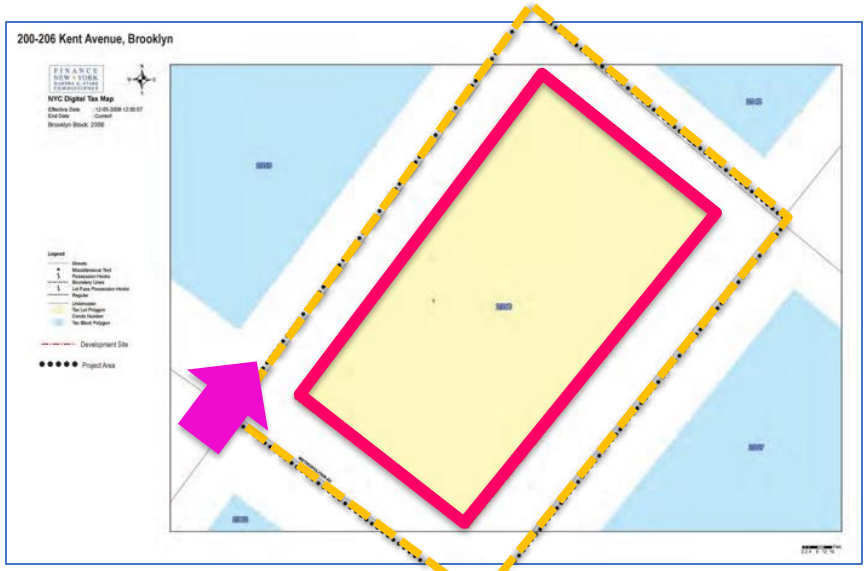


Project Area

Development Site



Project Area and Development Site



Project Area

Development Site



Proposed Development



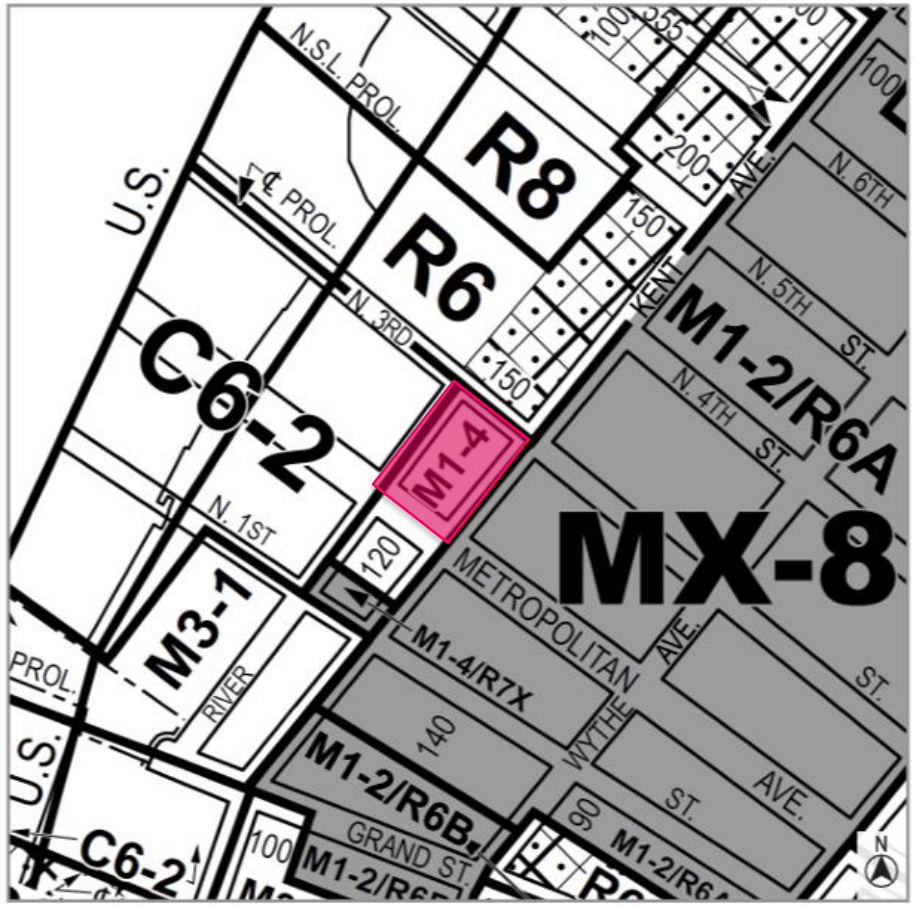
Program	Existing Building	Proposed Building
Stories	5	14
FAR	2.0	6.0
Dwelling Units	0	143 max (29-43 MIH)
Commercial sf	44,814	41,982
Parking spaces	177	43

Coastal Zone Boundary

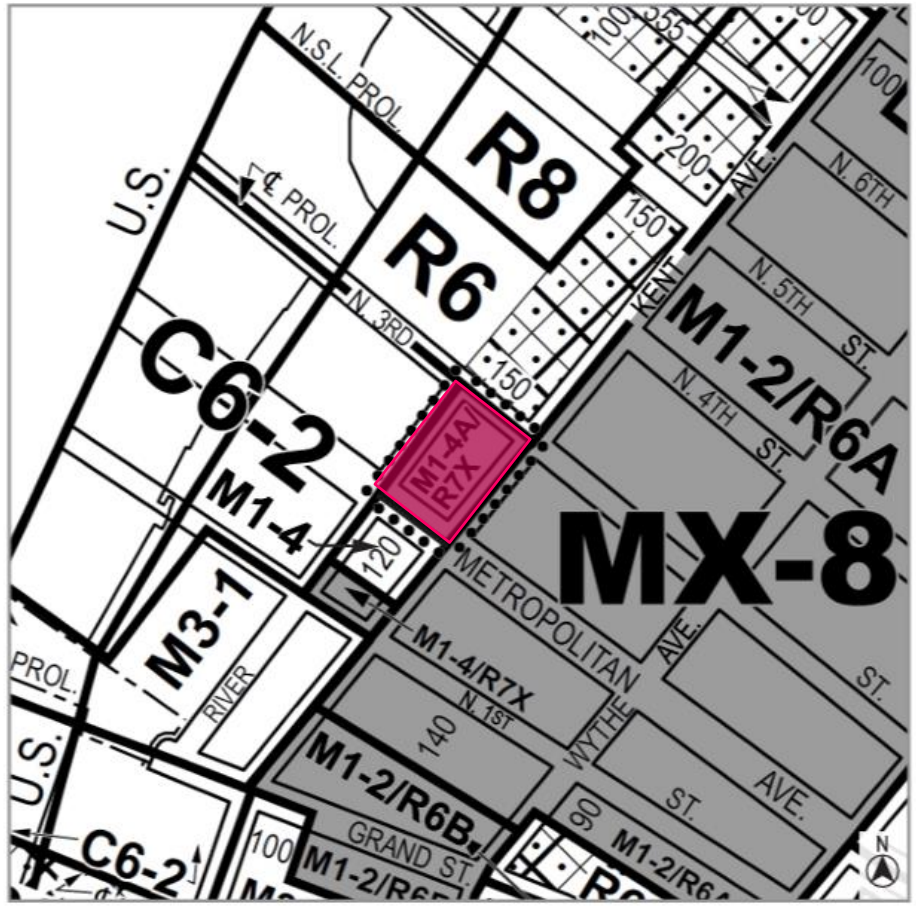
- The existing building was constructed prior to the 2022 NYC building code.
- The cellar did not require floodproofing though it is located below the DFE.
- The proposed enlargement would not be expected to comply with Appendix G.



Proposed Zoning Change Map

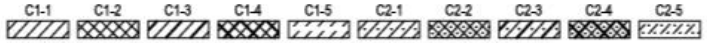


Current Zoning Map (12c)



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

Rezoning from M1-4 to M1-4A/R7X (MX-8)



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.

Proposed Zoning Map Amendment: M1-4A/R7X (MX)

Zoning Regulations	M1-4	M1-4A/R7X (MX)
Maximum Building Height	Varies (sky exposure plane)	155 feet
Maximum Base Height	60 feet	125 feet
Residential FAR	0	6.0 (MIH)
Community Facility FAR	6.5	5.0
Commercial FAR	2.0	5.0
Manufacturing FAR	2.0	5.0

Proposed 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

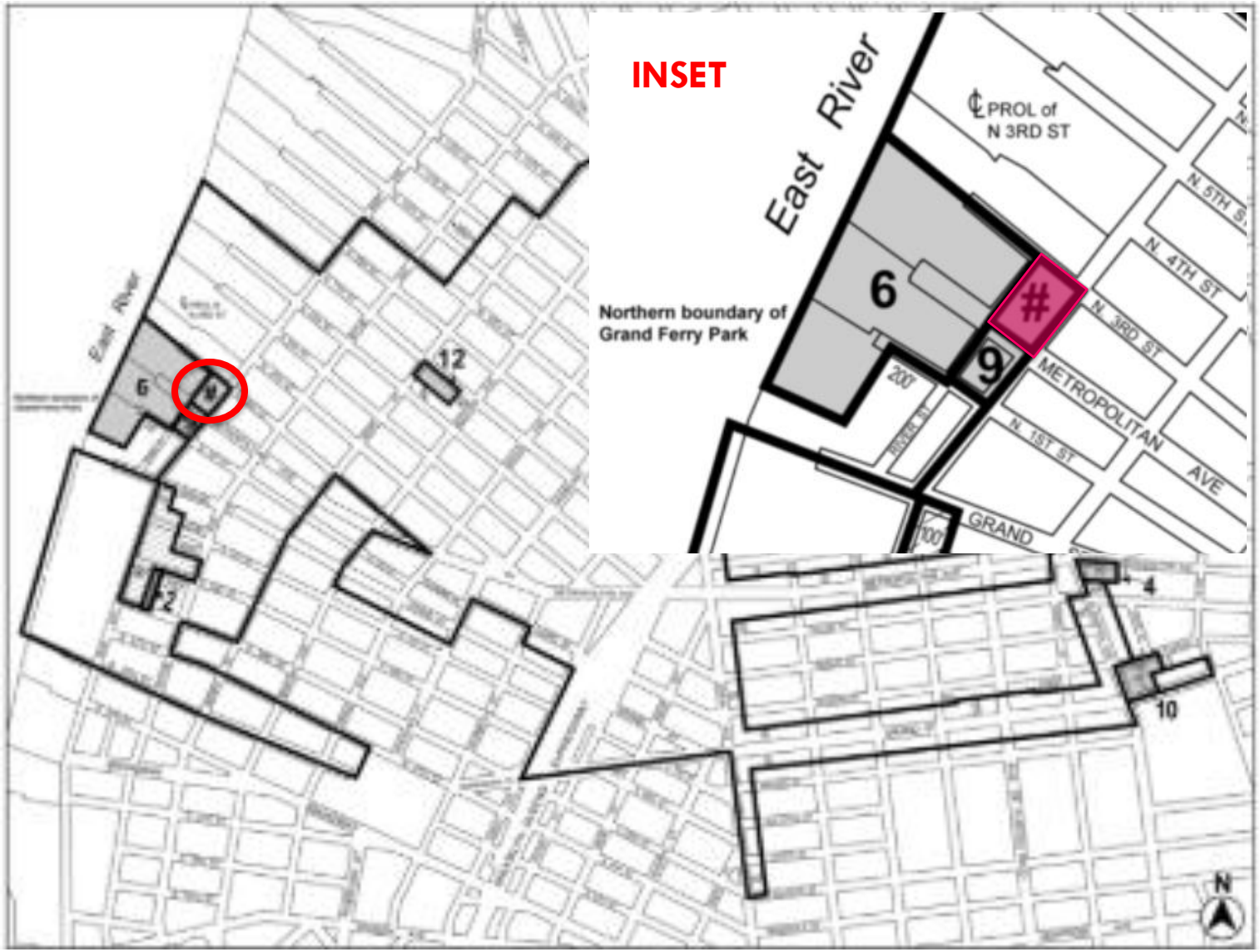
30% affordable housing set-aside at an average of **80% of AMI**

Former Inclusionary Housing designated area

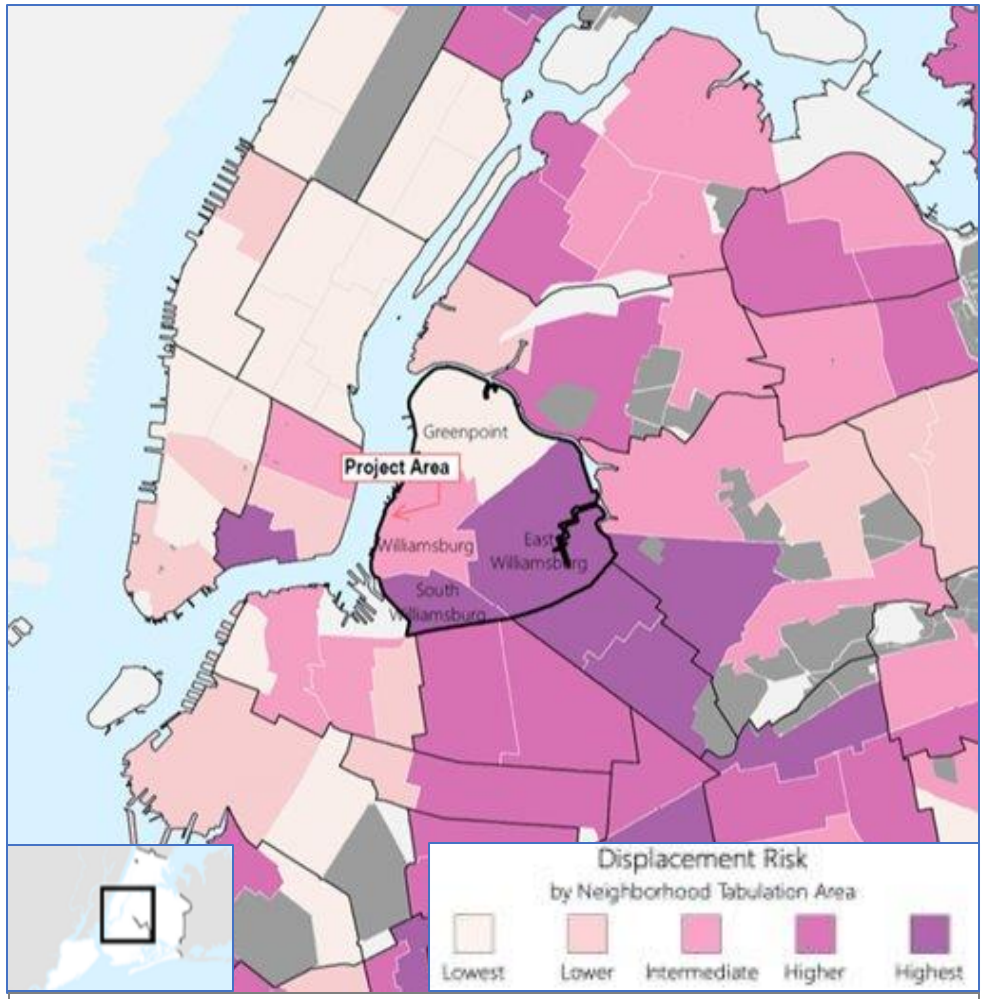
Mandatory Inclusionary Housing area
Area **2** – 10/7/21 MIH Option 1 and Option 2
Area **3** – 11/23/21 MIH Option 1 and Option 3
Area **4** – 11/23/21 MIH Option 1 and Option 3
Area **6** – 12/15/21 MIH Option 1
Area **7** – 6/2/22 MIH Option 1 and Option 2
Area **9** – 3/7/24 MIH Option 1
Area **10** – 3/19/24 MIH Option 1 and Option 3
Area **11** – 5/28/25 MIH Option 1 and Option 2
Area **12** – 7/14/25 MIH Option 1
Area # — [date of adoption] MIH Option 1 and Option 2

Excluded Area

Portion of Community District 1, Brooklyn



Data from Applicant's Racial Equity Report (RER)



Annual Median Household Income: **$102,584**
Williamsburg & Greenpoint: *Public Use Microdata Area (PUMA) 4301*
Greater than Brooklyn and NYC

Income Restriction	Unit Count		Anticipated Affordability***				
			AMI	Rent (2025)*		Eligible Income (2025)**	
	#	%		studio – 2-bedroom		1-person – 4-person	
Very Low Income	15	10.5%	40%	$1,130	$1,460	$45,400	$64,800
Low Income	6	4%	60%	$1,700	$2,190	$68,000	$97,200
Low Income	15	10.5%	80%	$2,270	$2,920	$90,700	$129,600
Not Income Restricted	107	75%	n/a	$4,150	$6,500	$166,000	$260,000
Total New Units	**143**	**100%**					

**Rents are based on unit size. Rents shown are illustrative (based on 2025 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.*

***Qualifying incomes are based on household size. Incomes shown are illustrative (based on 2025 AMI, 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.*

****Affordability numbers are preliminary*

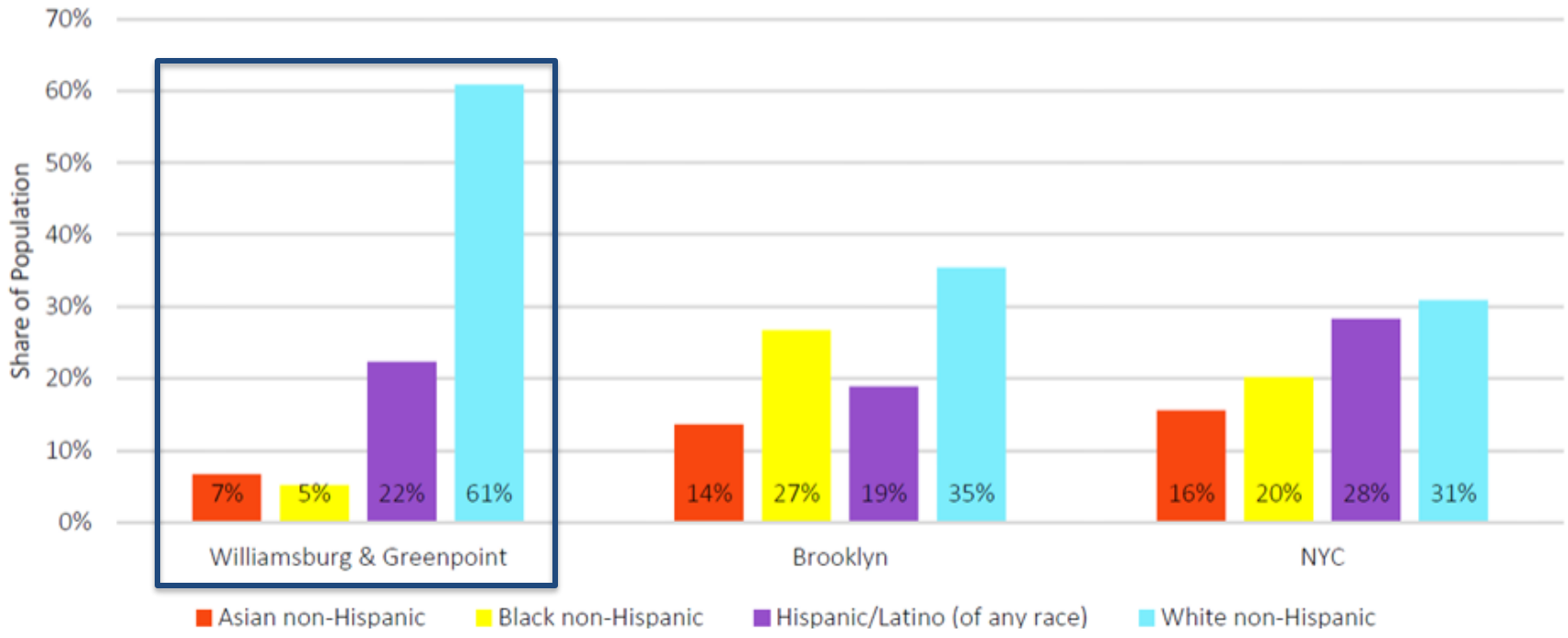
Data from Applicant's Racial Equity Report (RER)

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]."



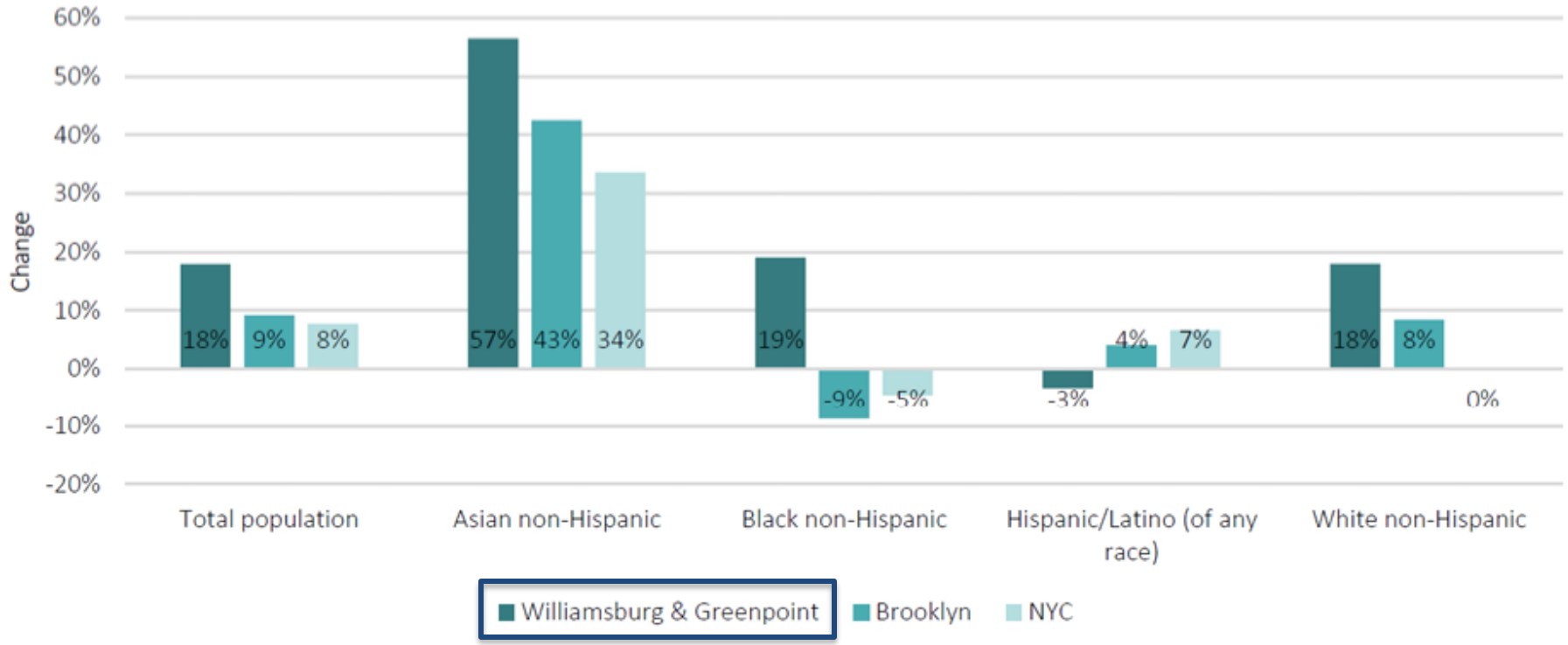
Source: Census 2020; Community Profile Table 1.01

Data from Applicant's Racial Equity Report (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

Data from Applicant's Racial Equity Report (RER)

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2024

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

"From 2010 to 2024, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2024 Q4 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

Application Summary

Actions Requested:

- Zoning Map Amendment to change an M1-4 district to an M1-4A/R7X (MX-8) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- Conversion and expansion of an existing 5-story commercial building into a mixed-use residential building
- 135,511 sf total floor area (6.0 FAR)
- 93,529 sf of residential (up to 143 units, 29-43 MIH)
- 41,982 sf of ground-floor retail sq ft
- 43 cellar parking spaces



Appendix


TRADER JOE'S
TRADER JOE'S
EVER/BODY
200