132 Melrose St Rezoning

Community District 4, Brooklyn

260135 ZMK

N 260136 ZRK



Proposed Project and Location

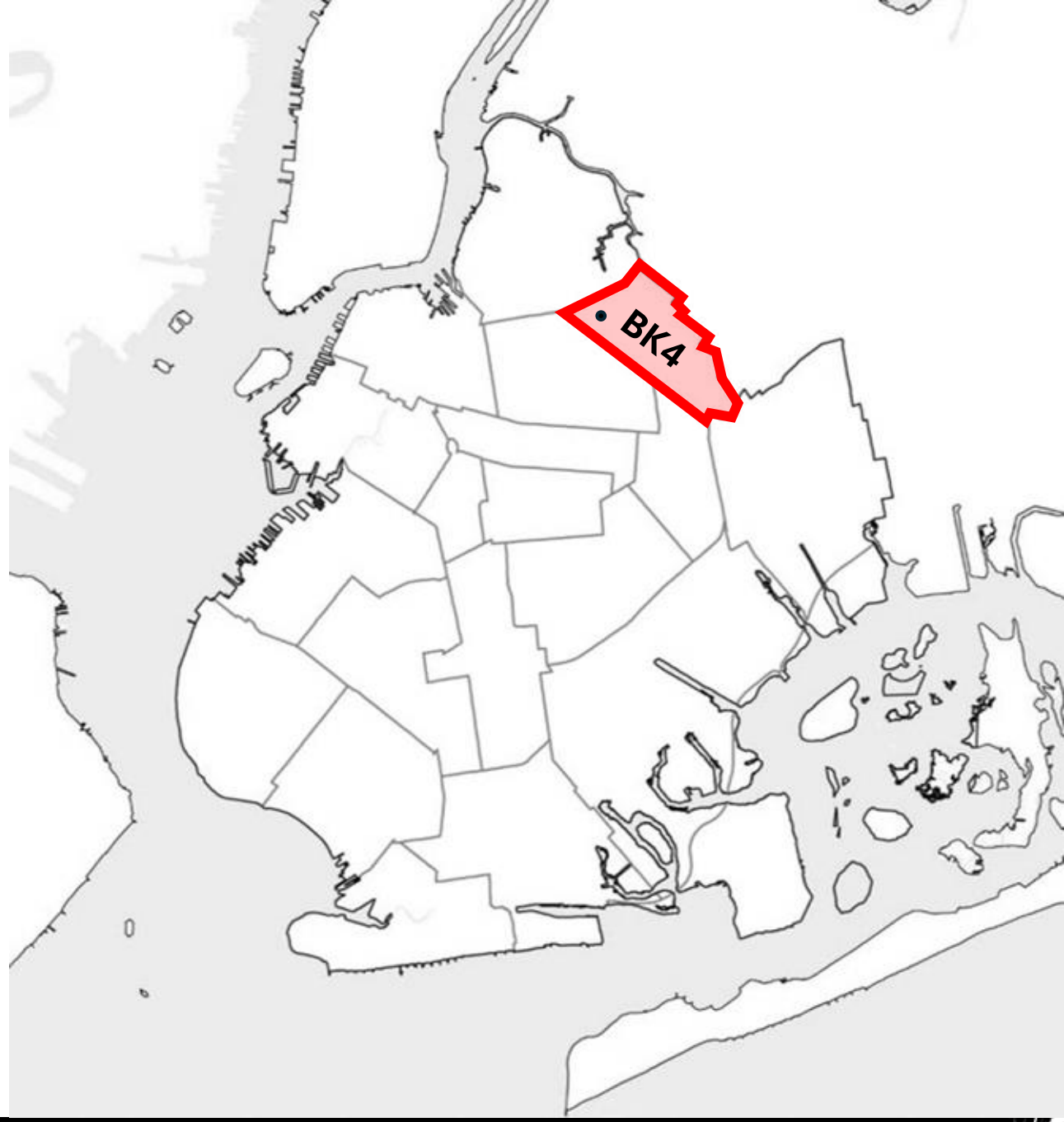
Applicant:
Melrose Towers Corp

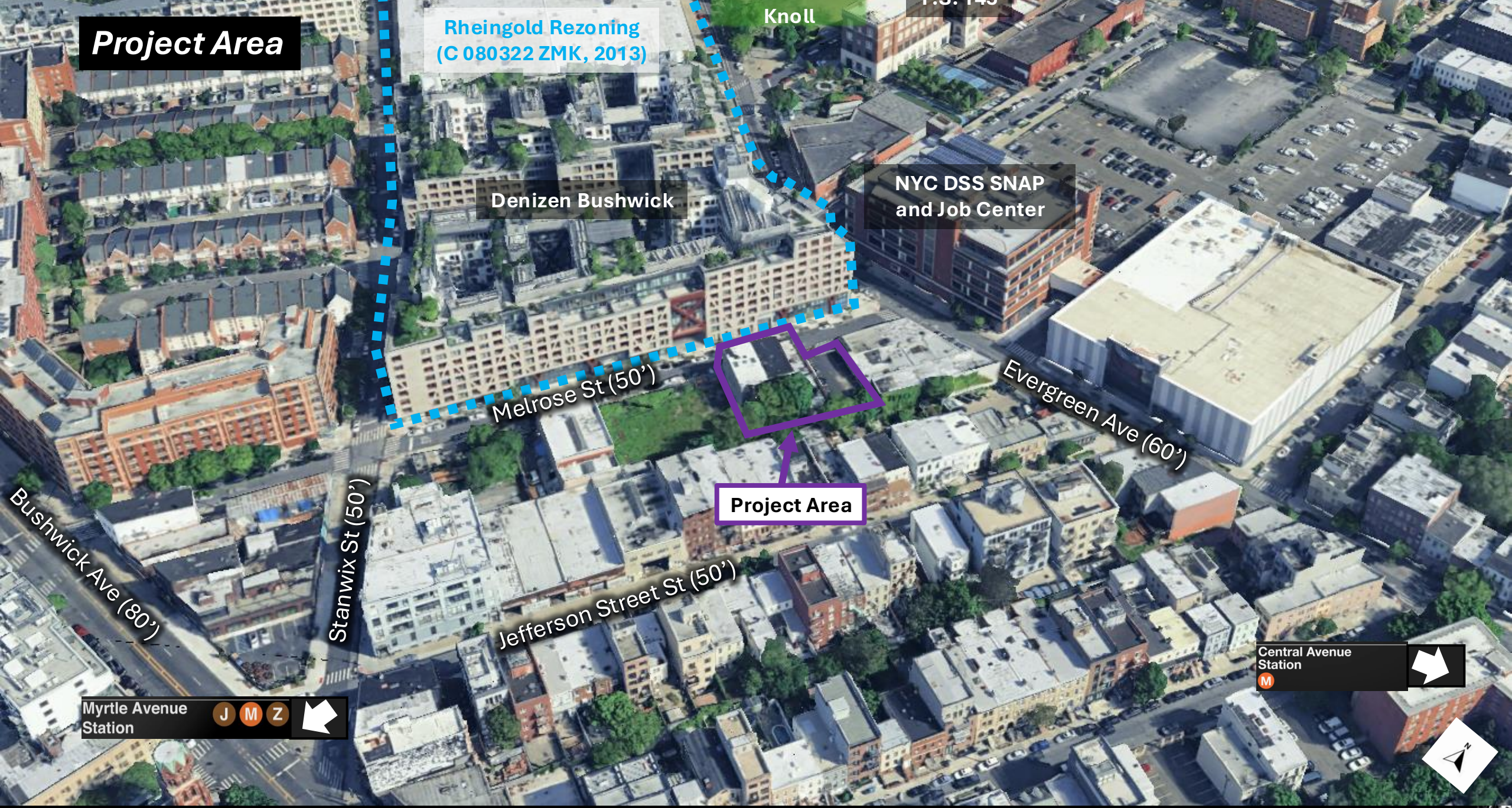
Actions Requested:
ZM: M1-1 to M1-2A/R6A (MX-22)
ZR: Appendix F

Development:
6-story 26,500 square foot mixed-use building with 18 dwelling units (5 MIH) and 6,500 square feet of ground floor retail

Location:
132-136 Melrose Street
Bushwick

Districts:
Brooklyn Community District 4
City Council District 34 (Jennifer Gutiérrez)




Project Area
Rheingold Rezoning
(C 080322 ZMK, 2013)
Knoll
Denizen Bushwick
NYC DSS SNAP
and Job Center
Melrose St (50')
Evergreen Ave (60')
Project Area
Bushwick Ave (80')
Stanwix St (50')
Jefferson Street St (50')
Myrtle Avenue
Station
J M Z
Central Avenue
Station
M

Land Use and Zoning

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

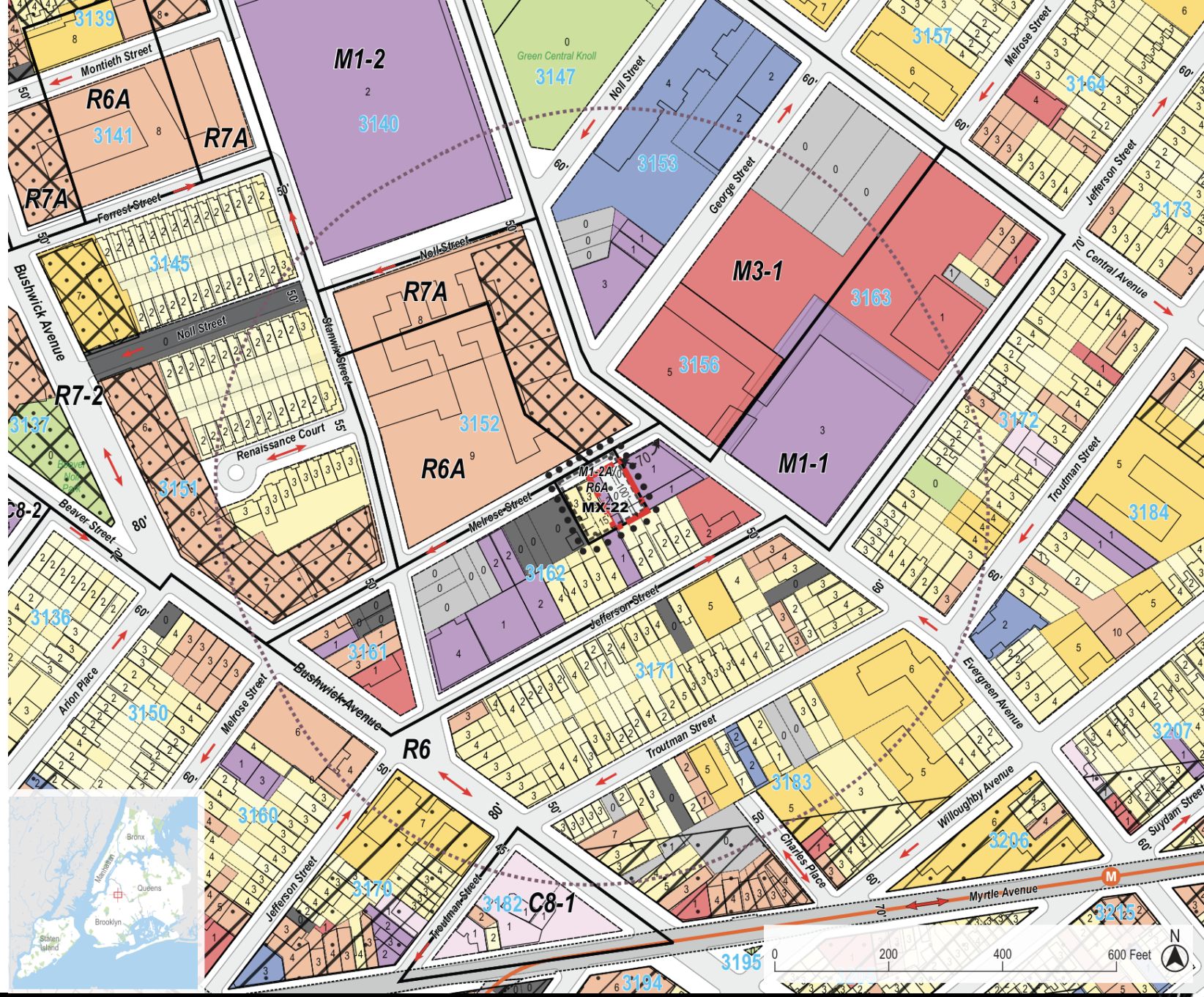
Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

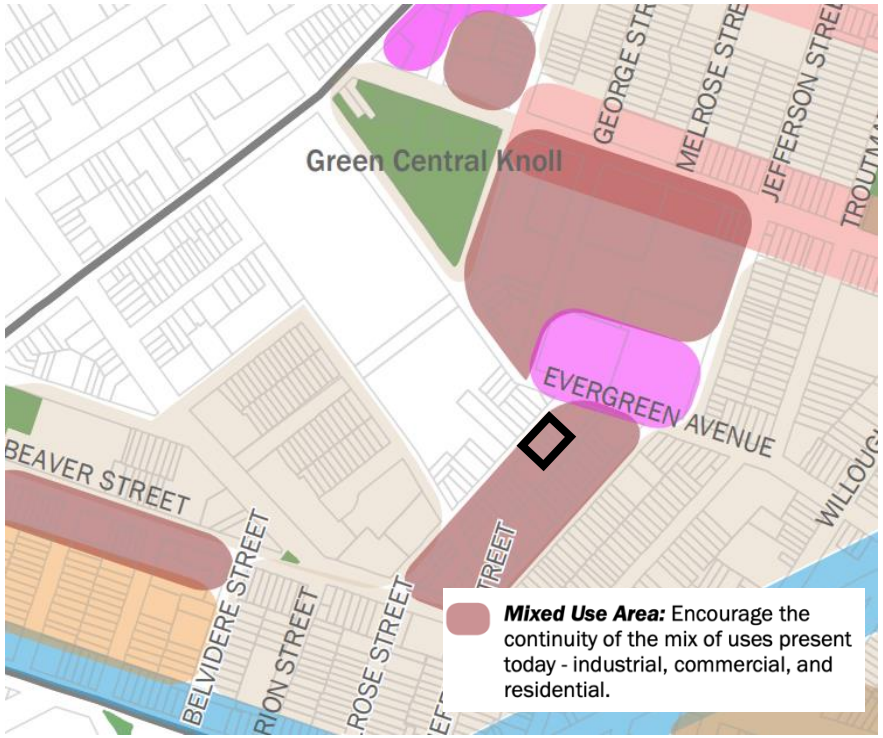
Land Uses

- 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

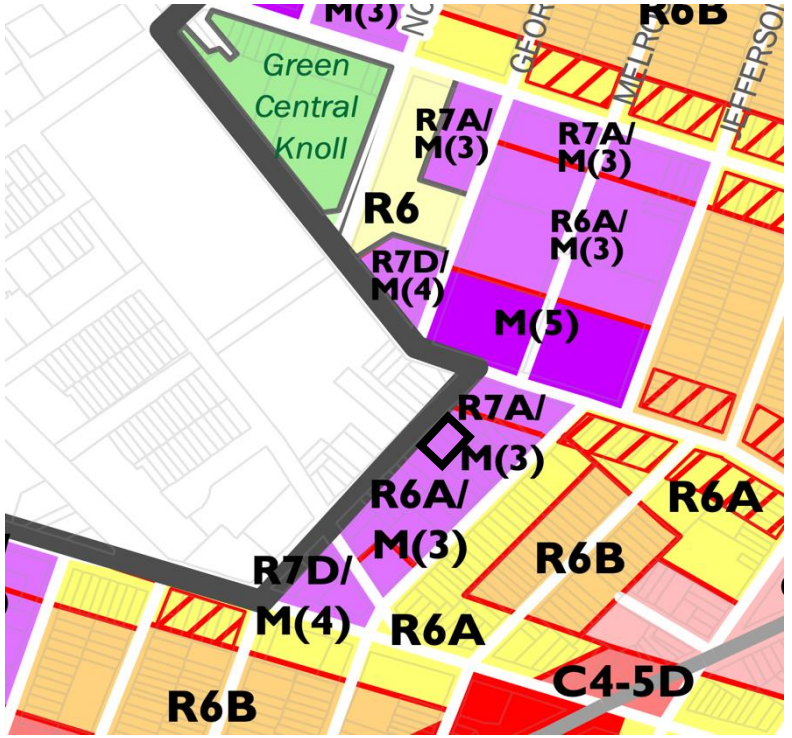


Project Area & Relevant Planning Efforts: Bushwick Neighborhood Plan

Bushwick Neighborhood Plan (2019)



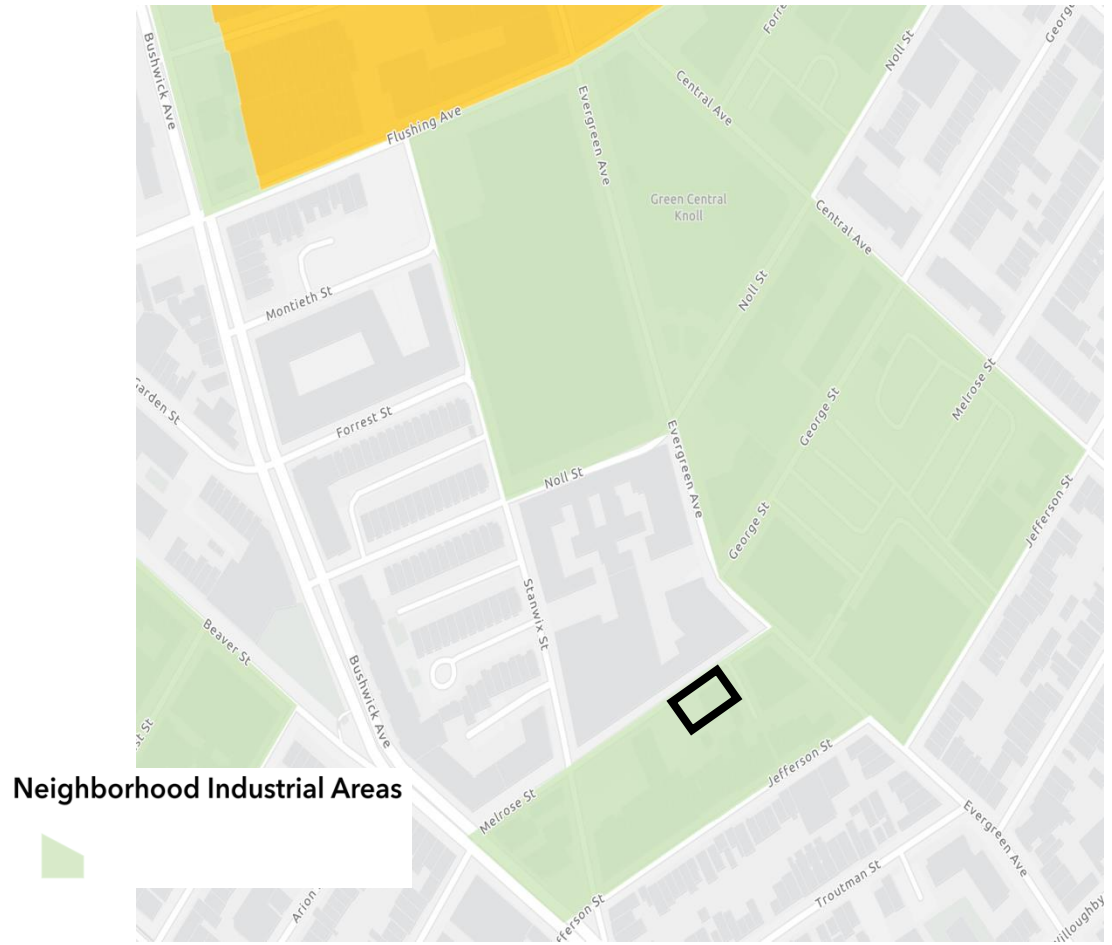
Proposed Mixed-Use Area



Proposed R6A/M(3) Zoning

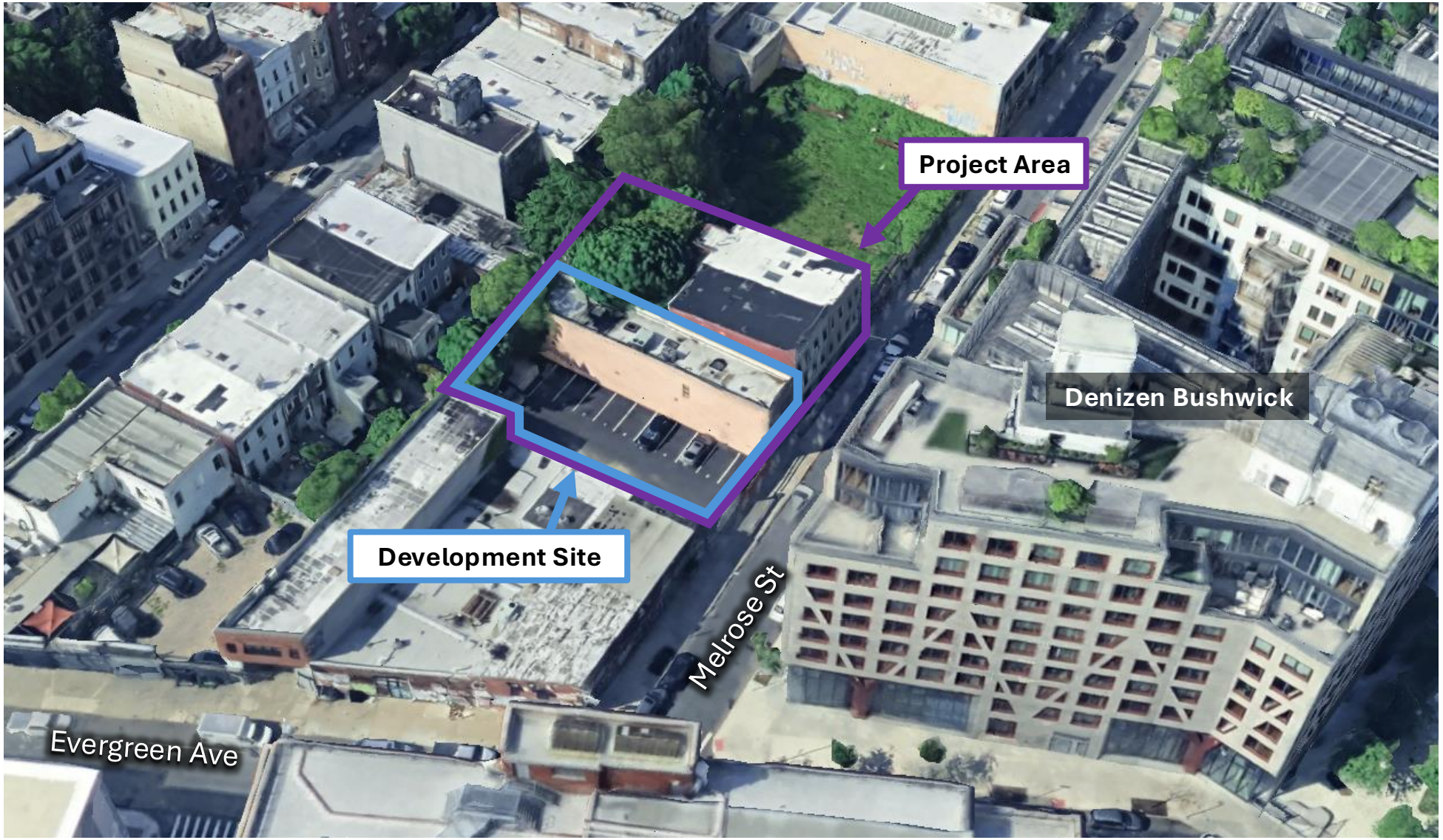
Project Area & Relevant Planning Efforts: NYC Industrial Plan

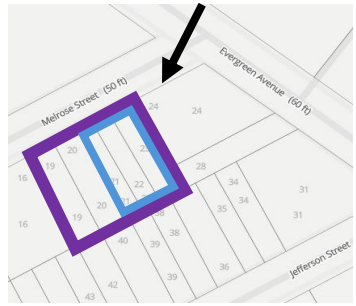
NYC Industrial Plan (2025)



Neighborhood Industrial Area

Project Location: Looking Southwest at the Project Area





Project Location: Looking South at Project Area





Project Location: Looking West on Melrose Street





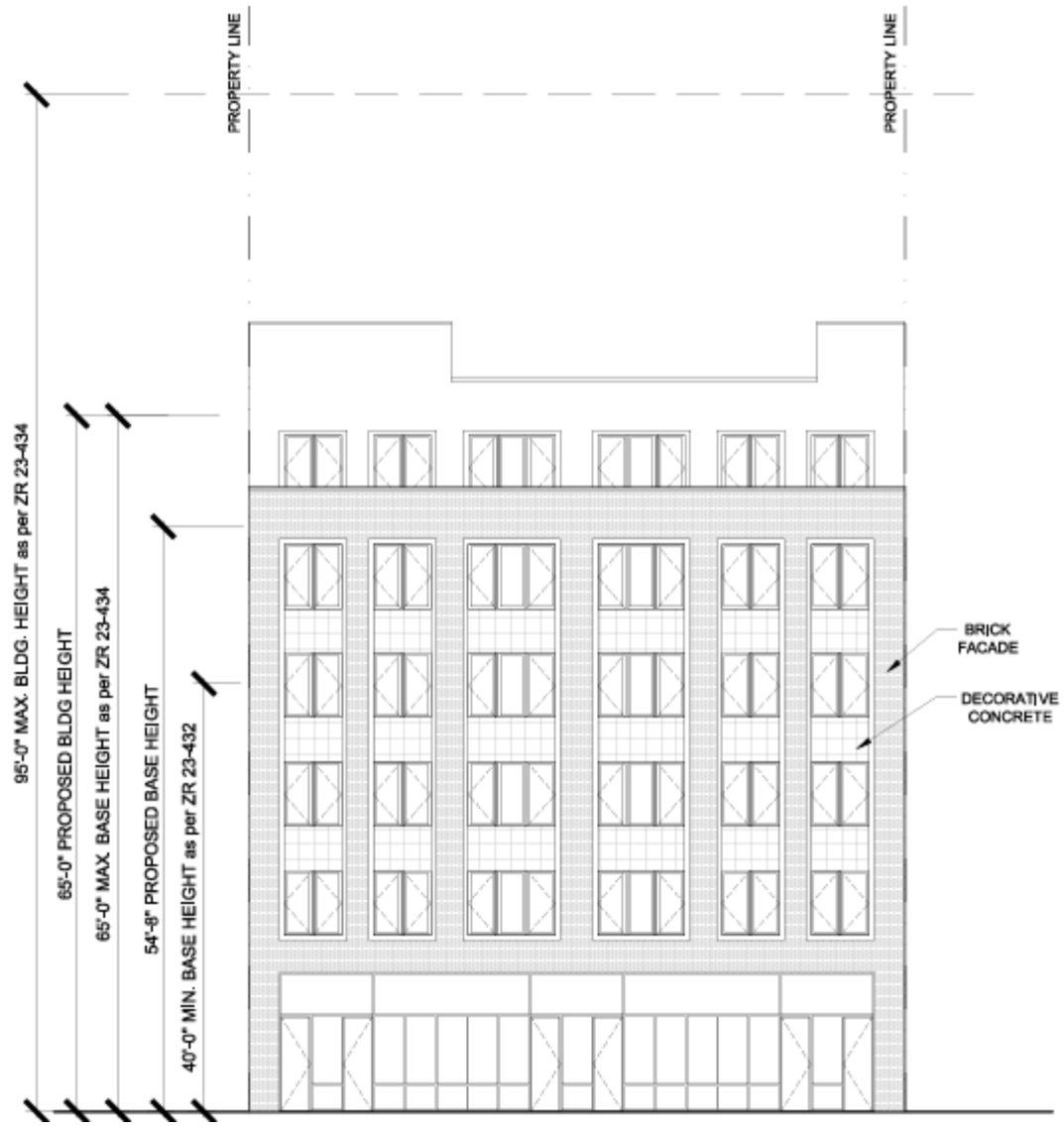
Project Location: Looking East on Melrose Street





Proposed Development

- Six-story mixed use building (3.9 FAR)
  - 20,000 GSF residential uses
    - 18 DUs (5 MIH Option 1)
  - 6,500 GSF ground floor local retail
- 65’ Height



Proposed Actions

1. Zoning Map Amendment:

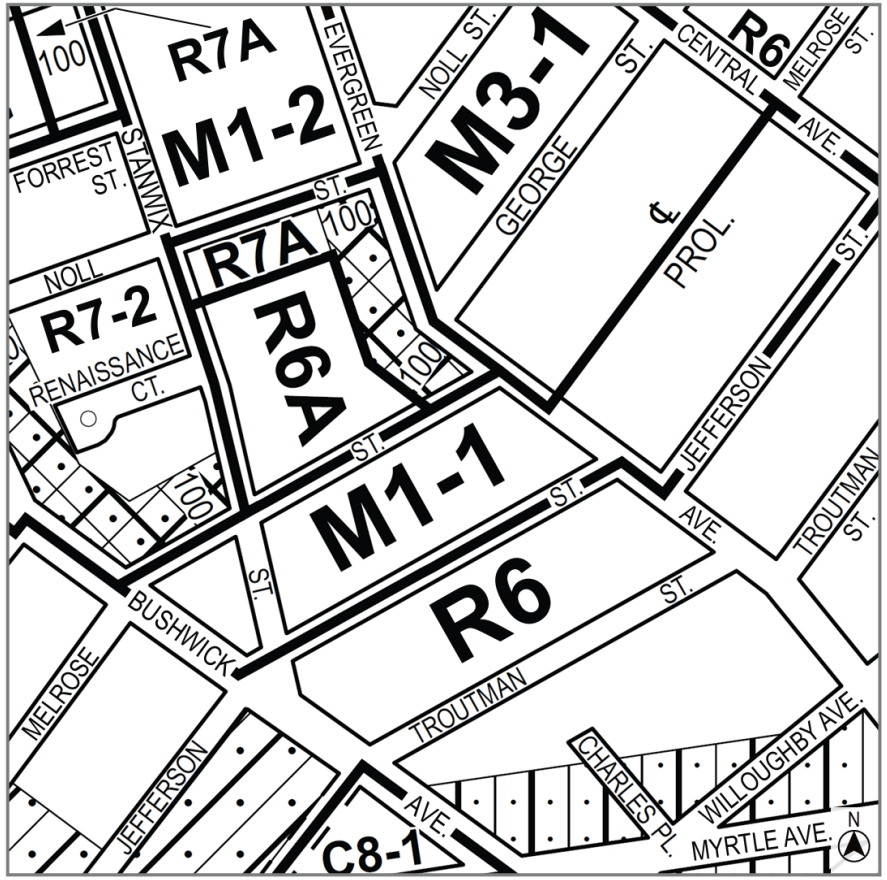
- Rezone the Rezoning Area from an M1-1 to M1-2A/R6A (MX-22)

2. Zoning Text Amendments:

- Establish a Mandatory Inclusionary Housing (MIH) area with Options 1 and 2

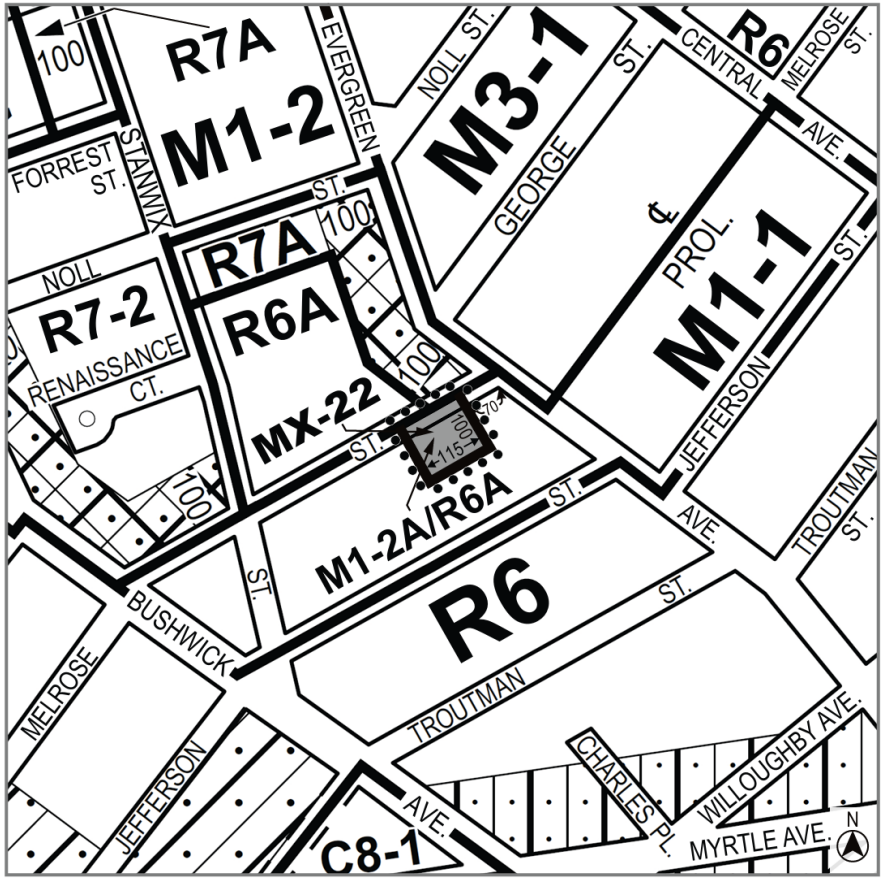
Proposed Action: Zoning Map Amendment

Current Zoning: M1-1



Current Zoning Map (13b)

Proposed Zoning: M1-2A/R6A (MX-22)



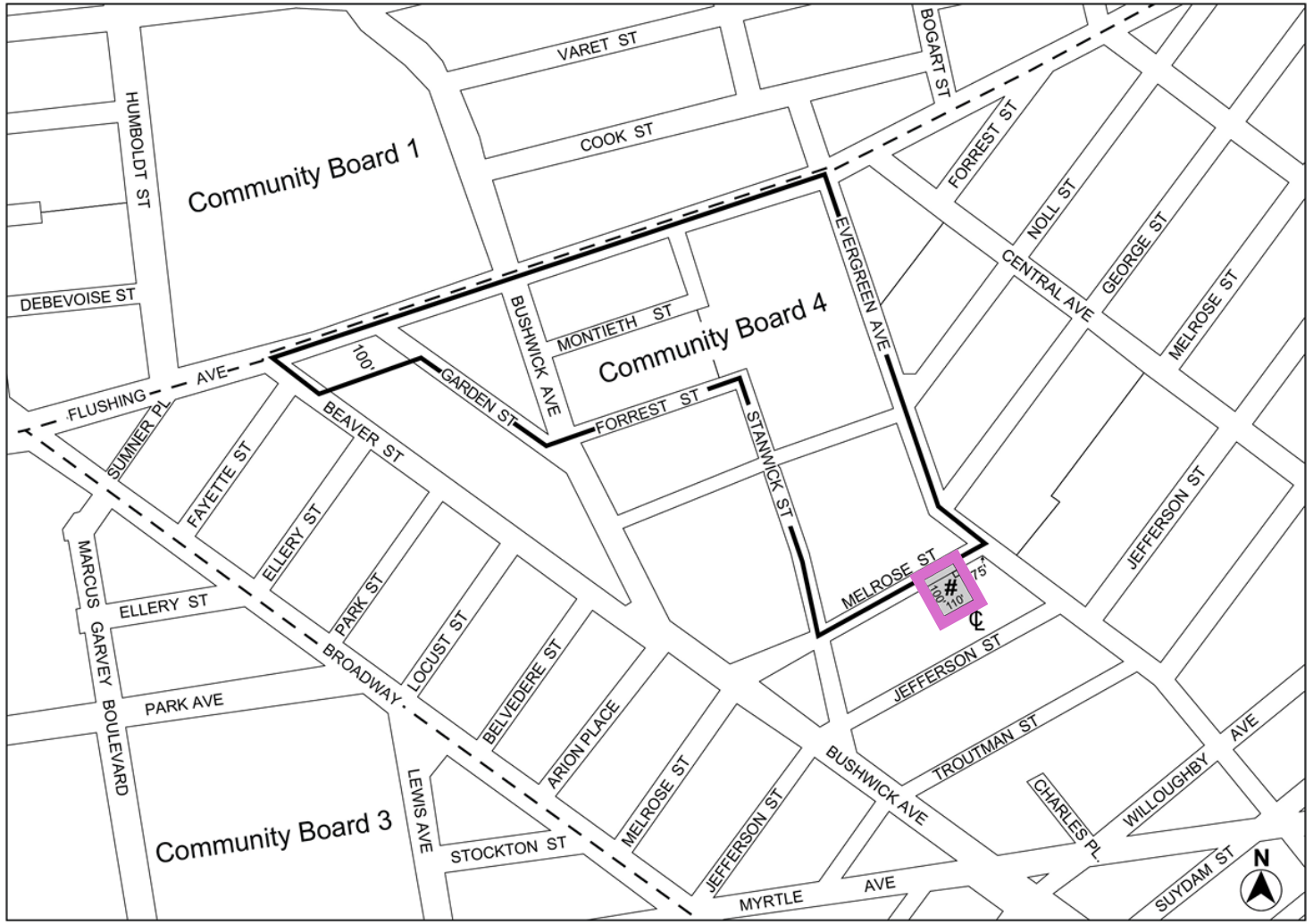
Proposed Zoning Map (13b) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-2A/R6A (MX-22)

Zoning Map Amendment: M1-2A/R6A (MX-22)

	Current	*Proposed*
	M1-1	**M1-2A/R6A (MX-22)**
Permitted Use Groups	I, III(B)-X	I-X
Max Building Height	Sky Exposure Plane	95’
Max Residential FAR with MIH	N/A	3.9
Manufacturing FAR	1.0	3.0
Community Facility FAR	2.4	3.0
Commercial FAR	1.0	3.0
Parking	By Use	25% of DUs, waived if less than 15 spots required

Proposed Action: Zoning Text Amendment



132 Melrose St Rezoning Summary



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Melrose Towers Corp

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