166 Kings Highway Rezoning

Community District 11, Brooklyn

230378 ZMK
N 230379 ZRK



Illustrative rendering – View along Kings Highway

Actions and Proposed Development

Applicant:
166 Plaza LLC

Actions Requested:
ZM: R6B/C2-3 to R7X/C2-4
ZR: Appendix F

Development:
10-Story (+ cellar) mixed-use building
- 103,678 SF (5.59 FAR) total
- 89,009 SF residential
  - 97 dwelling units (30 income restricted)
- 14,670 SF ground-floor commercial



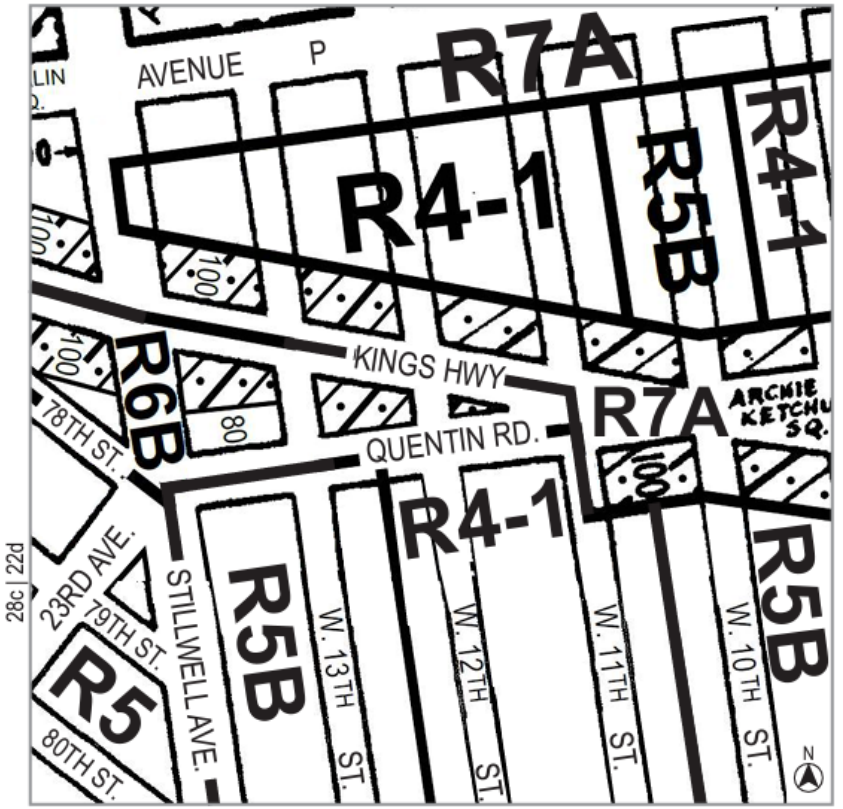
Illustrative rendering – View along Quentin Road

Zoning Map Amendment

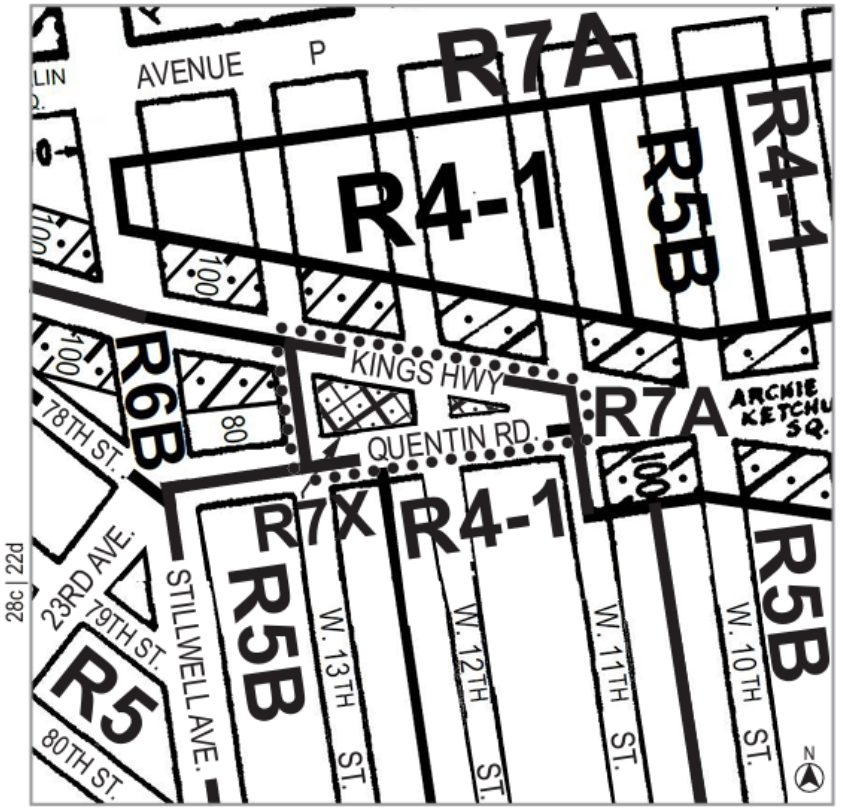
Current Zoning:
R6B & C2-3

Proposed Zoning:
R7X/C2-4

Zoning Change Map

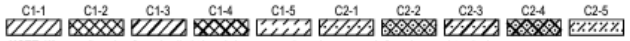


Current Zoning Map (22d & 28c)



Proposed Zoning Map (22d & 28c) - Area being rezoned is outlined with dotted lines

Rezoning from R6B/C2-3 to R7X/C2-4



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.

Community Board 11 Recommendation

Public hearing held on January 7, 2025

Voted Conditional Unfavorable:
28 In Favor
2 Against
1 Abstain

Conditions:

1. Amend proposal to R7A
2. More parking
3. No participation in SARA

Brooklyn Borough President Recommendation

Public hearing held on February 5, 2025

Voted TBD:

Summary



Illustrative rendering – View along Kings Highway

Neighborhood:
Bensonhurst, Brooklyn

Districts:
Brooklyn Community District 11
City Council District 43 (Susan Zhuang)

Applicant:
166 Kings Highway LLC

Actions Requested:
ZM: R6B/C2-3 to R7X/C2-4
ZR: Appendix F

Development:
10-Story (+ cellar) mixed-use building
- 103,678,010 SF (5.59 FAR)
- 14,670 SF ground-floor commercial
- 97 dwelling units (30 income restricted)
- 48 parking spaces

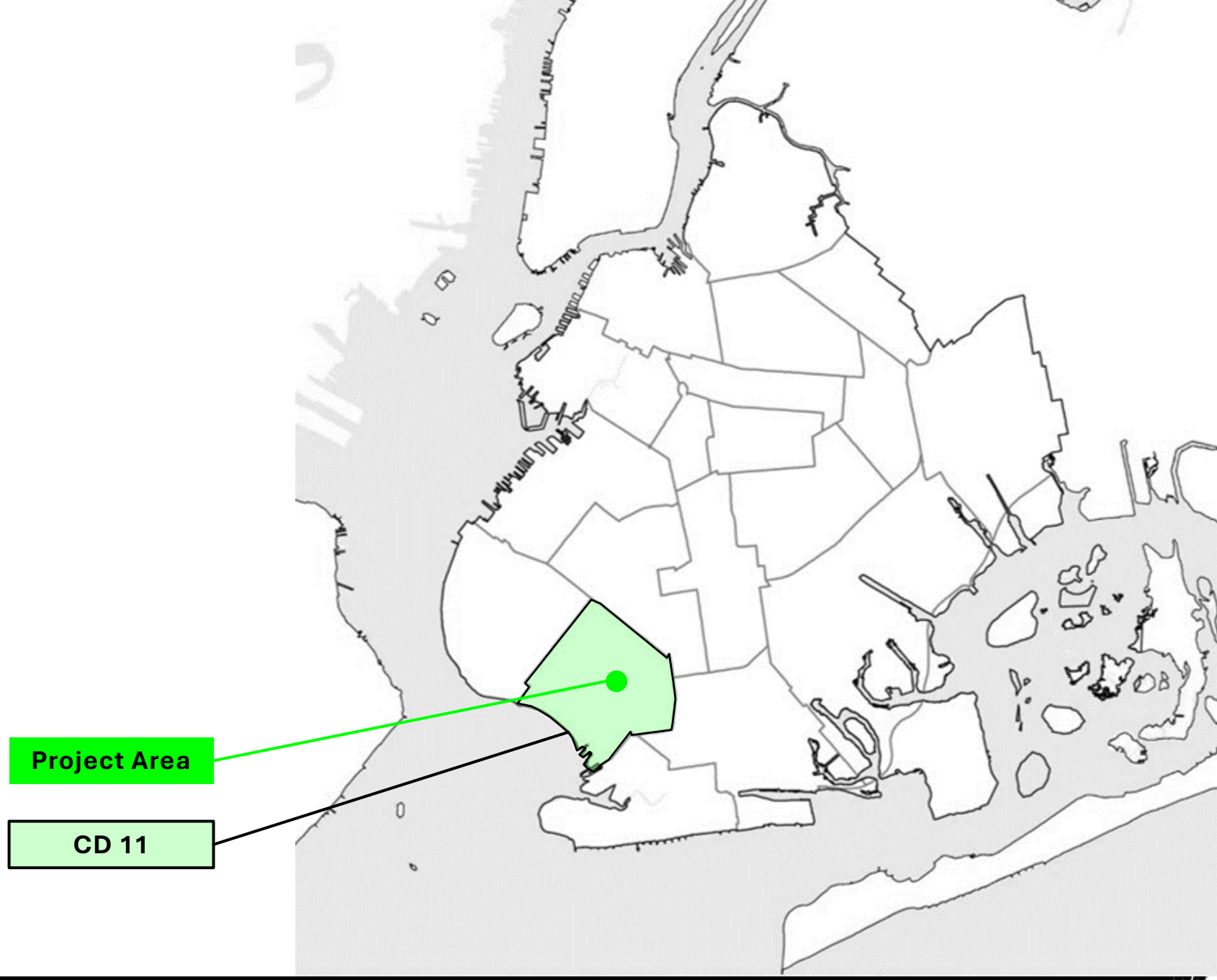
Appendix

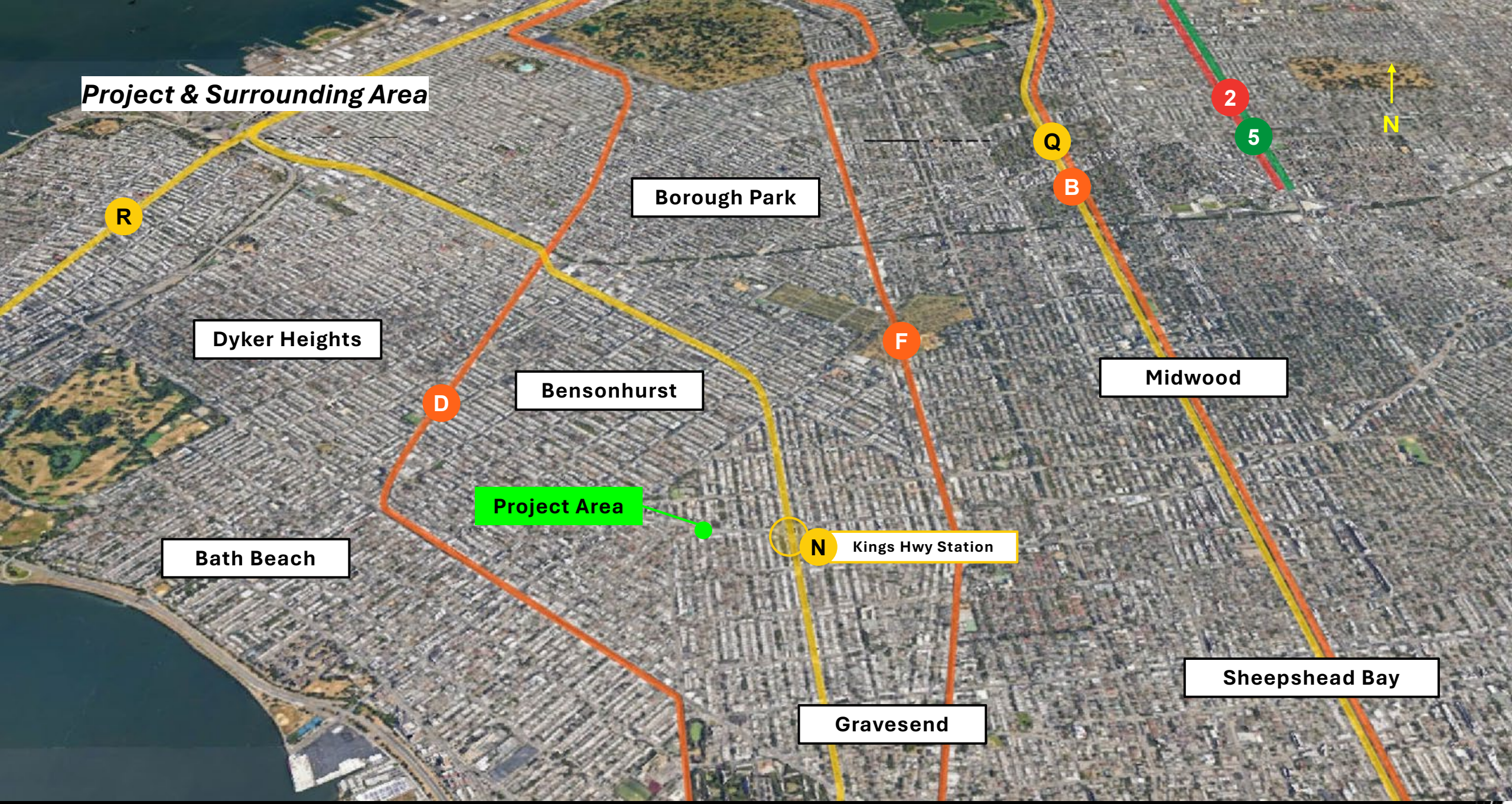
Project Location

Location:
Kings Highway between West 11th and West 13th Streets

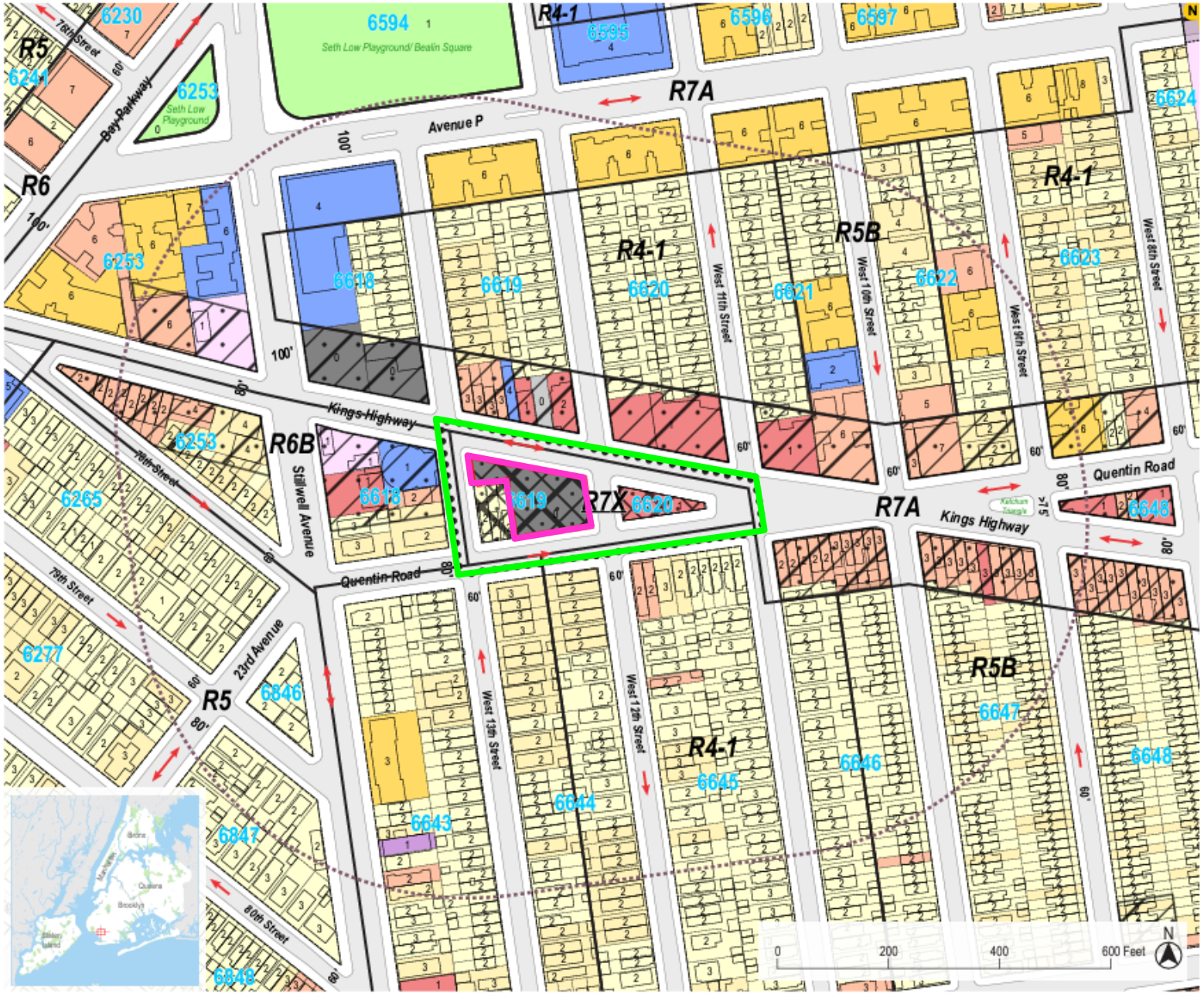
Neighborhood:
Bensonhurst, Brooklyn

Districts:
Brooklyn Community District 11
City Council District 43 (Susan Zhuang)




Project & Surrounding Area
R
Borough Park
Q
B
2
5
N
Dyker Heights
F
D
Bensonhurst
Midwood
Project Area
N
Kings Hwy Station
Bath Beach
Sheepshead Bay
Gravesend


Project & Surrounding Area
Bay Pkwy Station
N
N
B4
Seth Low Playground
Avenue P
B82
B82-SBS
Bay Pkwy
Highlawn Branch,
Brooklyn Public Library
Quentin Rd
Kings Hwy
Kings Hwy Station
N
Project Area
Stillwell Ave
W 13th St
W 11th St
23rd Ave



Land Use and Zoning

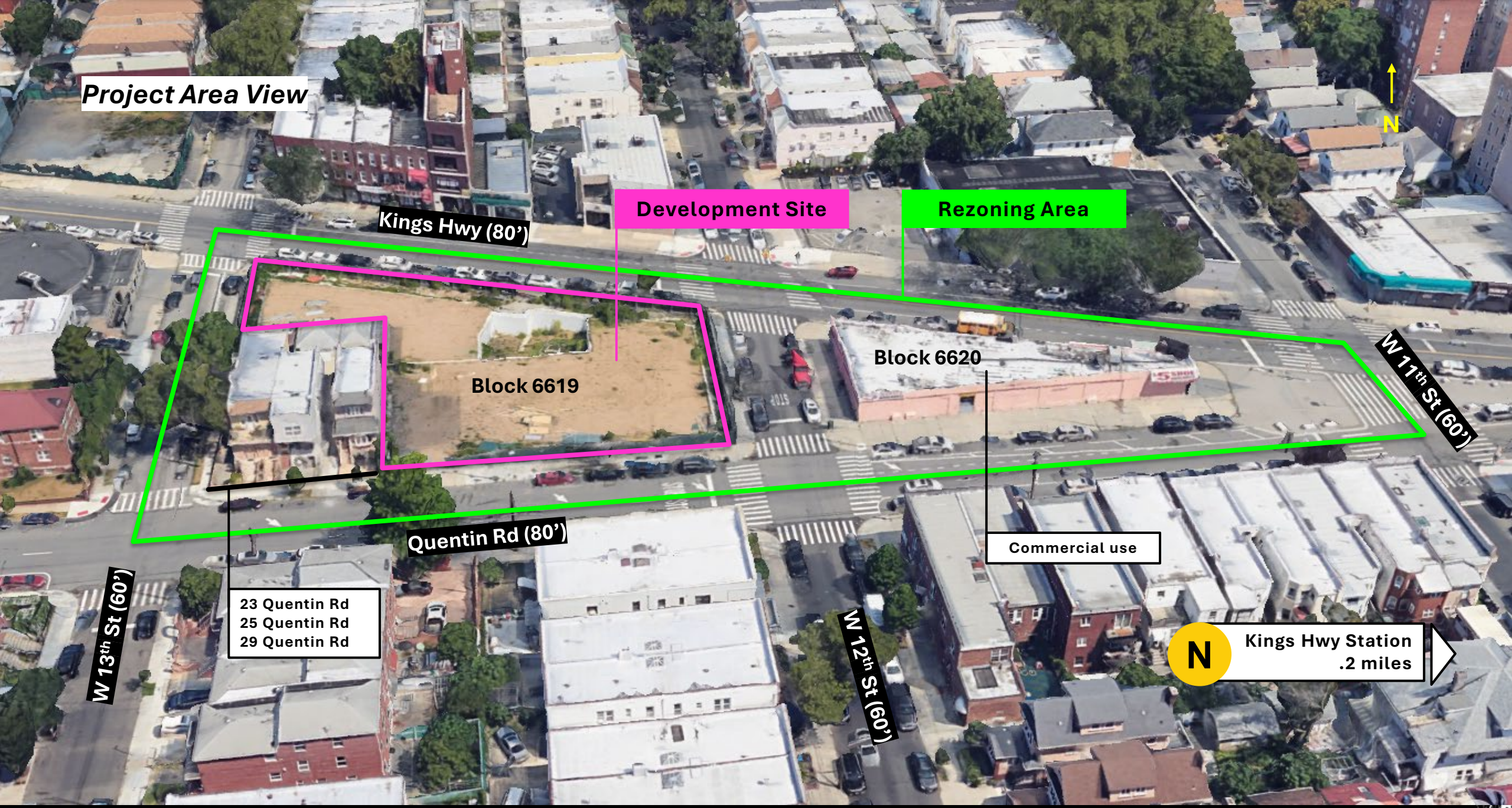
Rezoning Area:
Block 6619, lots 42, 49, 50, & 51
Block 6620, lot 46

Development Site:
Block 6619, lot 42

Current Zoning:
R6B & C2-3

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 View
N
Development Site
Rezoning Area
Kings Hwy (80')
Block 6619
Block 6620
W 11th St (60')
Quentin Rd (80')
Commercial use
23 Quentin Rd
25 Quentin Rd
29 Quentin Rd
W 13th St (60')
W 12th St (60')
N
Kings Hwy Station
.2 miles

Existing Conditions: Kings Hwy and West 13th Street



Development Site **Rezoning Area**



Kings Highway facing southeast from W 13th St



Development Site facing southeast from Kings Hwy and W 13th St

Existing Conditions: Quentin Road and West 13th Street

Development Site **Rezoning Area**



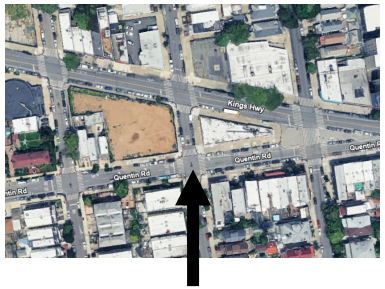


Northeast from Quentin Road and West 13th Street



Quentin Road facing east

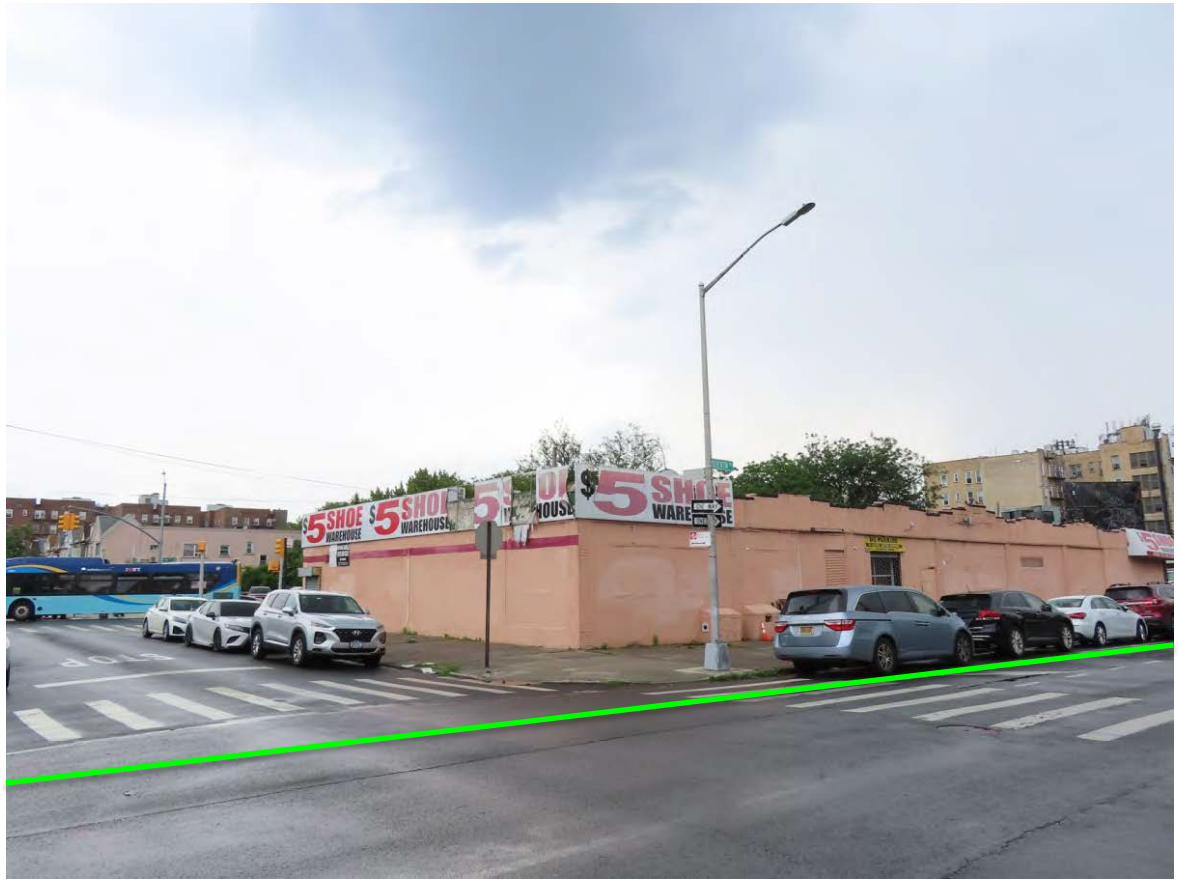
Existing Conditions: Quentin Road and West 12th Street



Development Site **Rezoning Area**



West 12th Street facing north from Quentin Road



Northeast from Quentin Road and West 12th Street

Existing Conditions: West 11th Street

Development Site **Rezoning Area**





Quentin Road facing west from West 11th Street



Southwest from Kings Highway and West 11th Street

Existing Conditions: West 11th Street

Development Site **Rezoning Area**





Southwest from Kings Highway and West 12th Street



Facing south from Kings Highway

Proposed Development

Development:
10-story (+cellar) mixed-use building
103,678 SF total

Uses:
Commercial: 14,670 SF ground-floor
Residential: 89,009 SF
97 total DU, 30 income restricted
Parking: 48 accessory, sub-grade

FAR: 5.95

N





Illustrative rendering

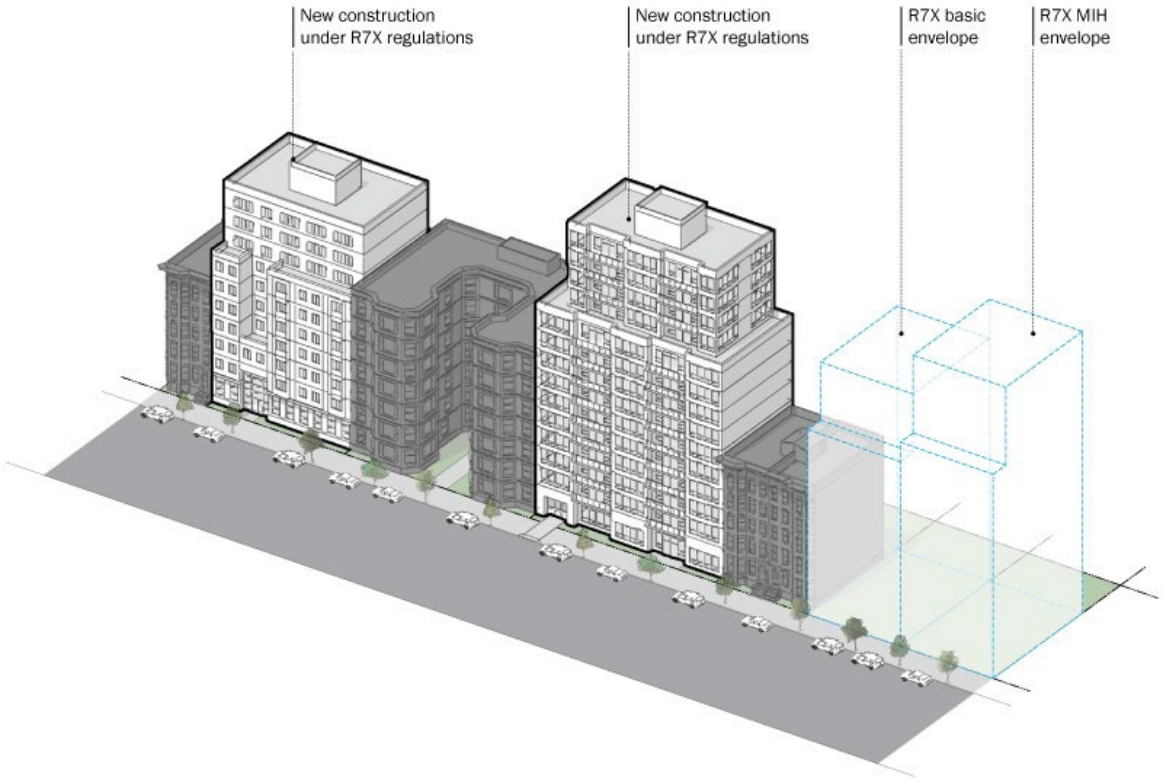
Actions Requested

Zoning Map Amendment:
R6B & C2-3 to R7X/C2-4

Zoning Text Amendment:
To Appendix F to map Mandatory Inclusionary Housing (MIH)

Zoning Map Amendment: R7X & C2-4

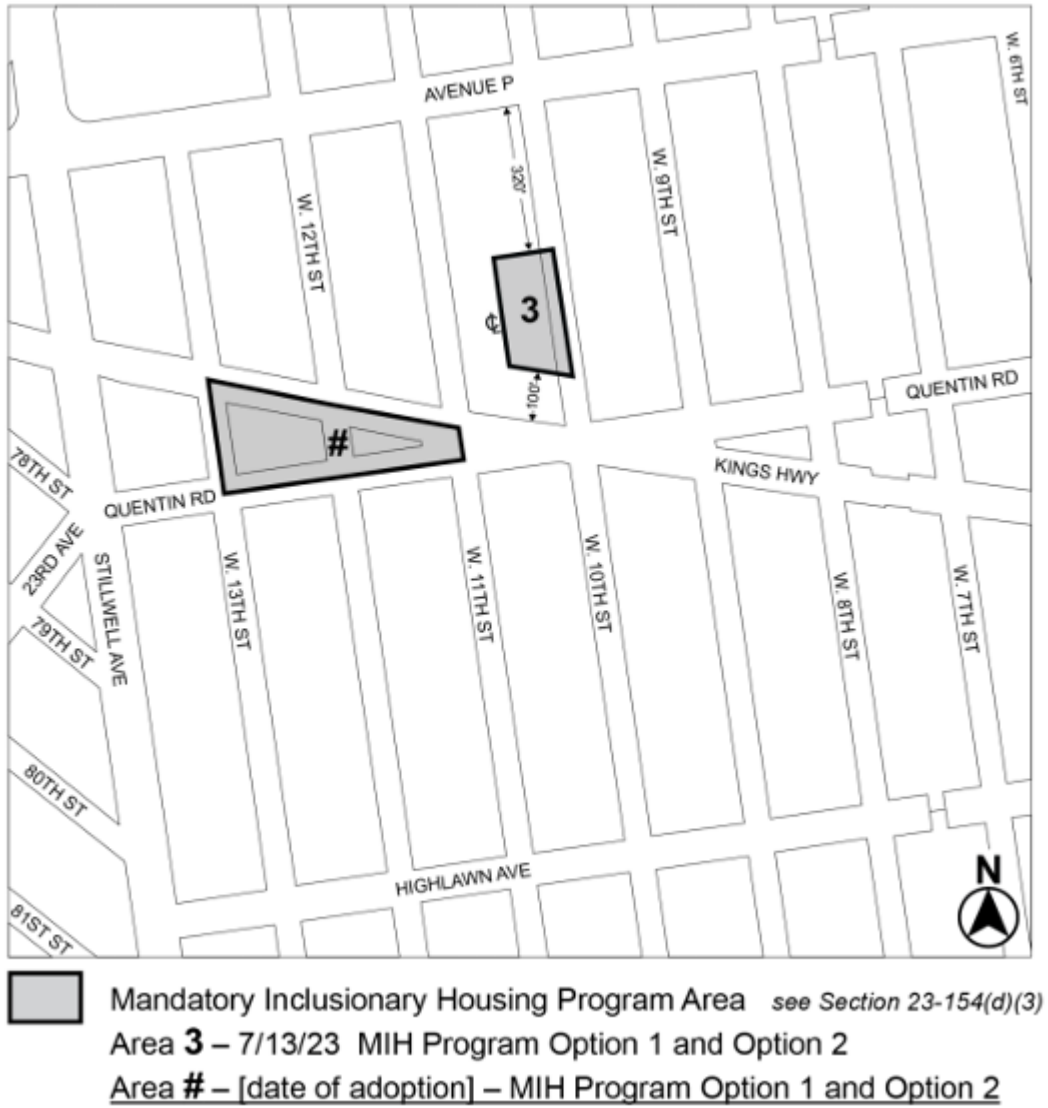
	R7X (Inclusionary)	C2-4
Max Building Height (w/ QGF)	140 (145) ft	-
Max no. of Stories	14	-
Base Height	60-105 feet	-
Max Residential FAR	6.0	-
Community Facility FAR	5.0	-
Commercial FAR	2.0	2.0
Parking	50% of DU; 15% Income Restricted Units	1 per 1,000 sf



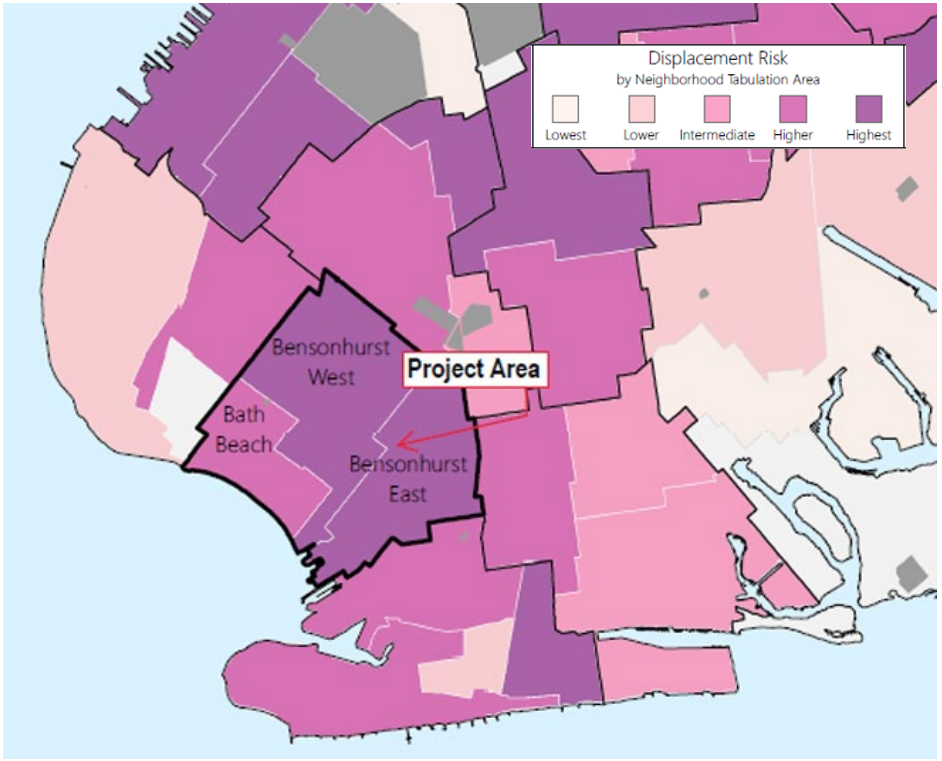
Zoning Text Amendment: Appendix F

Mapping:
Options 1 & 2

Complying with:
Option 2: 30% of residential floor area for residents averaging 80% AMI



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



Income Restriction	Units		Anticipated Affordability				
			AMI Band	Rent (2024)		Eligible Income (2024)	
				Studio	3-Bedroom	1-person House-hold	5-person House-hold
Low Income	30	31%	**80%**	$2,170	$3,230	$87,000	$134,200
Not income-restricted	67	69%	N/A	$1,740	$3,000	$69,300	$120,000
Total	**97**	100%					

Area Median Household Income: $60,267
[Bath Beach & Bensonhurst: Public Use Microdata (PUMA) 4017]

Less than Brooklyn and NYC

*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.

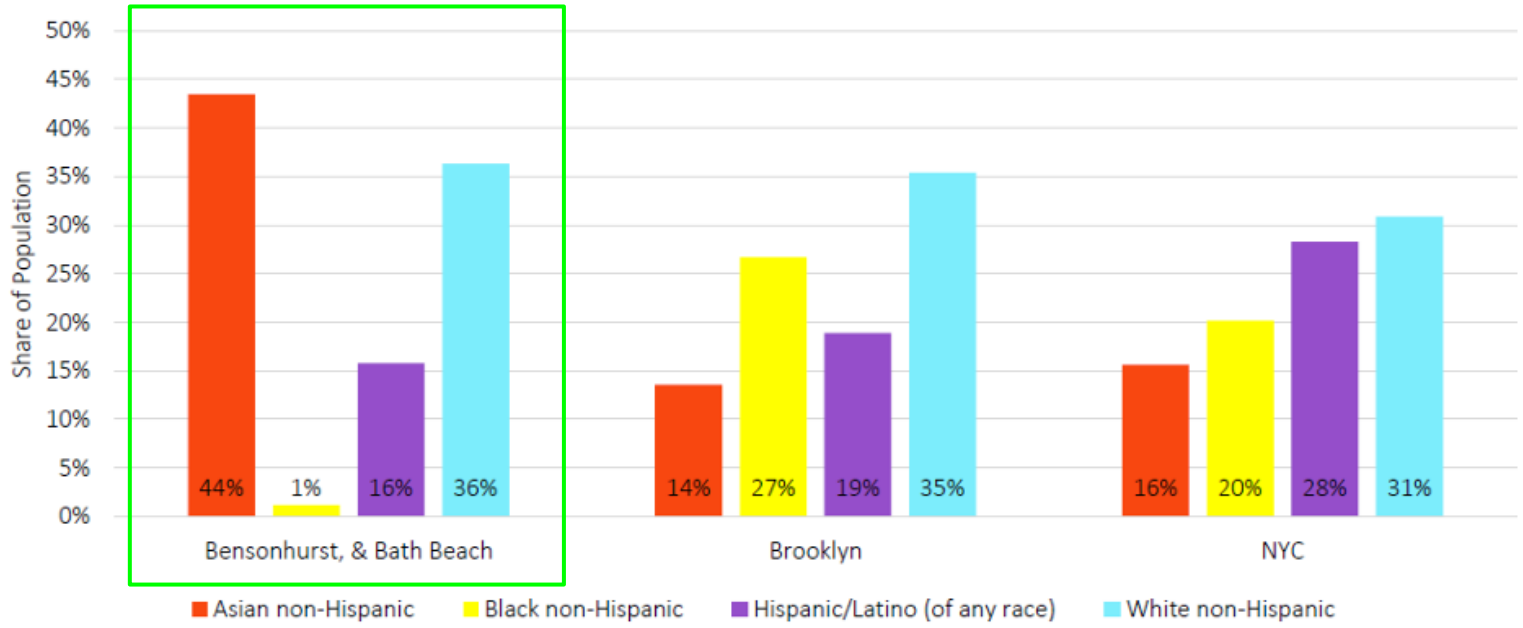
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



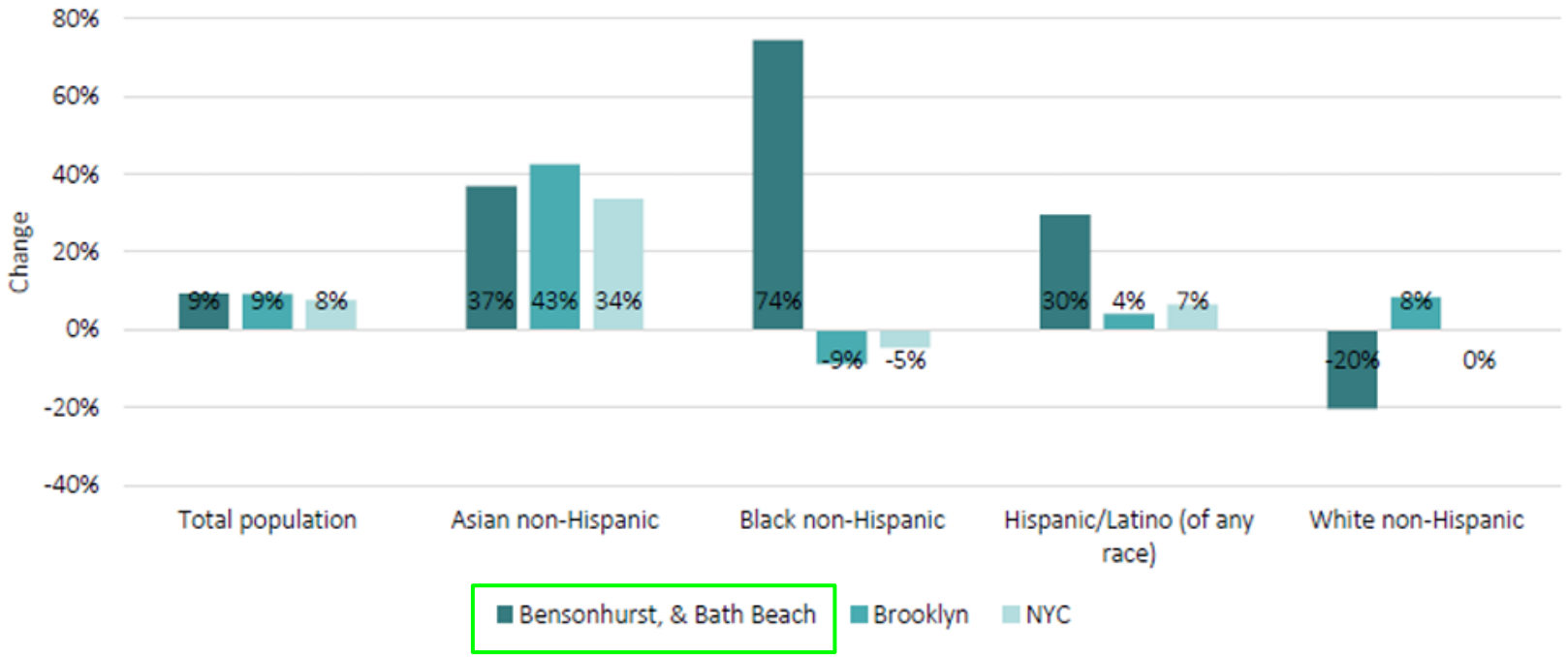
Source: Census 2020; Community Profile Table 1.01

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

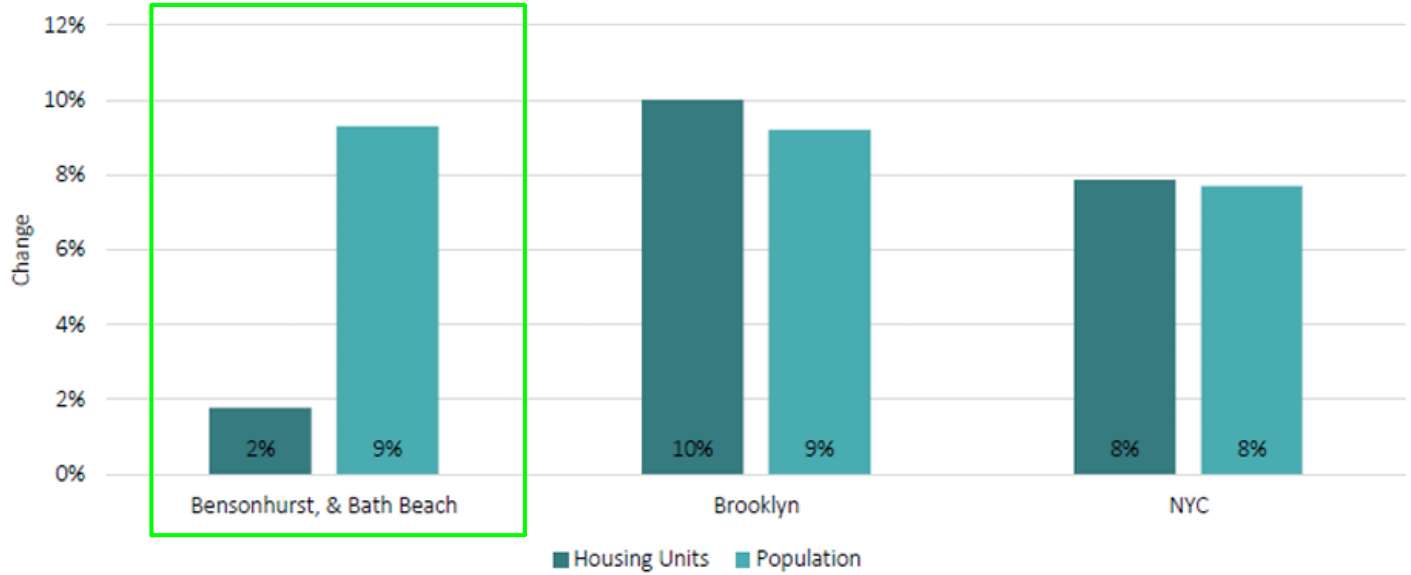
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

Housing Production

Figure 14: Percent Change in Housing Supply and Population, 2010 to 2022

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

"From 2010 to 2022, housing units in [area] increased/decreased by [percent] and population increased/decreased by [percent]."



Source: NYC Department of City Planning Housing Database 2022 Q2 and Census 2010, 2020; Community Profile Tables 4.01 and 1.01

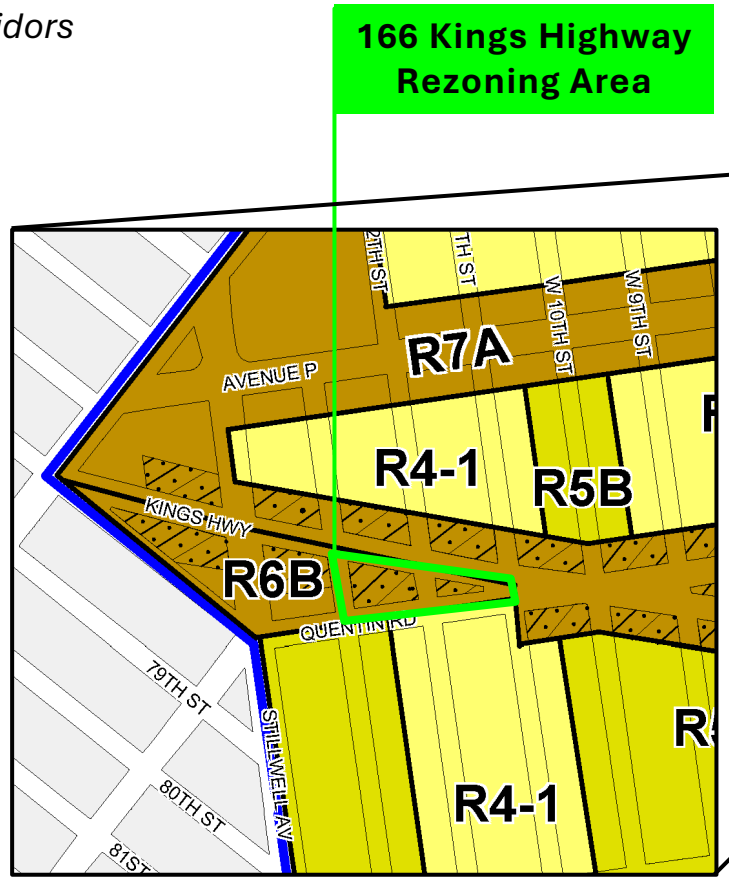
2005 Bensonhurst Rezoning

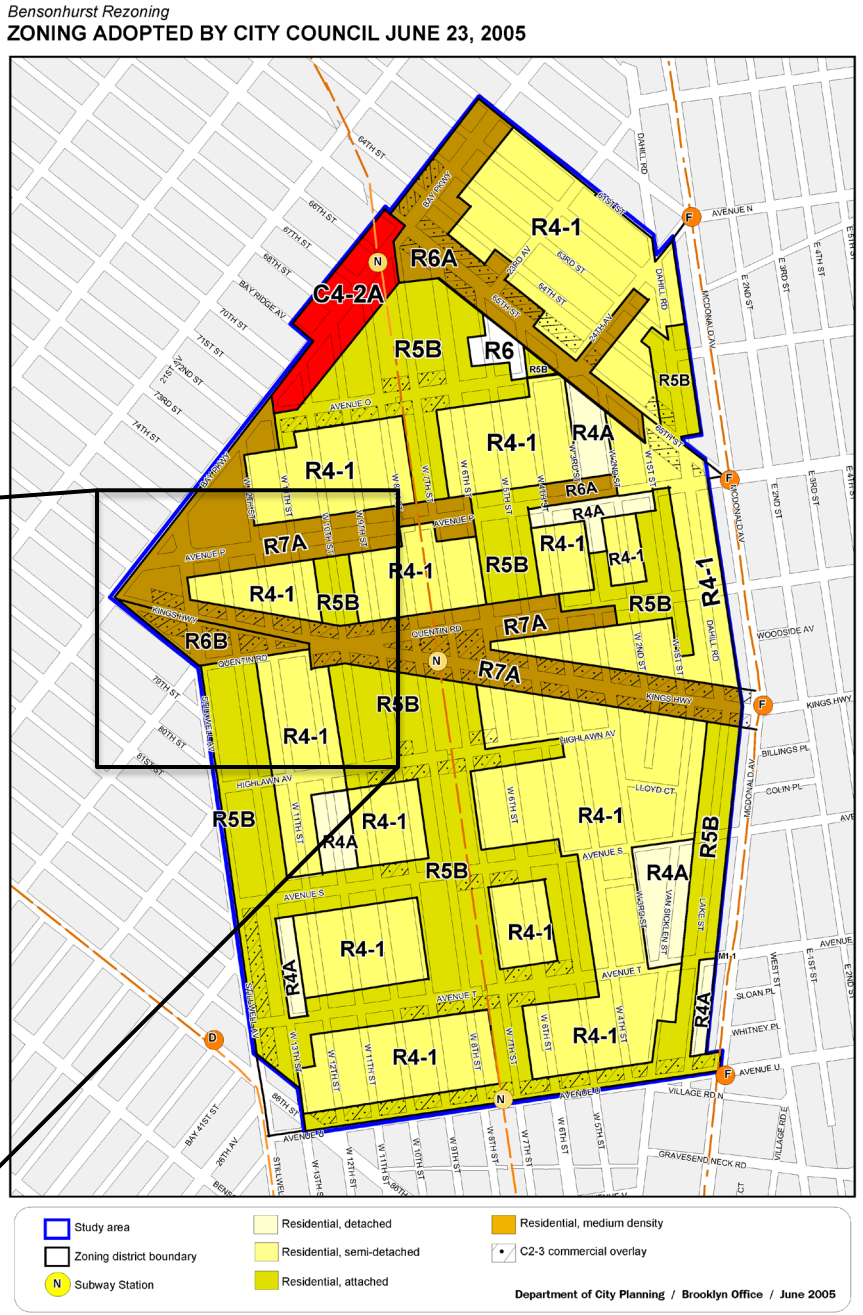
A contextual rezoning which aimed to balance housing development and push development toward key corridors

Goals:

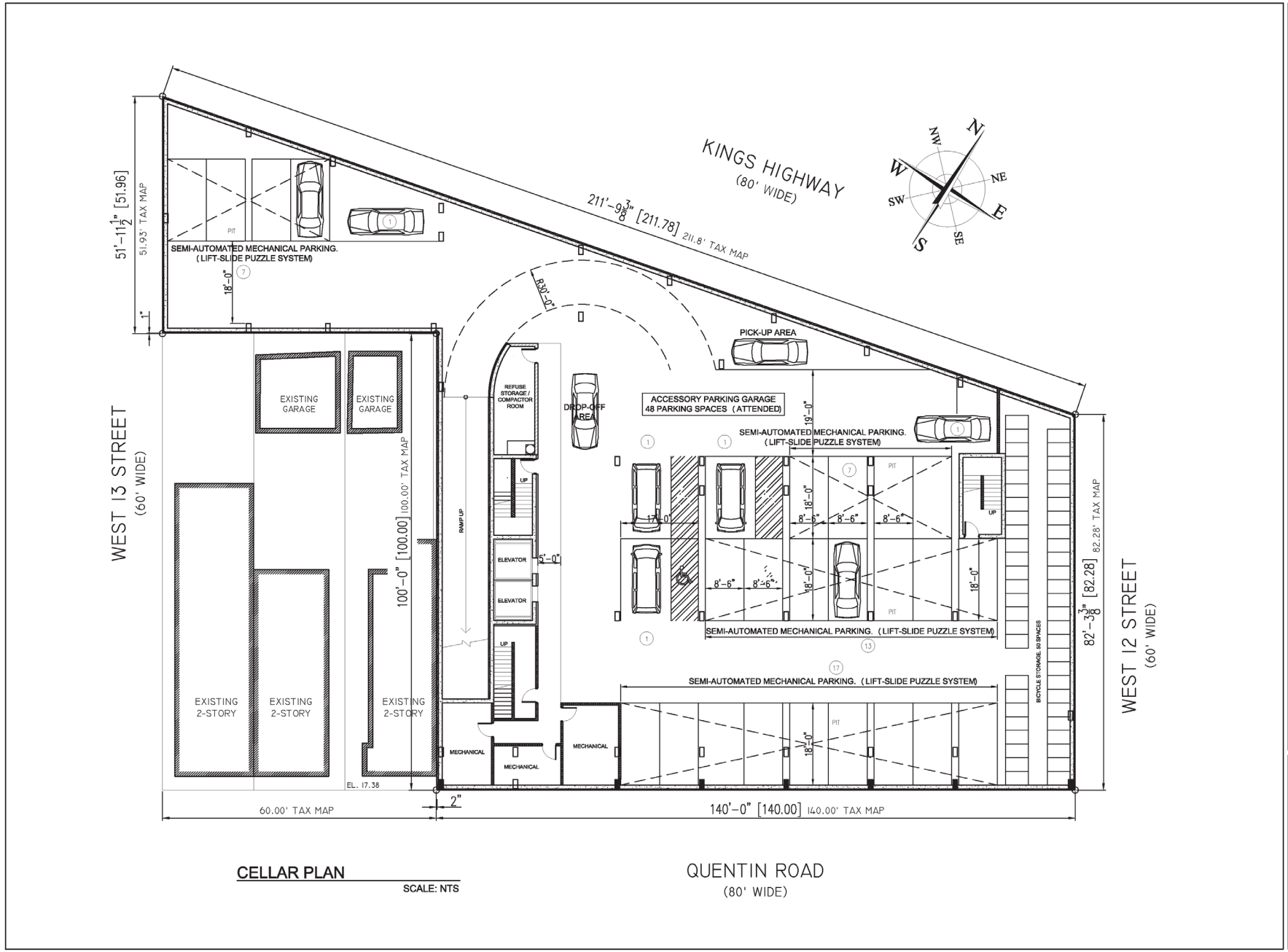
- Reinforce the established built context and prevent out-of-character development;
- Establish a three-story height limit where low-rise housing predominates;
- Permit apartment house construction, with height limits, on major east-west avenues; and
- Eliminate the potential for extra-large community facility and mixed-use buildings

166 Kings Highway Rezoning Area





Cellar



CELLAR PLAN

SCALE: NTS

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REVISIONS

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RSLN@RSLNArchitecture.com
Architecture - Planning - Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
PROPOSED REZONING. R7X / C2-4 / MIH
NEW 10-STORY MIXED USE BUILDING

PROJECT LOCATION
166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE
CELLAR PLAN

DATE:	A-005.00
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	
CAD FILE No:	5 OF 15

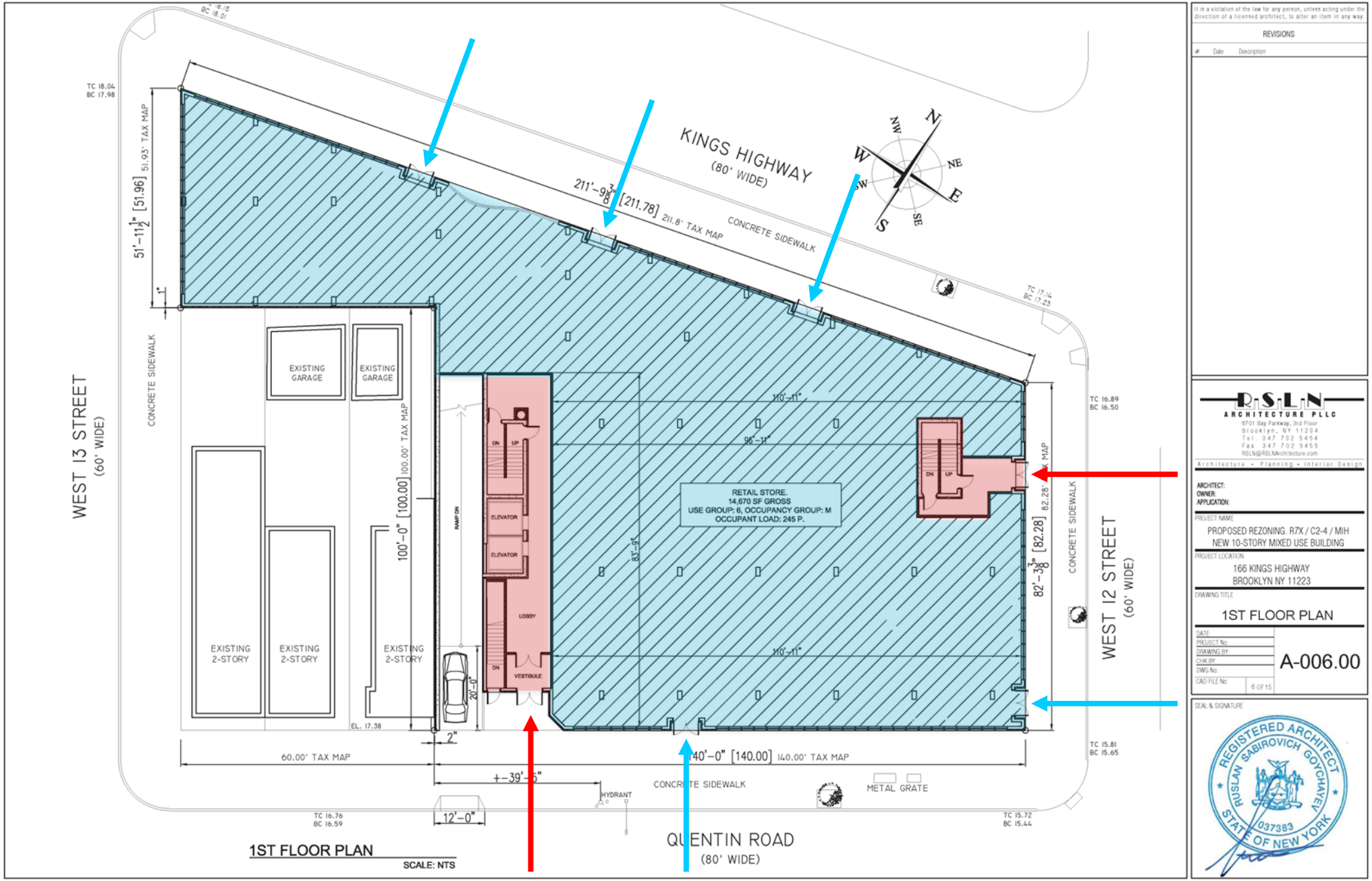
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REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK

Ground Floor

Commercial

Residential lobby



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BROOKLYN NY 11223

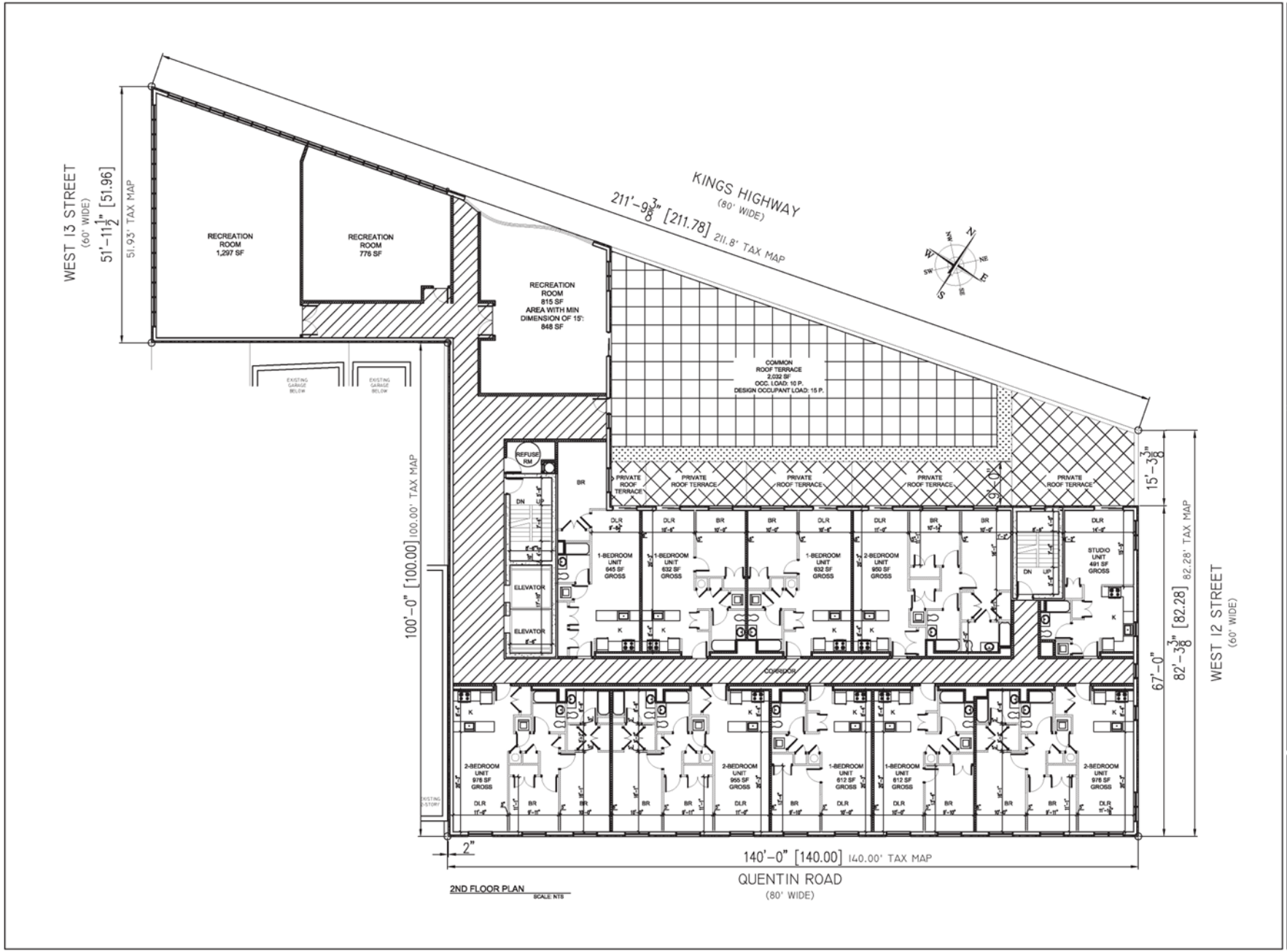
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DATE	
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CHK BY:	
DWG No:	A-006.00
CAD FILE No:	6 OF 15

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STATE OF NEW YORK

2nd Floor



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NEW 10-STORY MIXED USE BUILDING

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166 KINGS HIGHWAY
BROOKLYN NY 11223

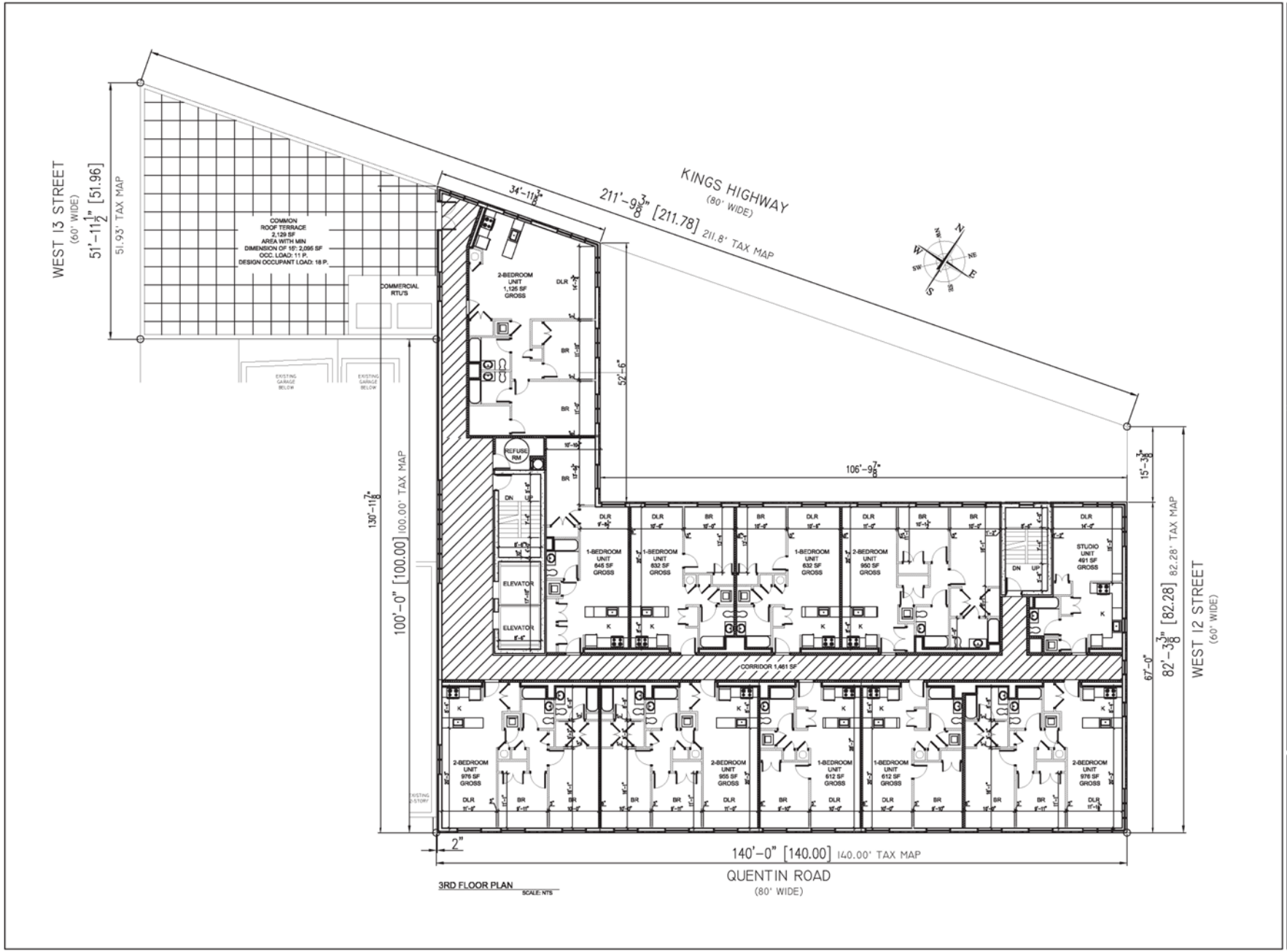
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2ND FLOOR PLAN

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DWG No:	A-007.00
CAD FILE No:	7 OF 15

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3rd Floor



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BROOKLYN NY 11223

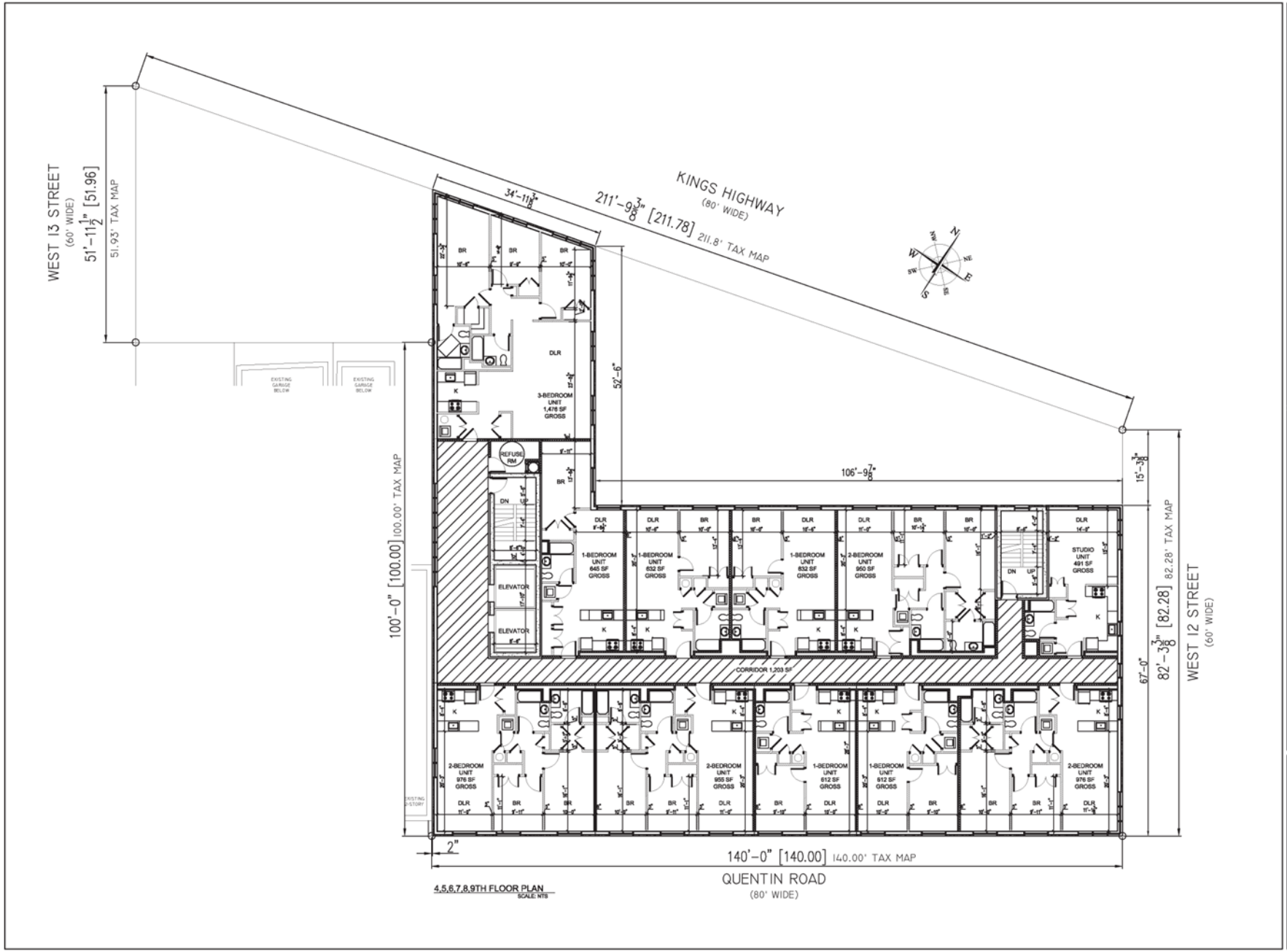
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DATE	
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DRAWING BY:	
CHK BY:	
DWG No:	A-008.00
CAD FILE No:	8 OF 15

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037383
STATE OF NEW YORK

4th, 6th, 7th, 8th & 9th Floors



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BROOKLYN NY 11223

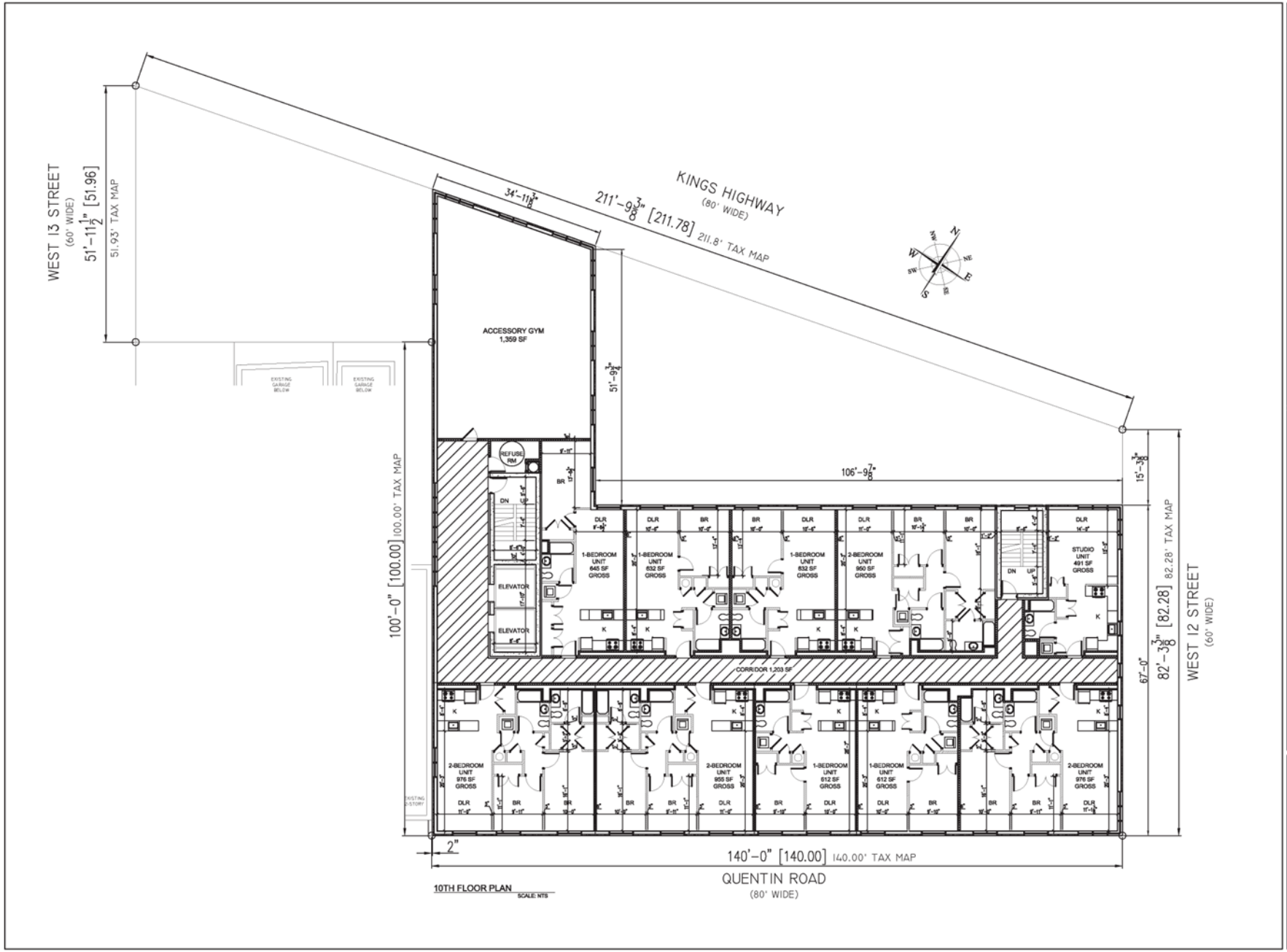
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DATE	
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DRAWING BY:	
CHK BY:	
DWG No:	A-009.00
CAD FILE No:	9 OF 15

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037383
STATE OF NEW YORK

10th Floor



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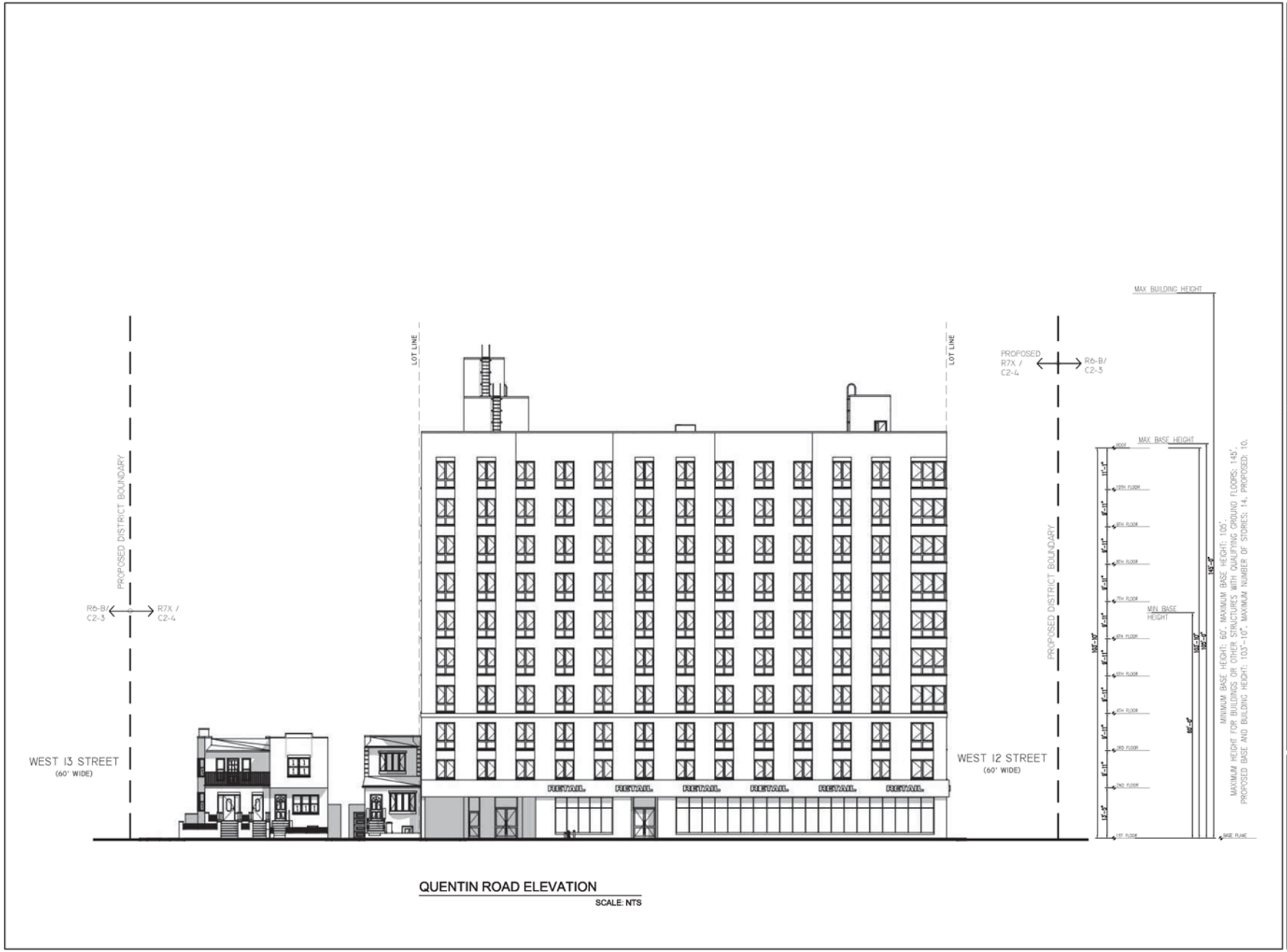
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DRAWING BY:	
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CAD FILE No:	10 OF 15

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RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK

Quentin Rd



QUENTIN ROAD ELEVATION

SCALE: NTS

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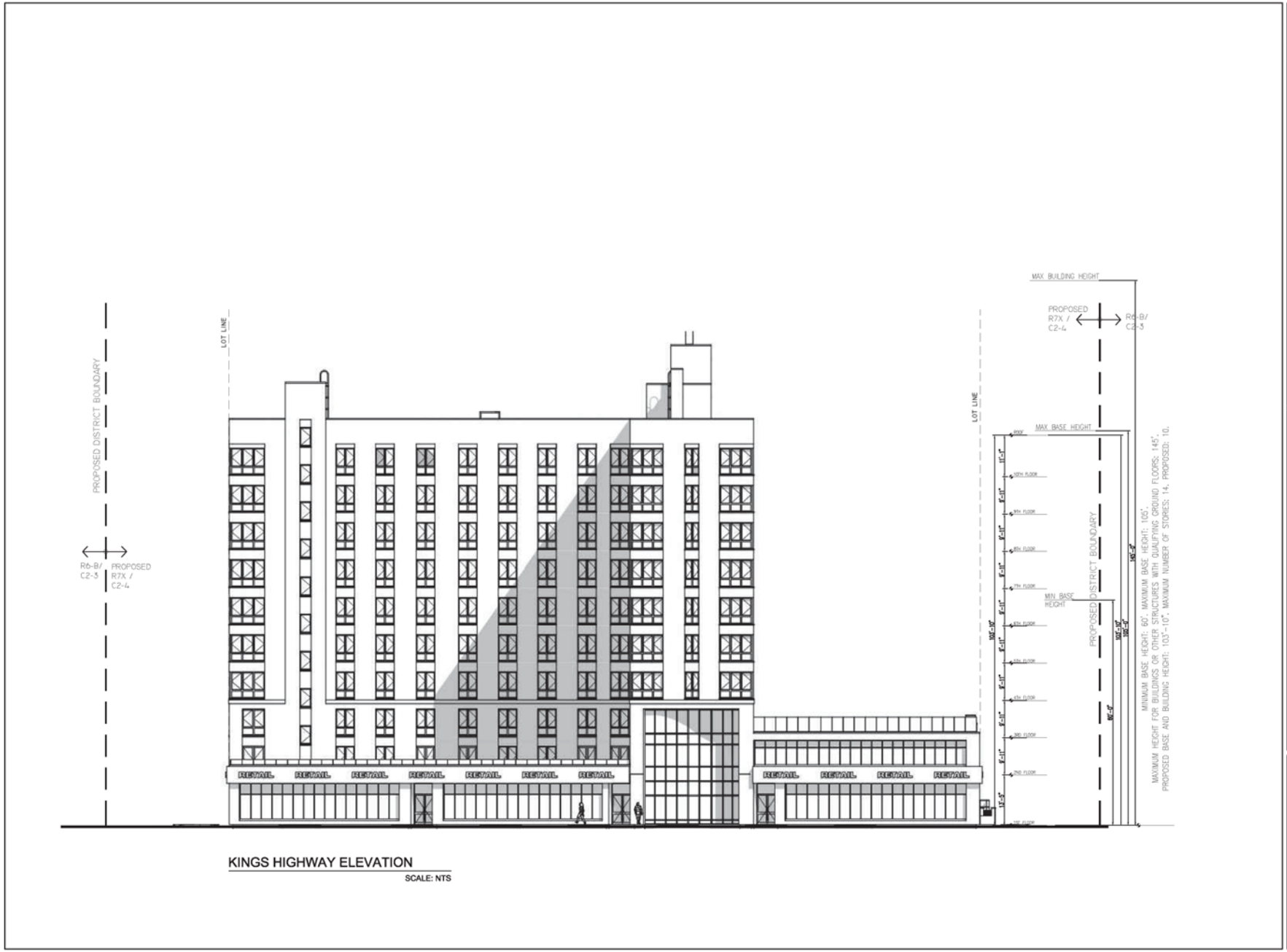
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QUENTIN ROAD ELEVATION

DATE	
PROJECT No:	
DRAWING BY	
CHK BY	
DWG No:	A-012.00
CAD FILE No:	12 OF 15

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037383
STATE OF NEW YORK

Kings Highway



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166 KINGS HIGHWAY
BROOKLYN NY 11223

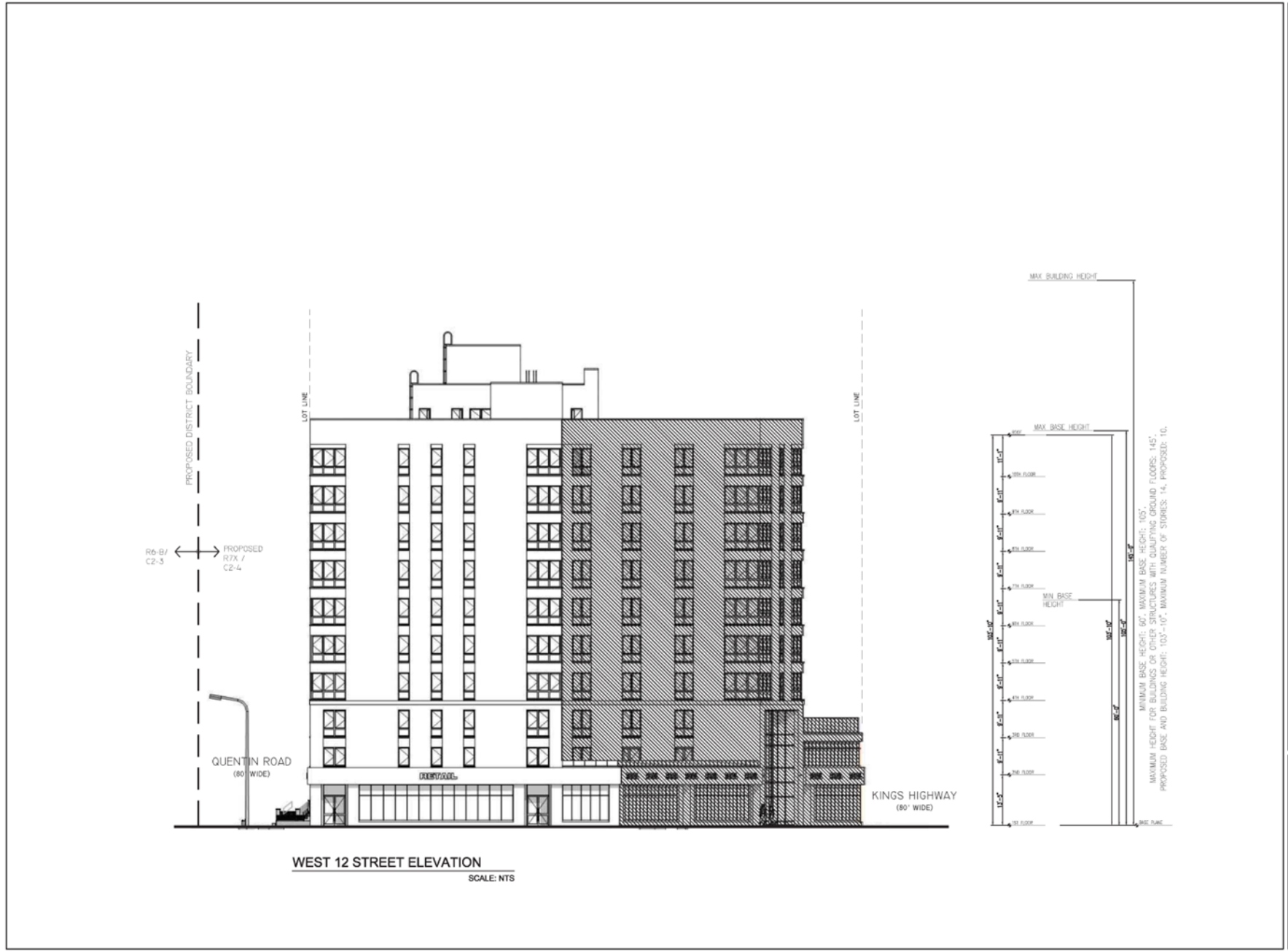
DRAWING TITLE
KINGS HIGHWAY ELEVATION

DATE	
PROJECT No:	
DRAWING BY	
CHK BY	
DWG No:	A-013.00
CAD FILE No:	13 OF 15

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK

West 12th Street



It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

#	Date	Description

R·S·L·N ARCHITECTURE PLLC
6701 Bay Parkway, 3rd Floor
Brooklyn, NY 11204
Tel. 347 702 5454
Fax. 347 702 5455
RSLN@RSLNArchitecture.com
Architecture • Planning • Interior Design

ARCHITECT:
OWNER:
APPLICATION:

PROJECT NAME
PROPOSED REZONING, R7X / C2-4 / MIH
NEW 10-STORY MIXED USE BUILDING

PROJECT LOCATION
166 KINGS HIGHWAY
BROOKLYN NY 11223

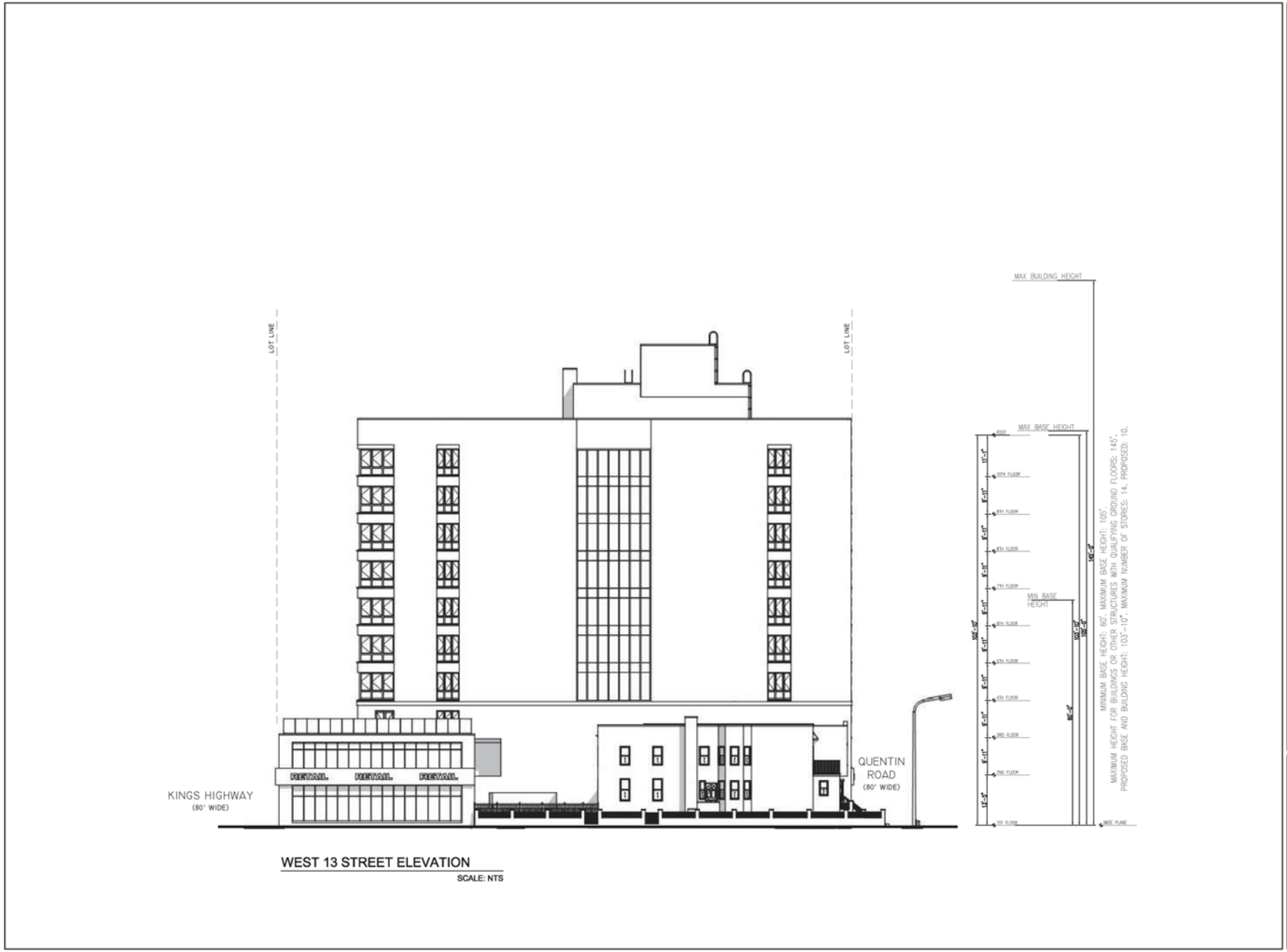
DRAWING TITLE
WEST 12 STREET ELEVATION

DATE	
PROJECT No:	
DRAWING BY	
CHK BY	
DWG No:	A-014.00
CAD FILE No:	14 OF 15

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK

West 13th Street



WEST 13 STREET ELEVATION

SCALE: NTS

It is a violation of the law for any person, unless acting under the direction of a licensed architect, to alter an item in any way.

REVISIONS

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NEW 10-STORY MIXED USE BUILDING

PROJECT LOCATION
166 KINGS HIGHWAY
BROOKLYN NY 11223

DRAWING TITLE
WEST 12 STREET ELEVATION

DATE	
PROJECT No:	
DRAWING BY:	
CHK BY:	
DWG No:	A-015.00
CAD FILE No:	15 OF 15

SEAL & SIGNATURE

REGISTERED ARCHITECT
RUSLAN SABIROVICH GOYCHAYEV
037383
STATE OF NEW YORK