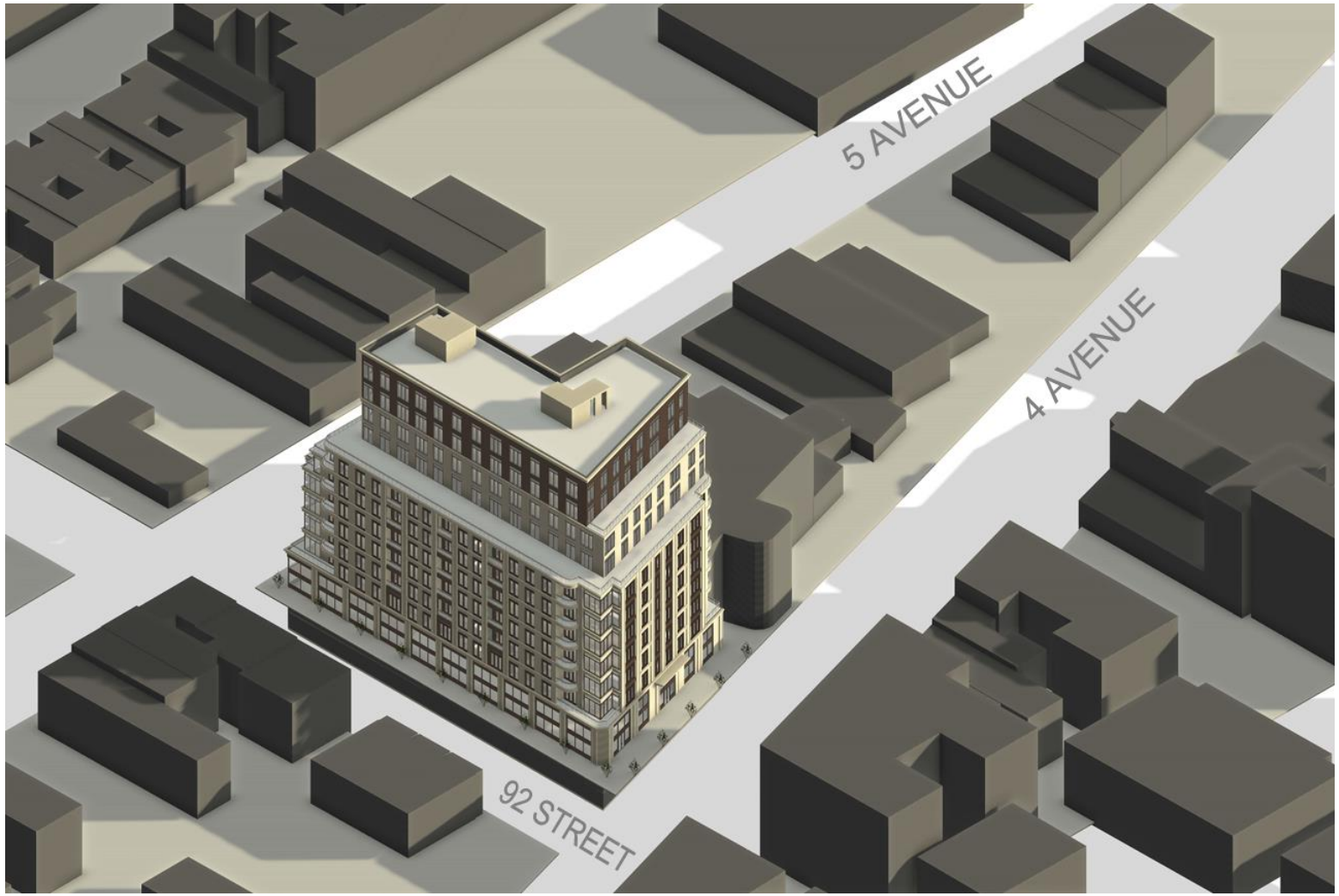


Renderings are illustrative and subject to change

9201 4th Avenue

260048 ZMK
N 260049 ZRK
Community District 10, Brooklyn

APPLICANT	▪ 9201 LLC
ACTIONS REQUESTED	▪ Zoning map amendment from C8-2 (BR) to C4-4D (BR) ▪ Zoning text amendment to Appendix F to map MIH options 1 and 2
PROPOSED DEVELOPMENT	▪ 11-story mixed-use commercial and residential building ▪ 110,657 sf residential, 18,547 sf commercial ▪ 97 dwelling units, 24 income-restricted ▪ 52 cellar- and subcellar-level parking spaces

Project Location

- 9201 4th Avenue
- 92nd Street between 4th and 5th Avenue
- Brooklyn Community District 10
- City Council District 47 (Justin Brannan)



Surrounding Area



Project Area



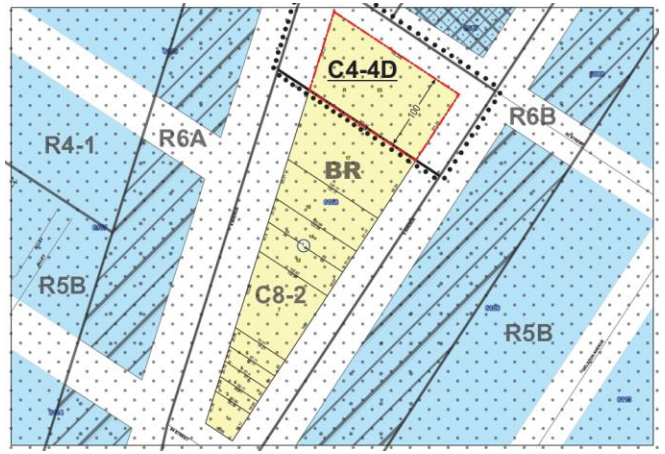
Land Use & Zoning

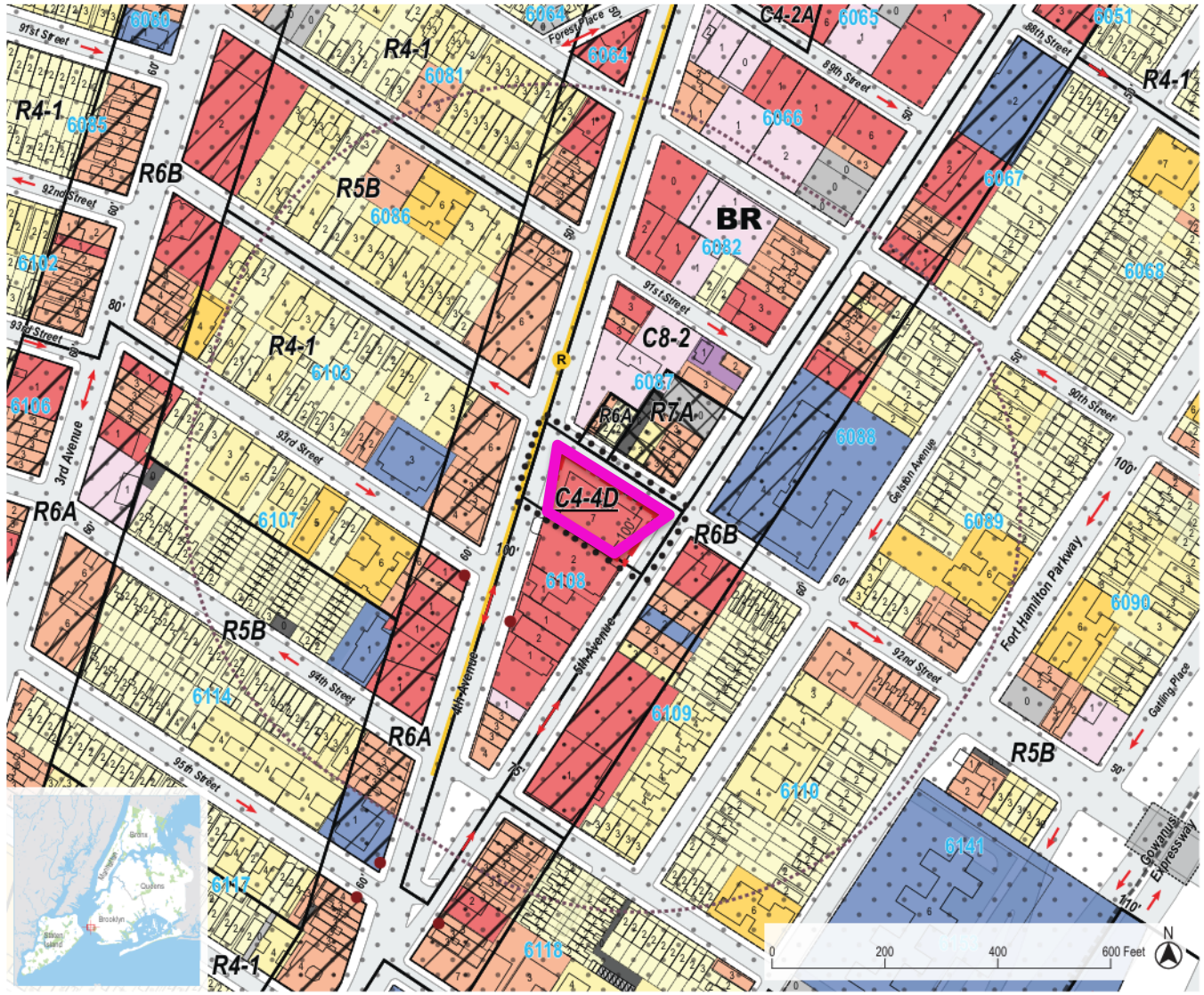
Development Site

Project Area

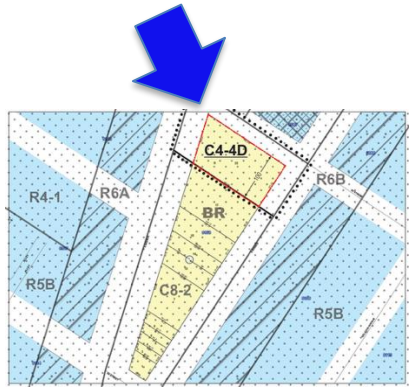
9201 4th Avenue
BK | Community District 10

Current Zoning: C8-2 (BR)





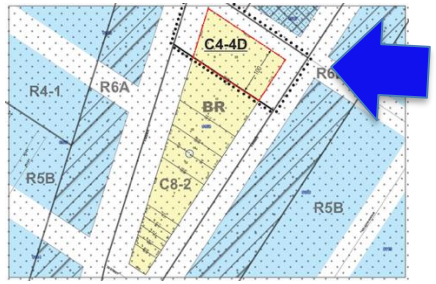
4th Avenue & 92nd Street – Proposed Development Site



Project Area

5th Avenue & 92nd Street – Proposed Development Site





Project Area

5th Avenue – Proposed Development Site

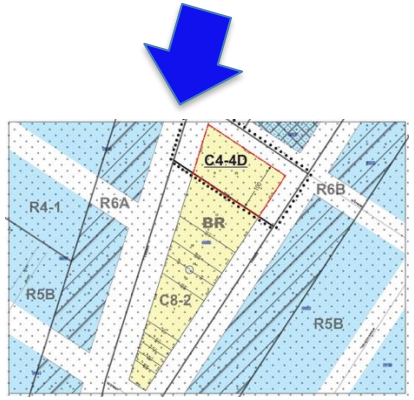




Project Area – – –

4th Avenue – Proposed Development Site





Project Area – – –

Proposed Development

- 11-Story Mixed-Use Building:
  - Residential: 110,657 sq ft
  - Commercial: 18,547 sf
- 97 units (24 income-restricted)
- 7.2 FAR
- 52 subcellar- and cellar-level parking spaces



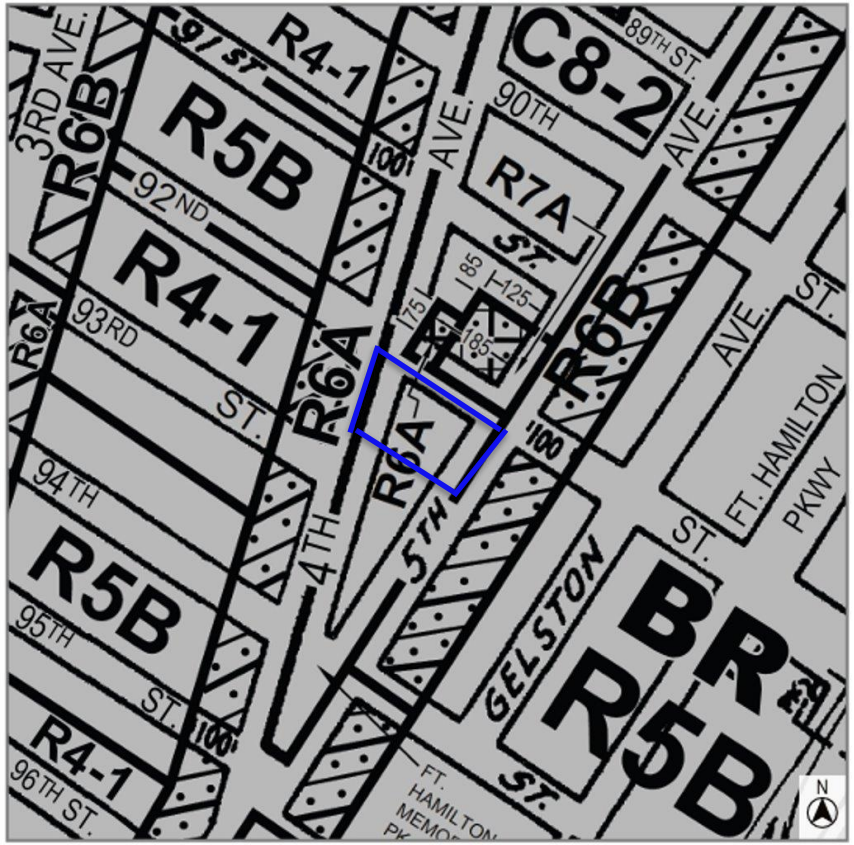
Renderings are illustrative and subject to change

Proposed Actions Requested

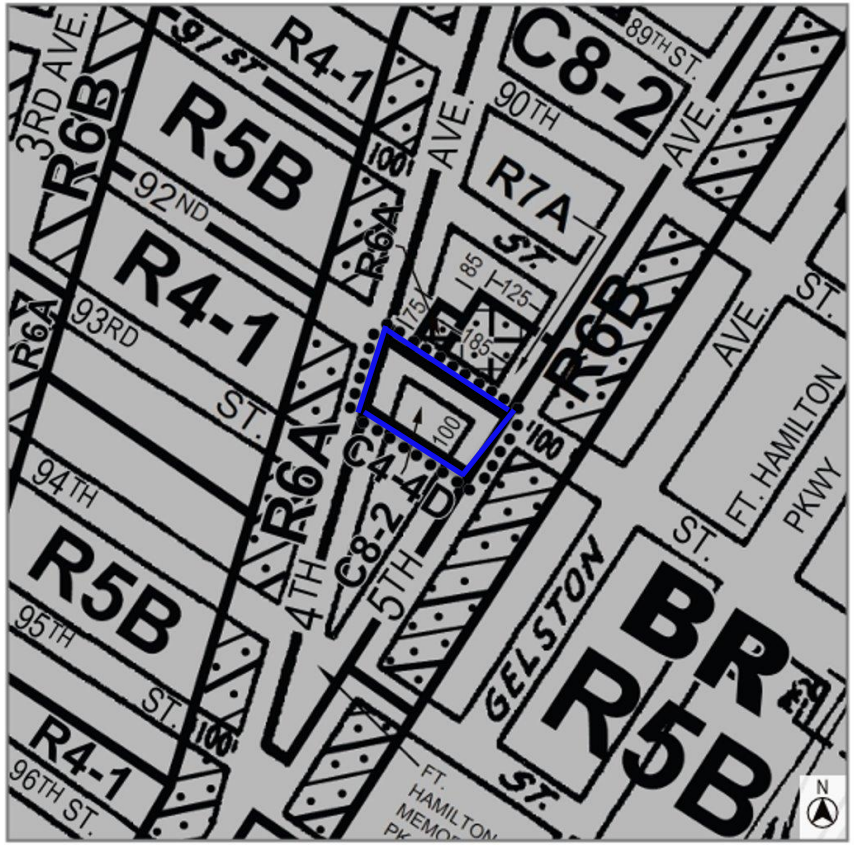
- Zoning Map Amendment: C8-2 (BR) district to C4-4D (BR)
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area

Proposed Actions (Zoning Map Amendment)

Zoning Change Map



Current Zoning Map (22b)



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

Rezoning from C8-2 (BR) to C4-4D (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: C4-4D

	C4-4D (R8A Equivalent)
Max Building Height	145 feet
Base Height	105 feet
Max Residential FAR	7.2 (with MIH)
Community Facility FAR	6.5
Commercial FAR	3.4
Parking	12% of dwelling units; 0% Income Restricted Units (Outer Transit Zone); For Commercial Uses: 1 per 1,000 sf

Proposed Actions (Zoning Text Amendment)

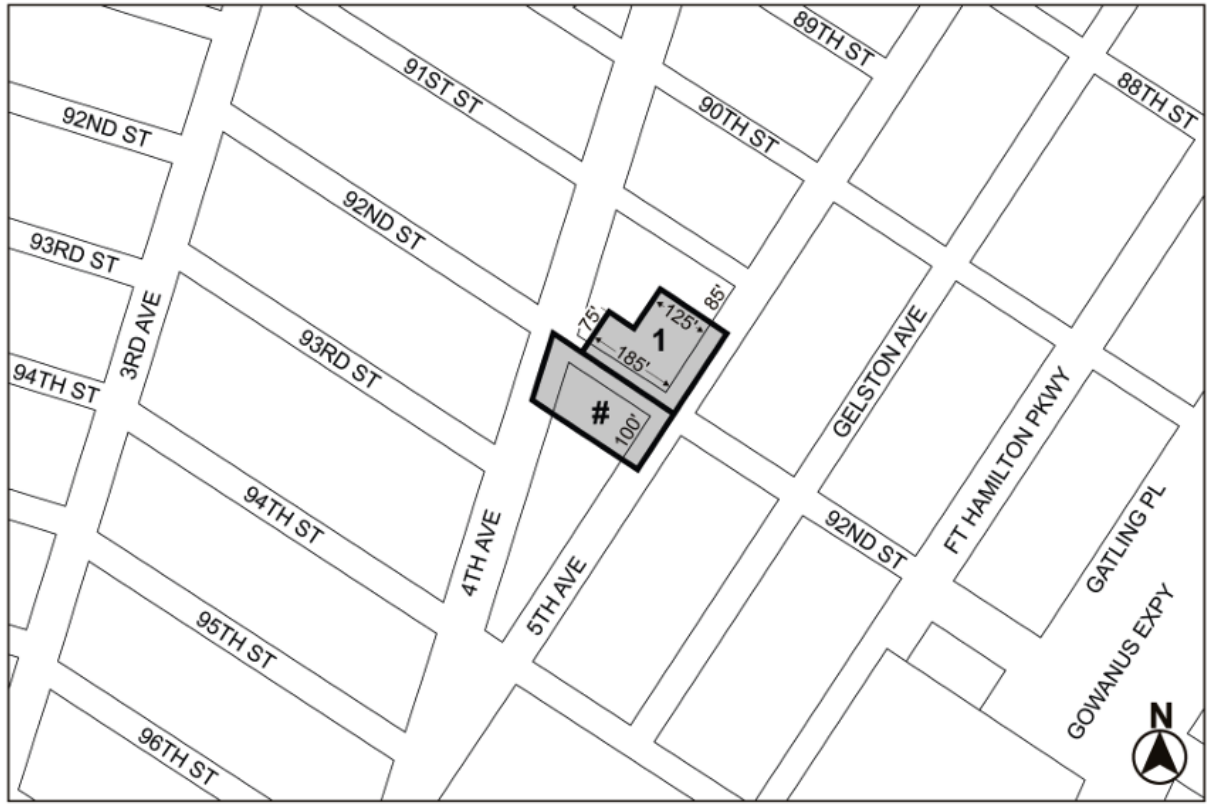
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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**

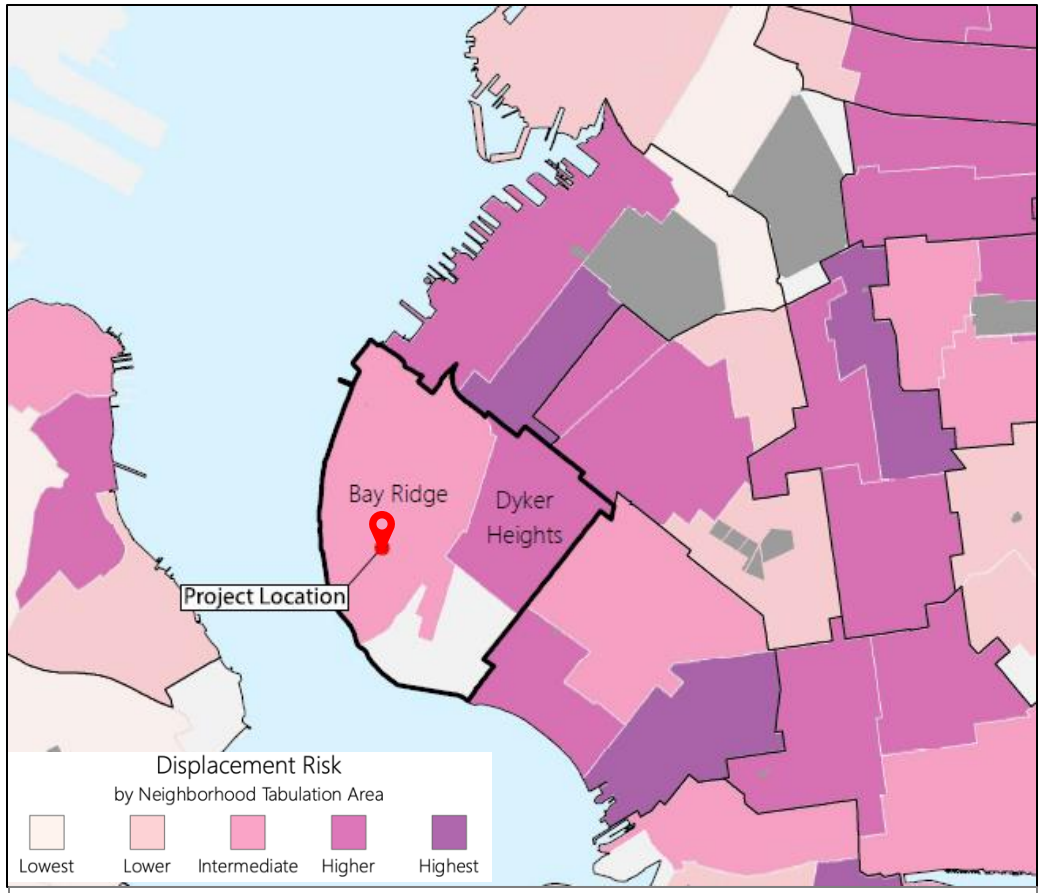


Mandatory Inclusionary Housing area
Area **1** — 3/18/21 MIH Option 1, Option 2 and Option 4
Area **#** — [date of adoption] MIH Option 1 and Option 2

Portion of Community District 10, Brooklyn

* * *

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



Annual Median Household Income:

$88,927

Bay Ridge/Dyker Heights: Public Use Microdata Area (PUMA) 4310

Greater than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2025)		Eligible Income (2025)	
				1-Bedroom	3-Bedroom	1-person House-hold	7-person House-hold
Very Low Income	10	10%	**40%**	$1,220	$1,690	$45,400	$80,400
Low Income	7	7%	**60%**	$1,820	$2,530	$68,000	$120,500
Low Income	7	7%	**80%**	$2,430	$3,370	$90,700	$160,700
Not Income Restricted	73	75%	N/A	$2,460	$4,200	$98,500	$168,000
Total	**97**	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.*

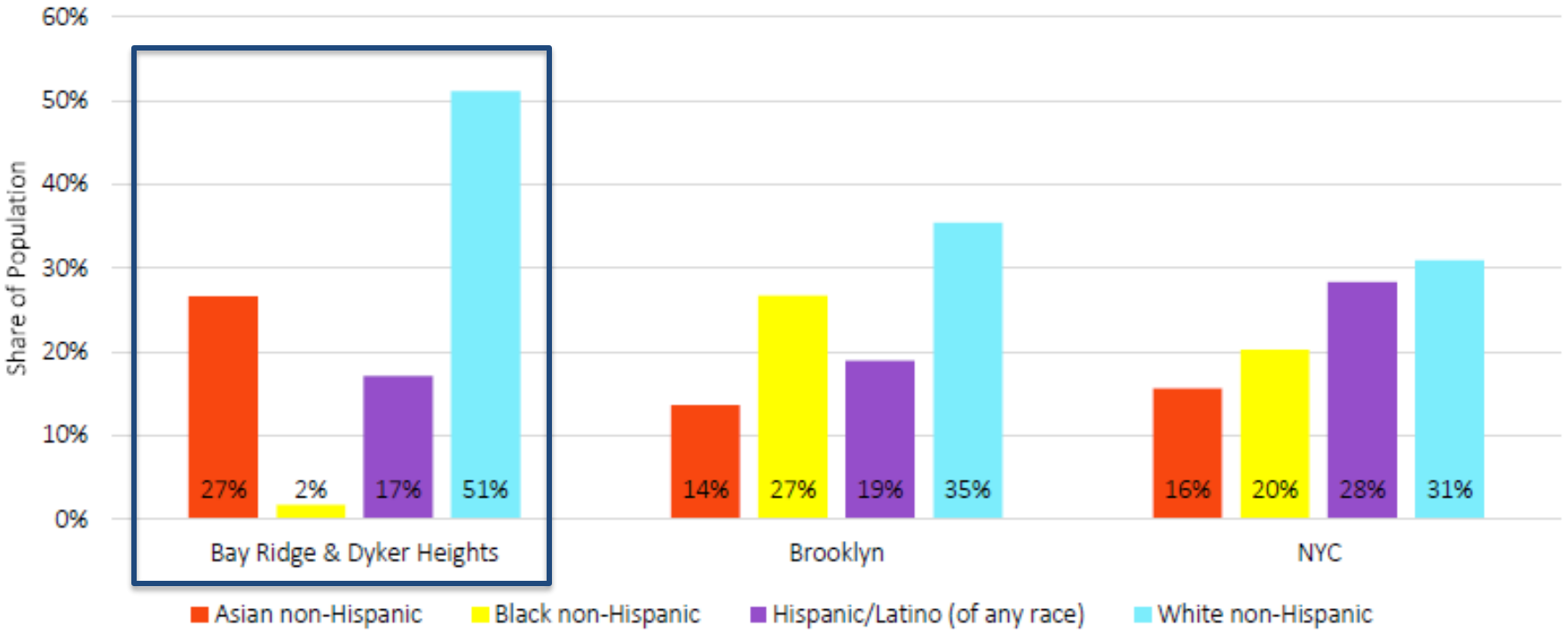
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



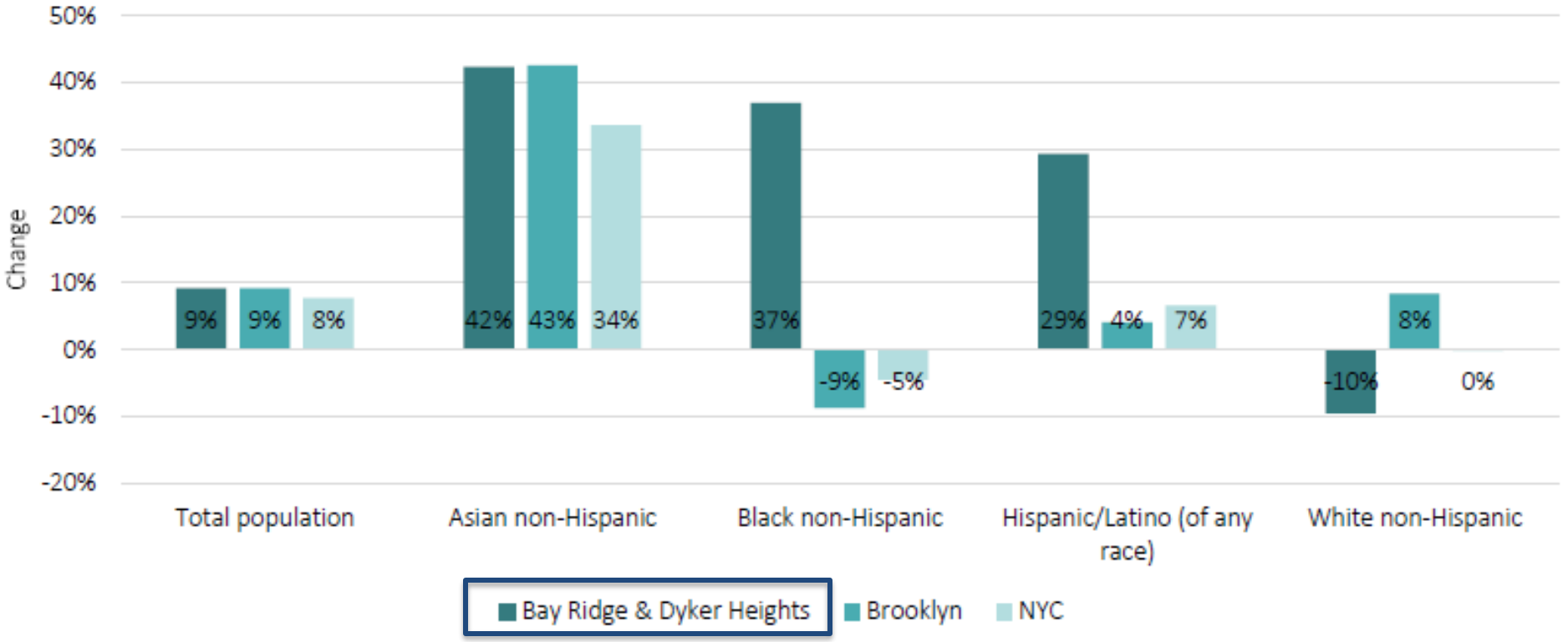
Source: Census 2020; Community Profile Table 1.01

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

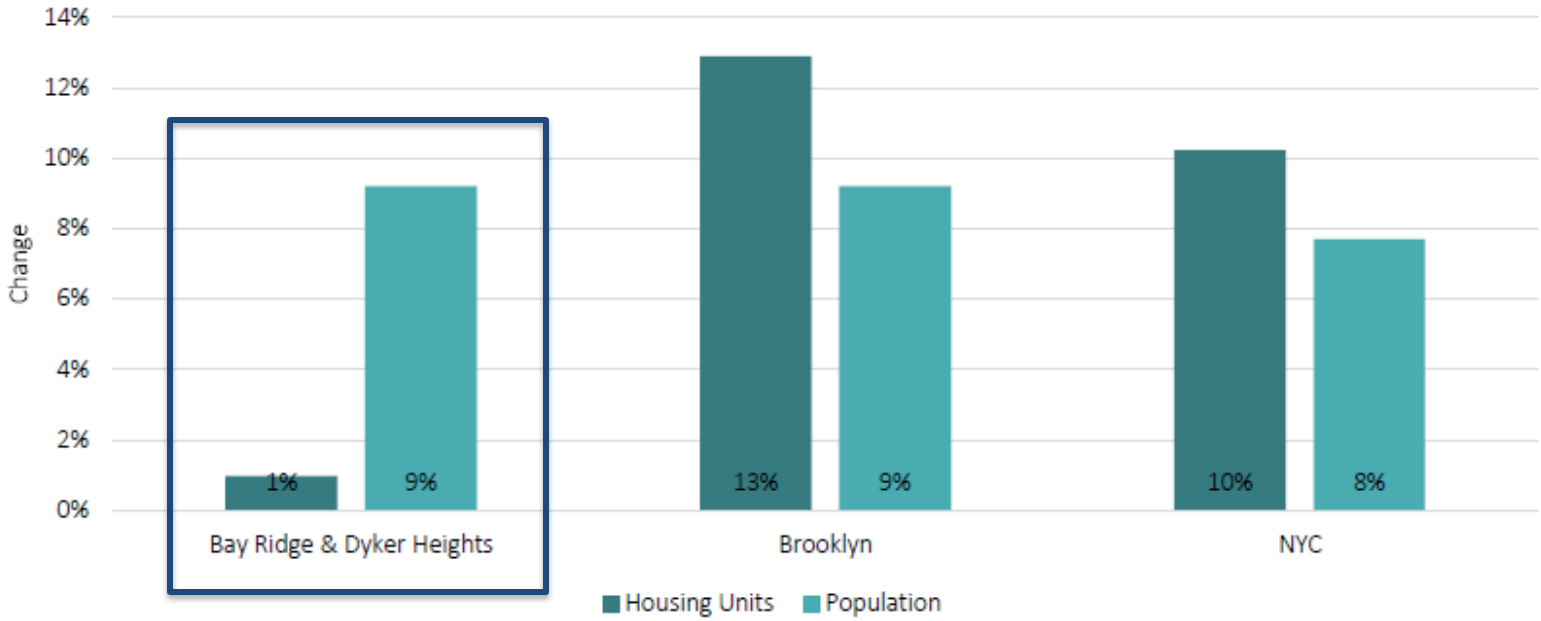
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 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 Bay Ridge & Dyker Heights increased by **1%** and population increased by **9%**.*



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

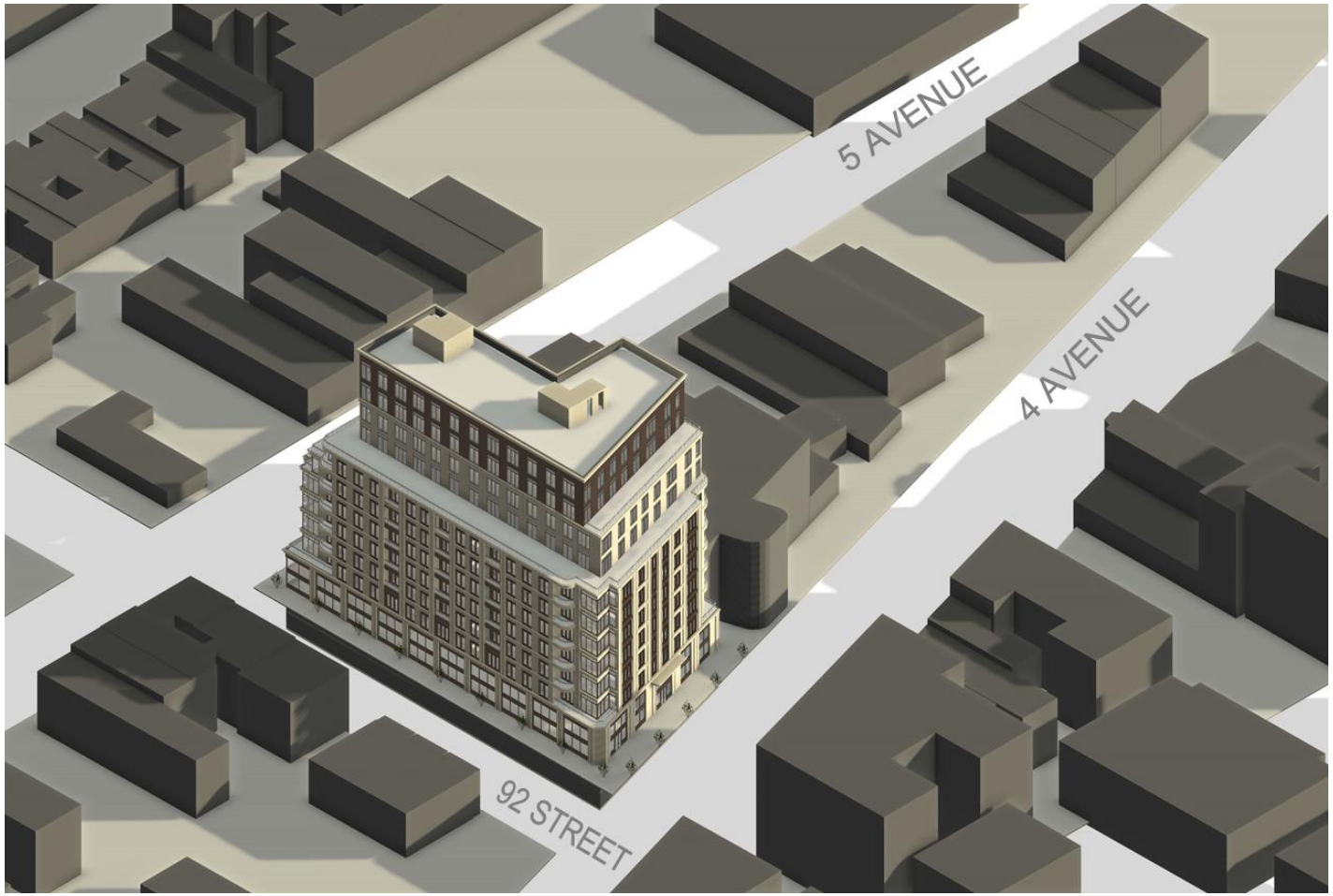
Summary

Actions Requested:

- Zoning Map Amendment to change C8-2 (BR) district to C4-4D (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 11-story mixed-use building
- 110,657 sq ft residential, 18,547 sf commercial (7.2 FAR)
- 97 units (24 income-restricted)
- 52 subcellar- and cellar-level parking spaces



Renderings are illustrative and subject to change

Appendix