

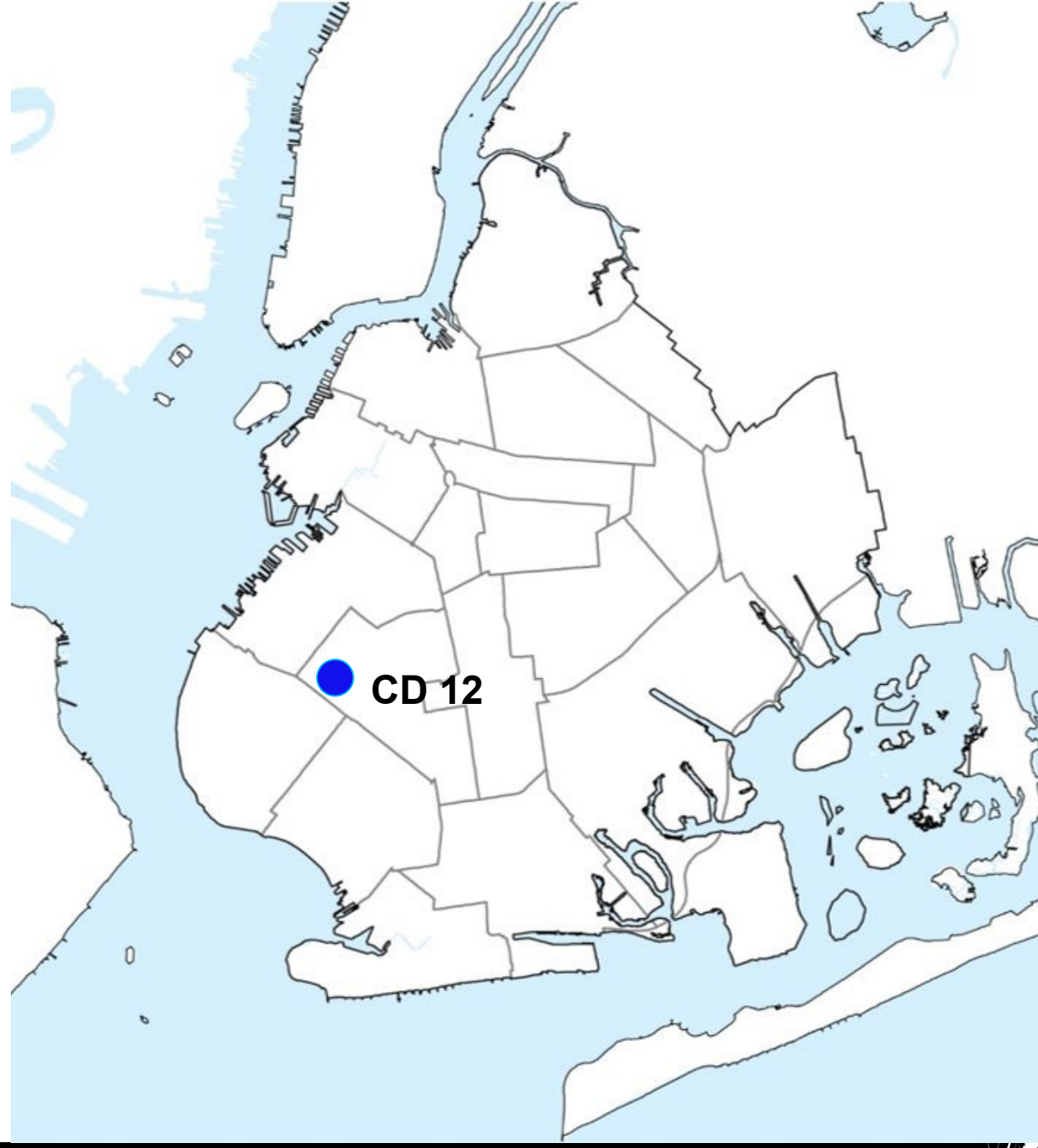
900 60th Street Rezoning

260299 ZMK
N 260300 ZRK
Community District 12, Brooklyn

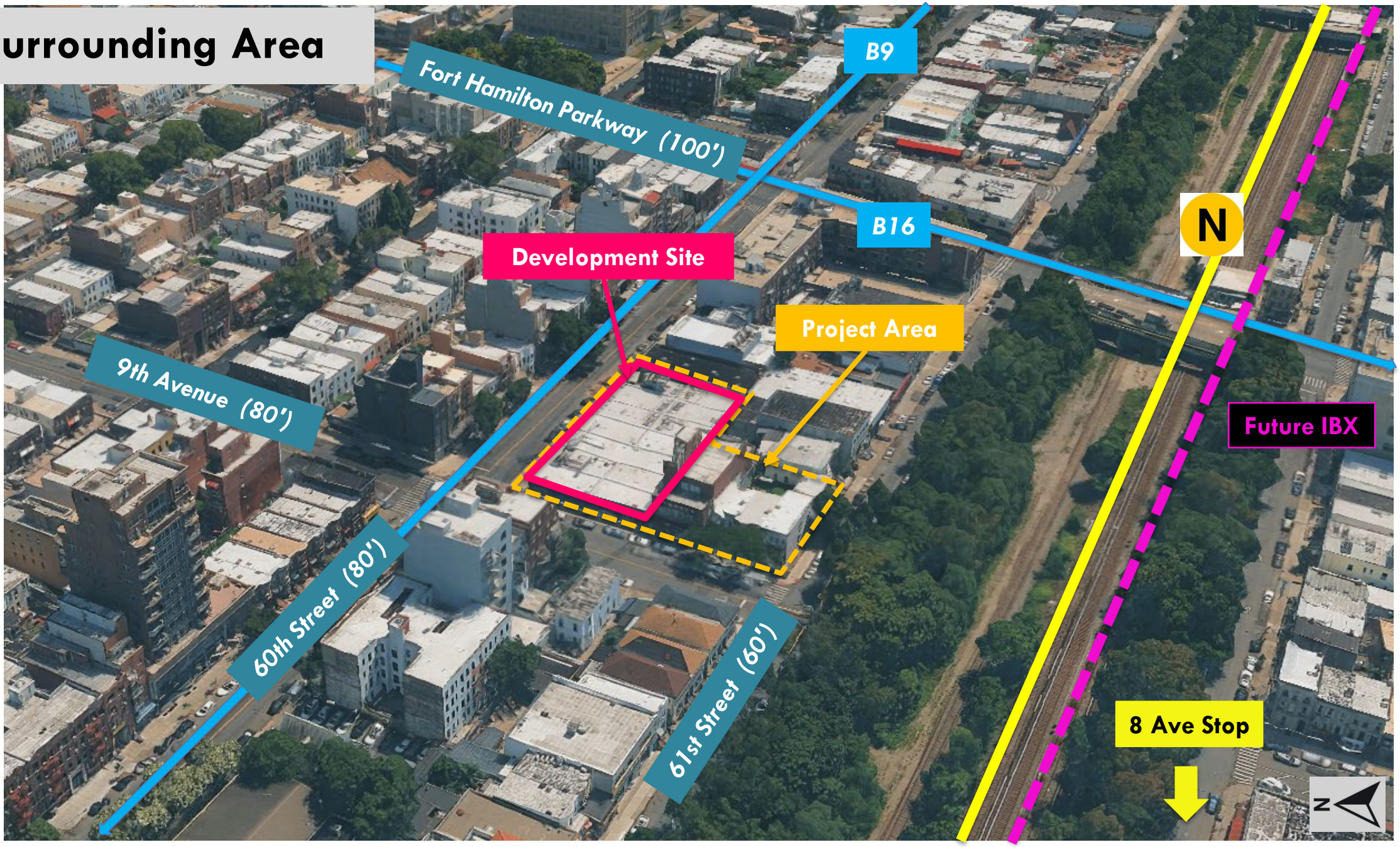
APPLICANT	▪ 90060 AMG LLC
ACTIONS REQUESTED	▪ Zoning map amendment (ZM) from M1-1 to a C4-5X zoning district ▪ Zoning text amendment (ZR) to appendix F to map MIH
PROPOSED DEVELOPMENT	▪ 12-story, 108,000 sf (6.0 FAR) mixed-use building ▪ 96,000 sf of residential use (140 units, 35-42 MIH) ▪ 12,000 sf of ground-floor retail ▪ 50 voluntary parking spaces

PROJECT LOCATION

- 900 60th Street (Block 5715; Lot 6)
- Brooklyn, Community District 12
- City Council District 43 (Susan Zhuang)



Surrounding Area



PROJECT AREA





LAND USE & ZONING

Project Information

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

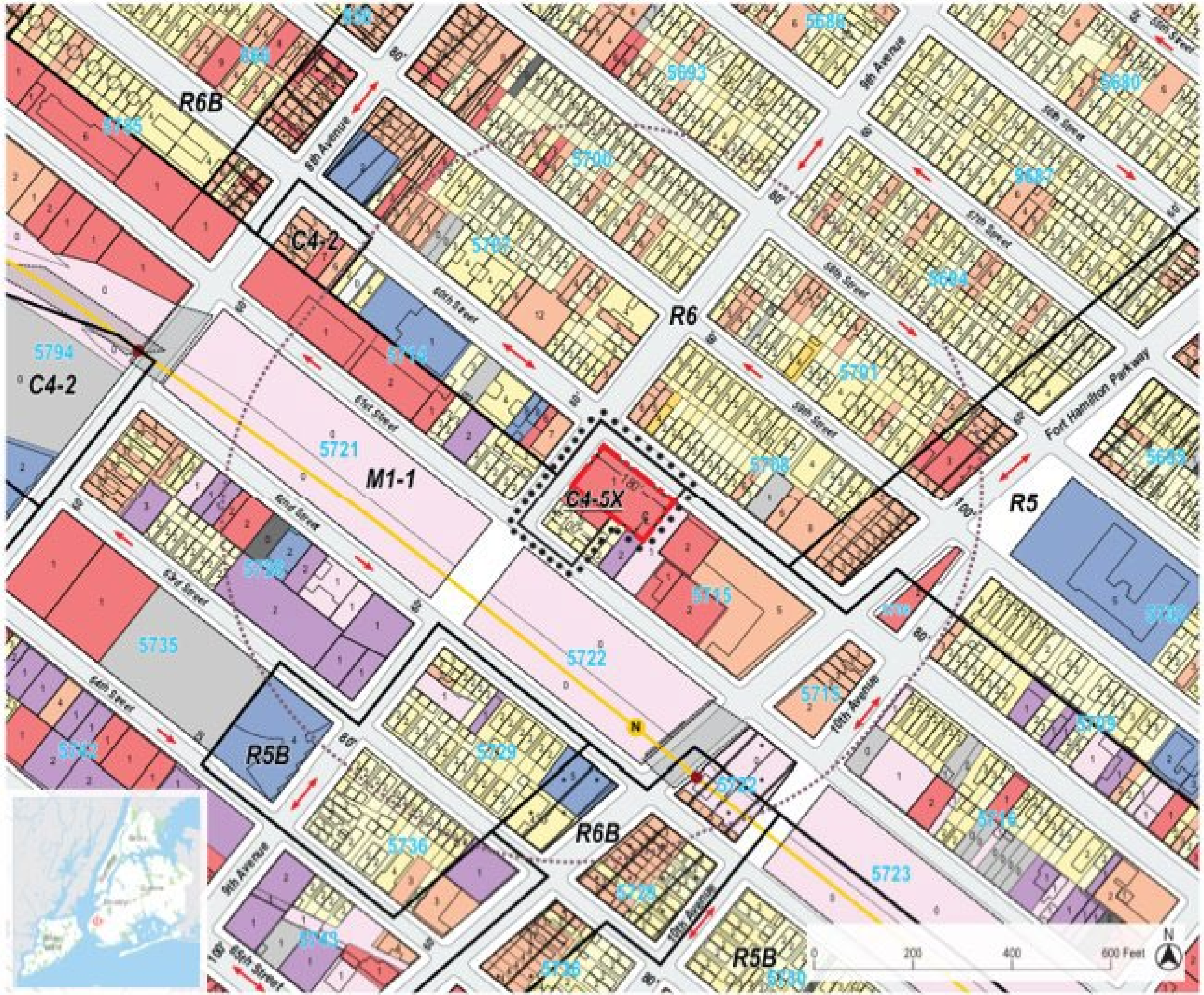
Existing Commercial Overlays & Zoning Districts

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

- Elevated Rail Structure / Roadway Overpass
- 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



NYC Designated Industrial Areas

Primary Industrial Areas

Secondary Industrial Areas

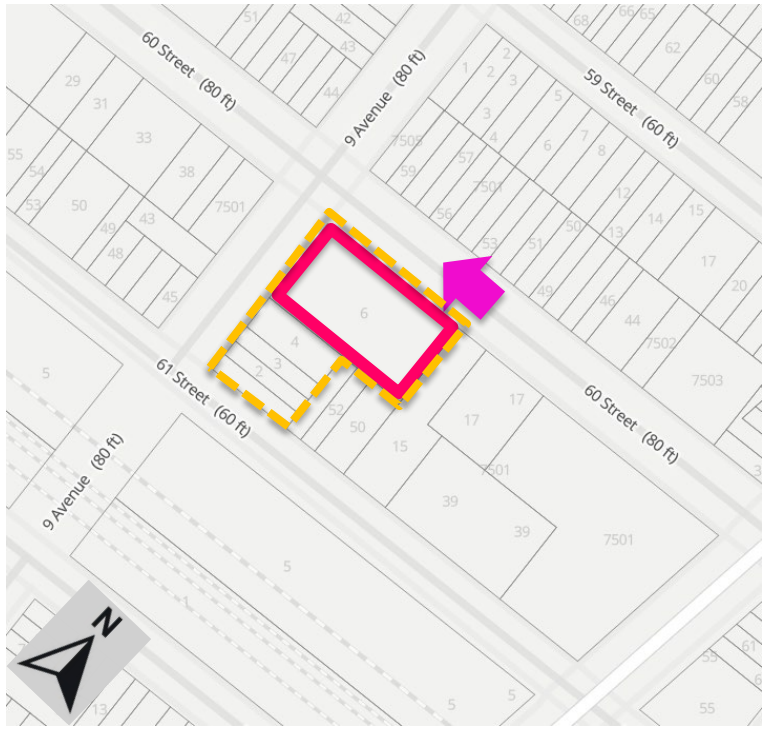
Neighborhood Industrial Areas



Project Area and Development Site

Project Area

Development Site





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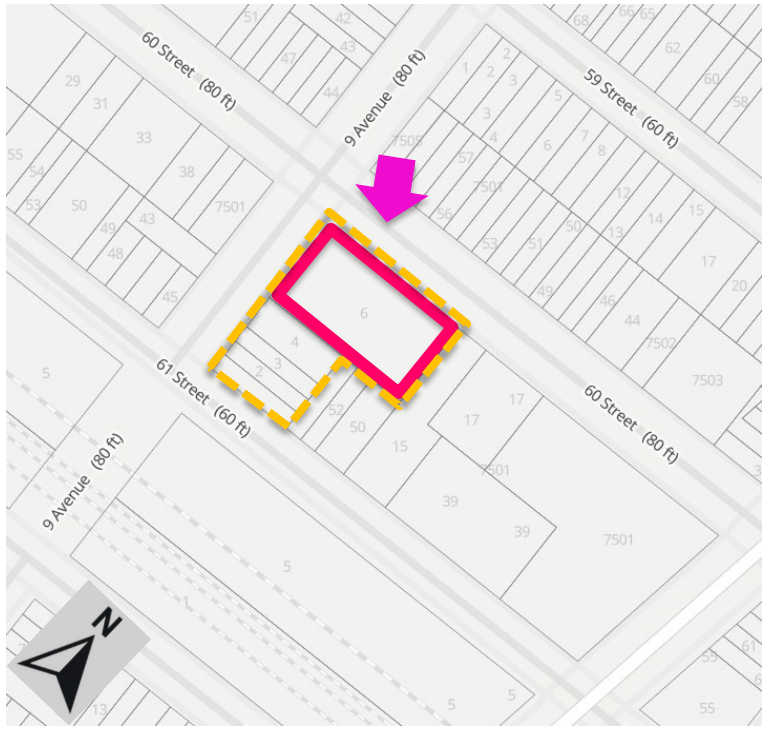



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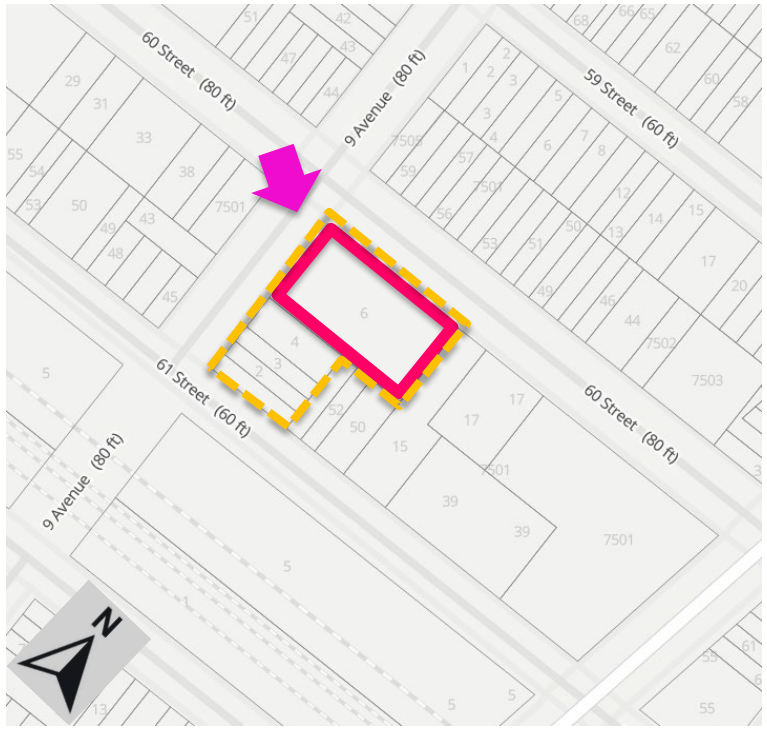

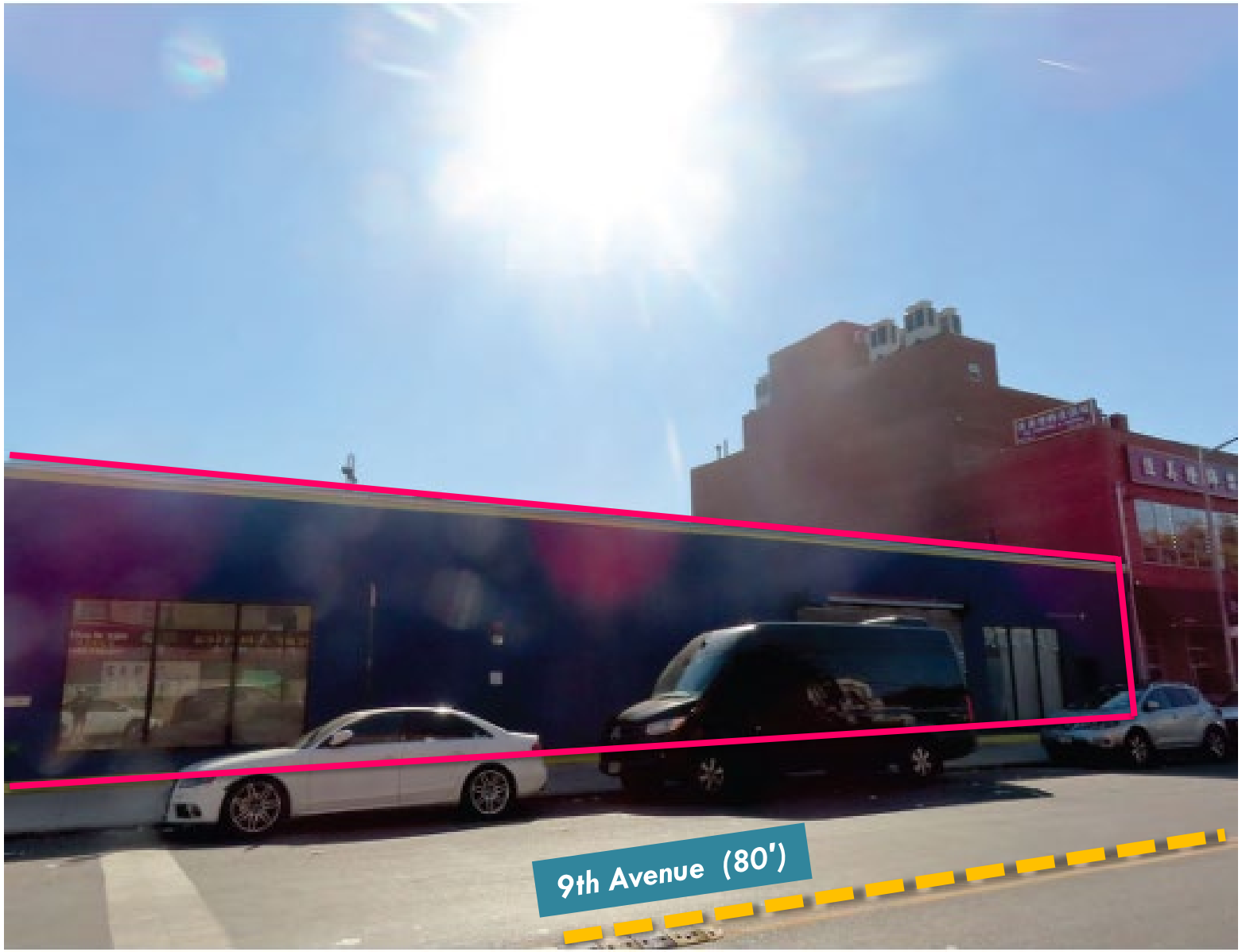

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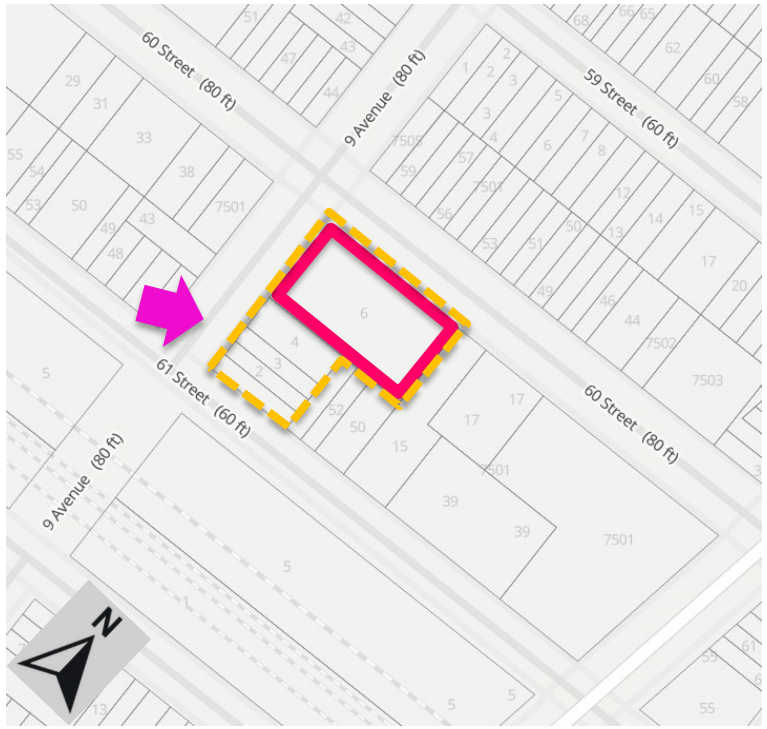



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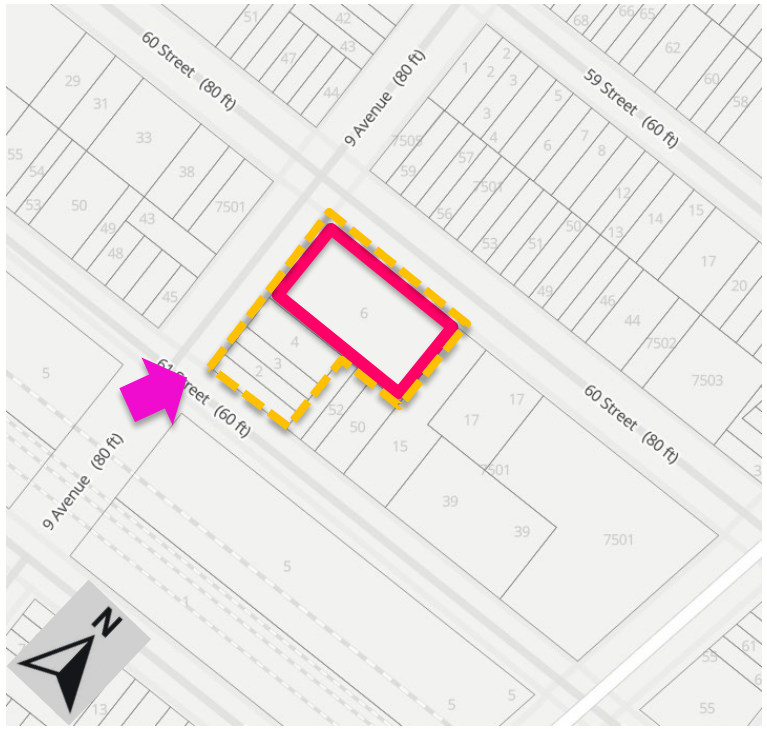



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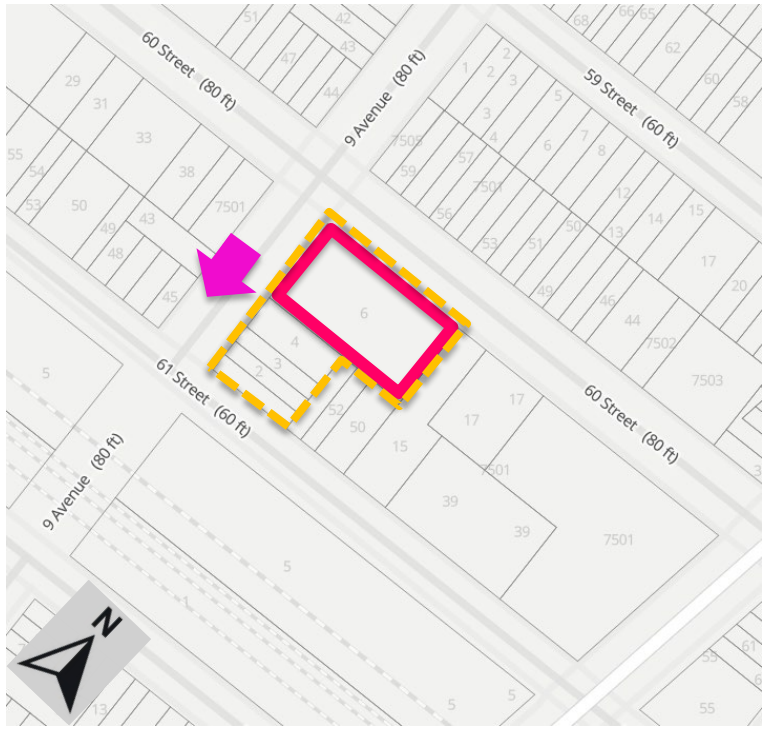




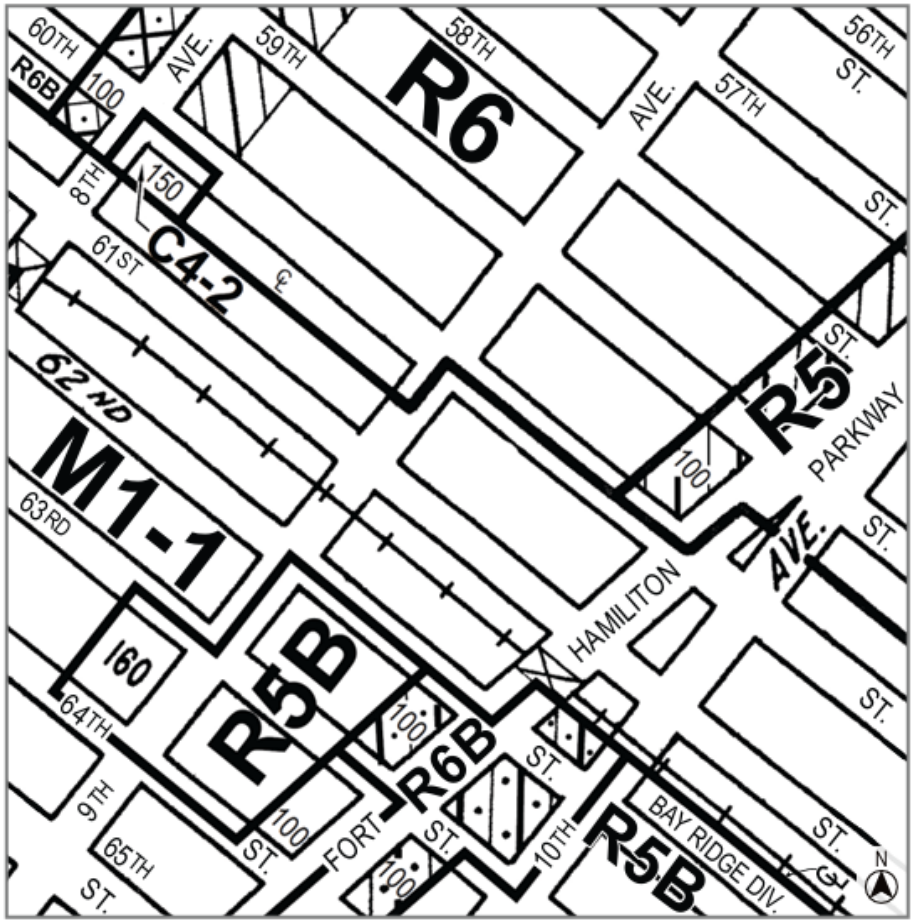
Proposed Development

12-story, 6.0 FAR building

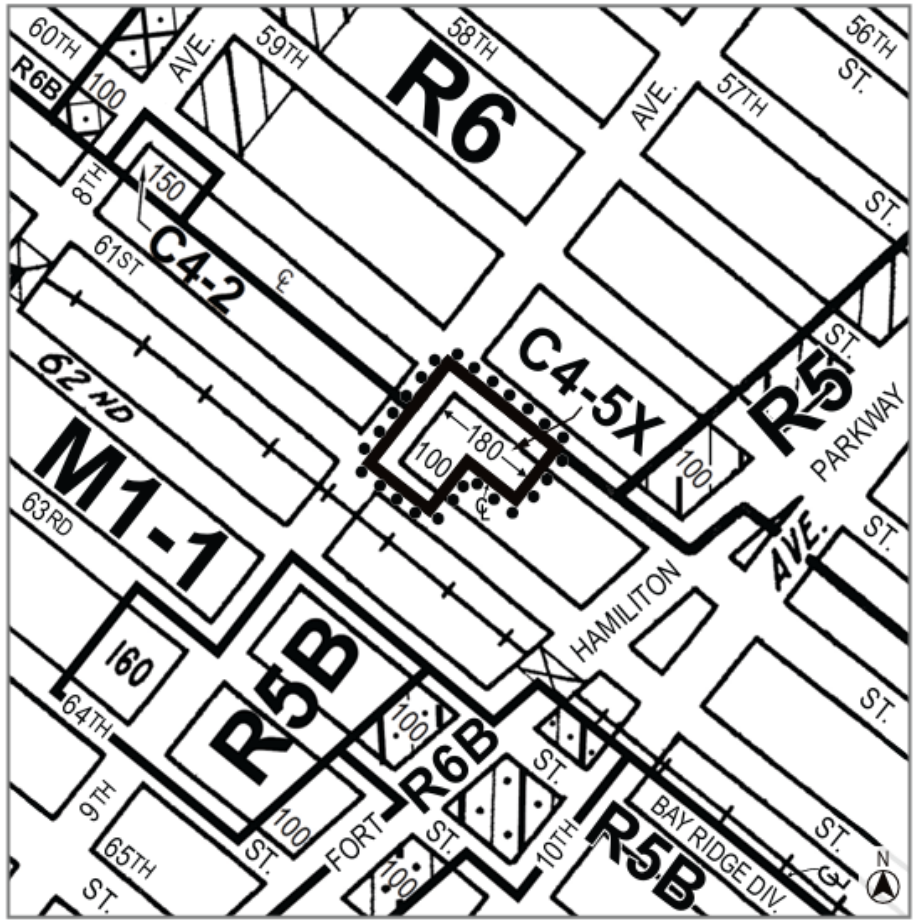
- 145 ft tall with base heights ranging from 5 to 8 stories
- Approx. 108,000 total SF
- Residential: 96,000 SF
- Commercial: 12,000 SF
- 35-42 income-restricted units
- 50 voluntary parking spaces



Proposed Zoning Change Map



Current Zoning Map (22a)



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

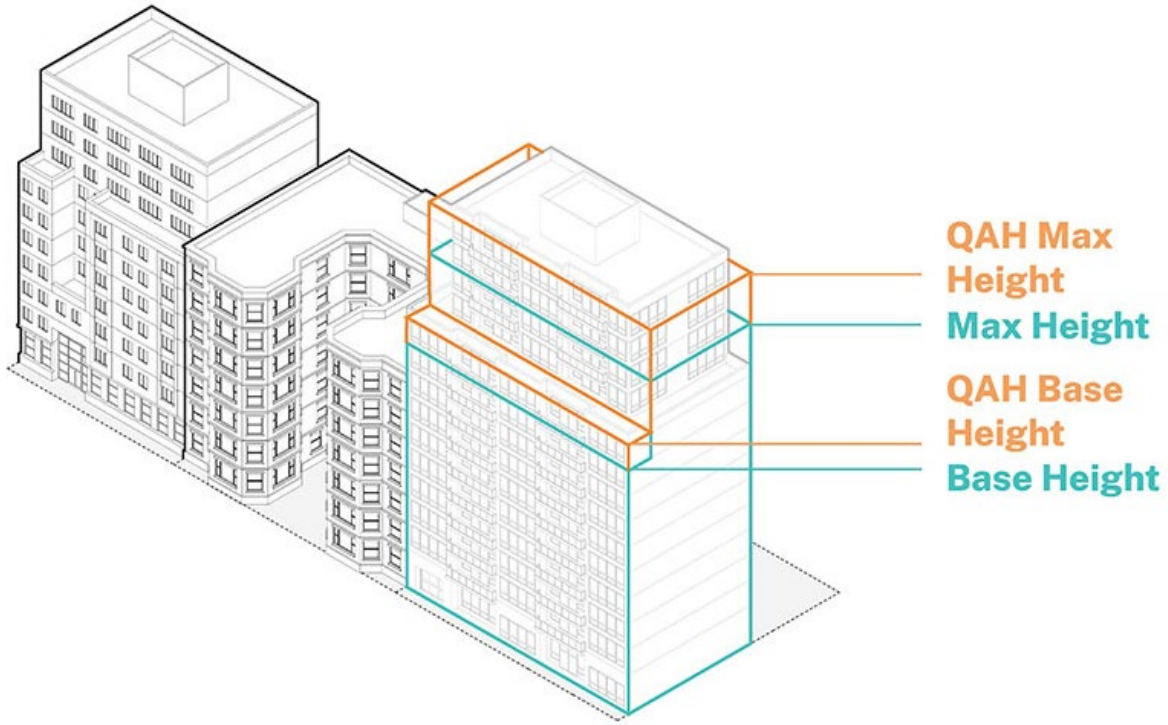
Rezoning from M1-1 to C4-5X

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.

Proposed Zoning Map Amendment: C4-5X

Zoning Regulations	M1-1 [Existing]	C4-5X [R7X Equivalent]
Maximum Building Height	Varies (sky exposure plane)	145 feet
Maximum Base Height	30 feet	105 feet
Residential FAR	0	6.0 (MIH)
Community Facility FAR	2.4	5.0
Commercial FAR	1.0	4.0
Manufacturing FAR	1.0	0



**QAH = Qualifying Affordable Housing*

Proposed Zoning Text Amendment

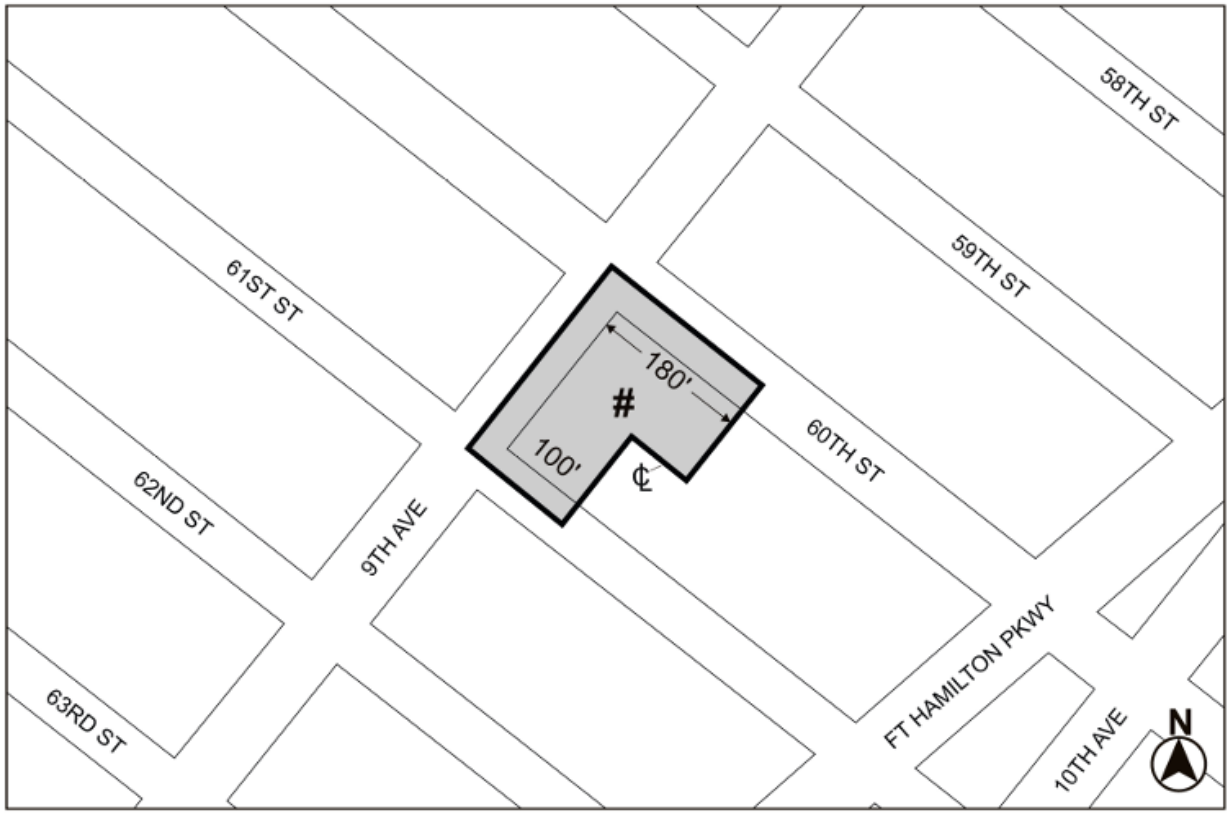
Amend **Appendix F** to designate the project area as an MIH area with Options 1 and 2.

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**



Portion of Community District 12, Brooklyn

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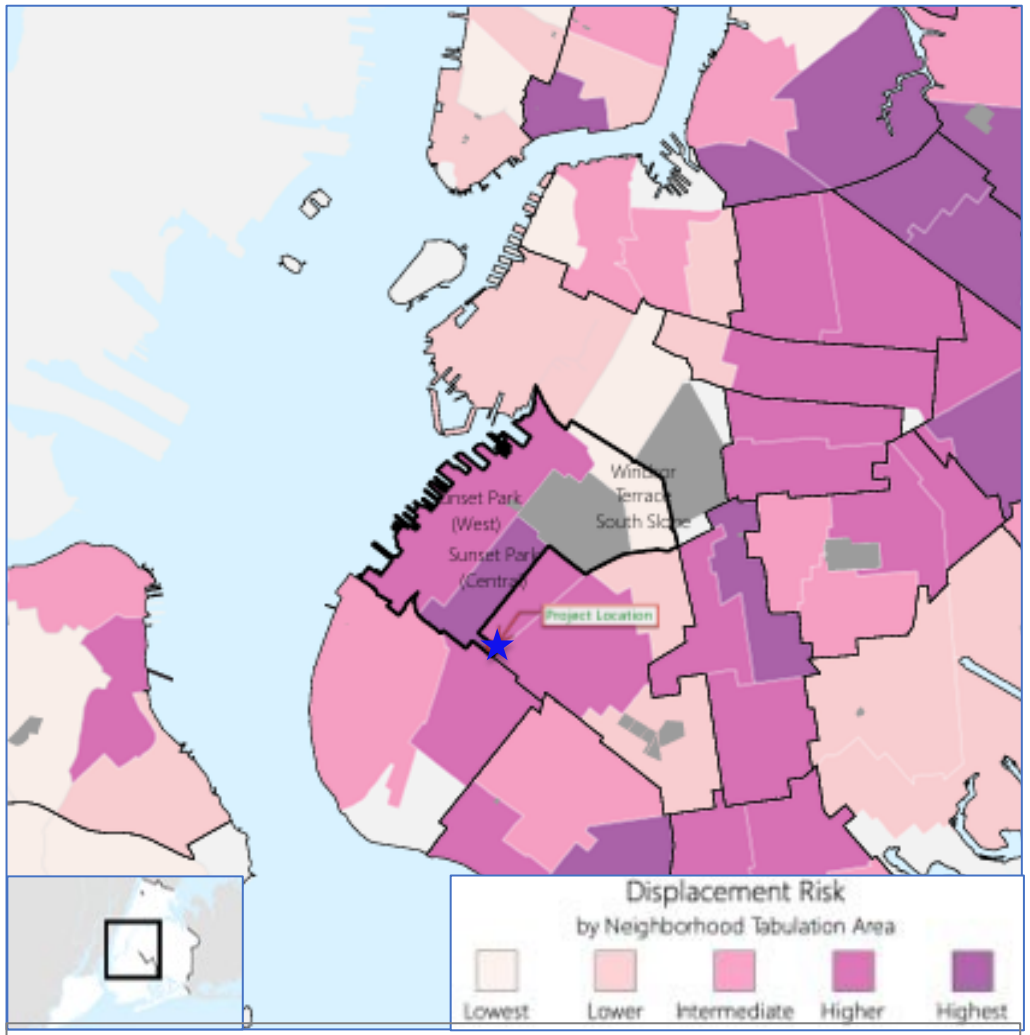
Data from Applicant's Racial Equity Report (RER)



Annual Median Household Income: **$84,156**

Sunset Park & Windsor Terrace *Public Use Microdata Area (PUMA) 4307*

Greater than Brooklyn and NYC

Profile of anticipated residential affordability

Income Restriction	Units		Anticipated Affordability				
	#	%	AMI Band	Rent (2025)* Studio	Rent (2025)* 2-bedroom	Eligible Income (2025) ** 1-person HH	Eligible Income (2025) ** 4-person HH
Very Low Income	14	10%	40	$1,130	$1,460	$45,400	$64,800
Low Income	14	10%	80	$2,270	$2,920	$90,700	$129,600
Moderate Income	7	5%	100	$2,840	$3,650	$113,400	$162,000
Not Income Restricted	105	75%	N/A	$3,120	$4,010	$124,800	$160,400
Total	140	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.

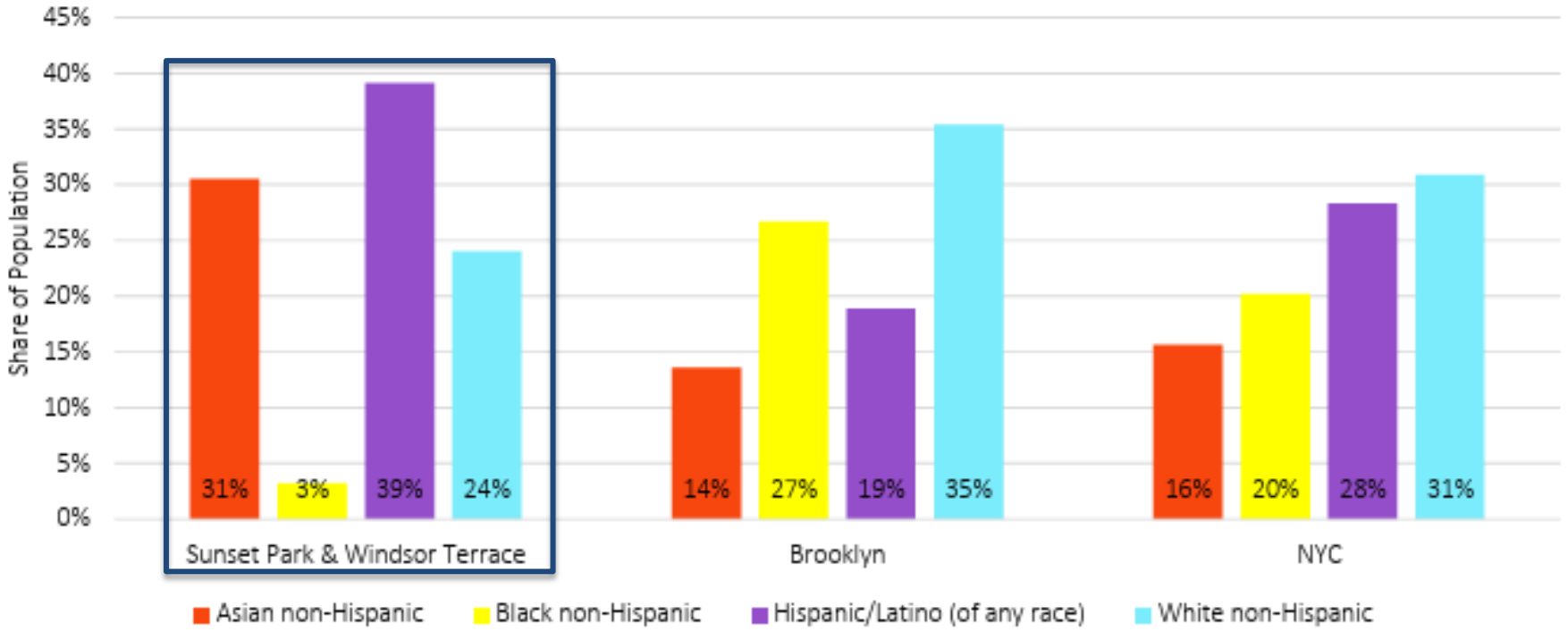
Data from Applicant's Racial Equity Report (RER)

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]."



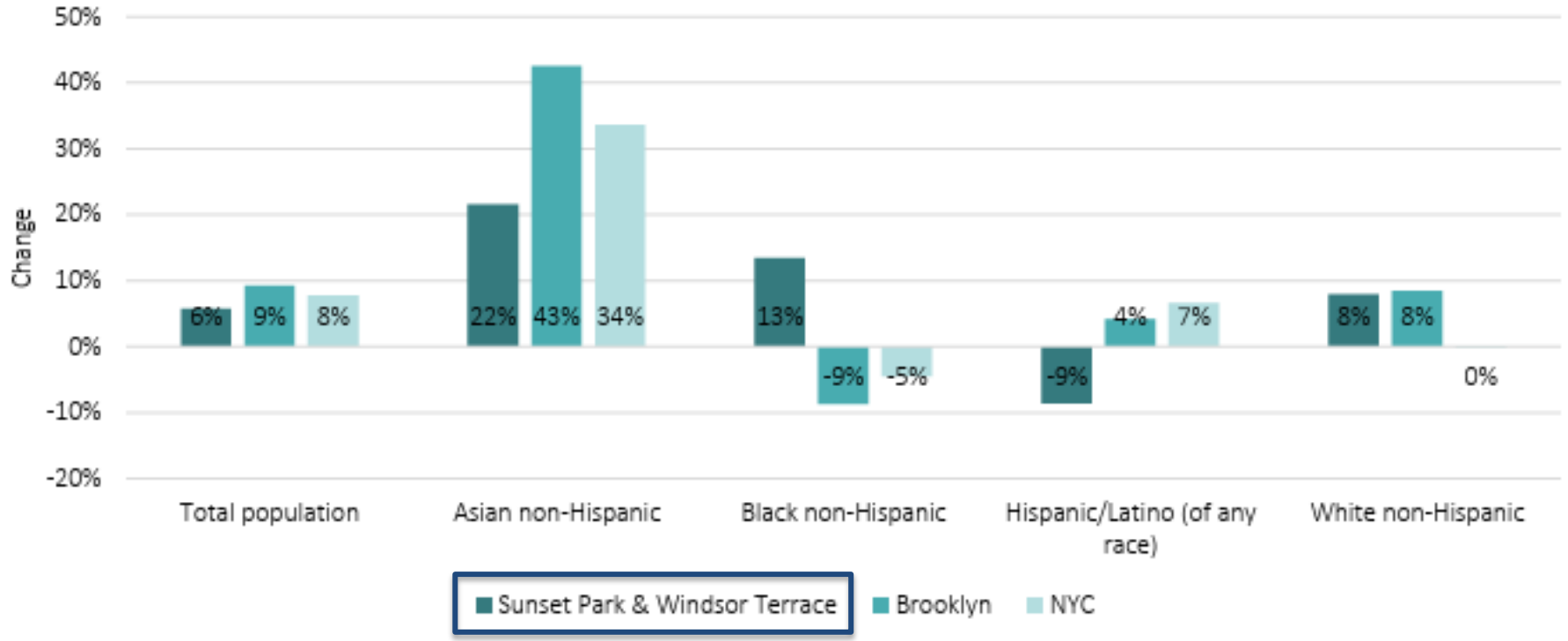
Source: Census 2020; Community Profile Table 1.01

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]."



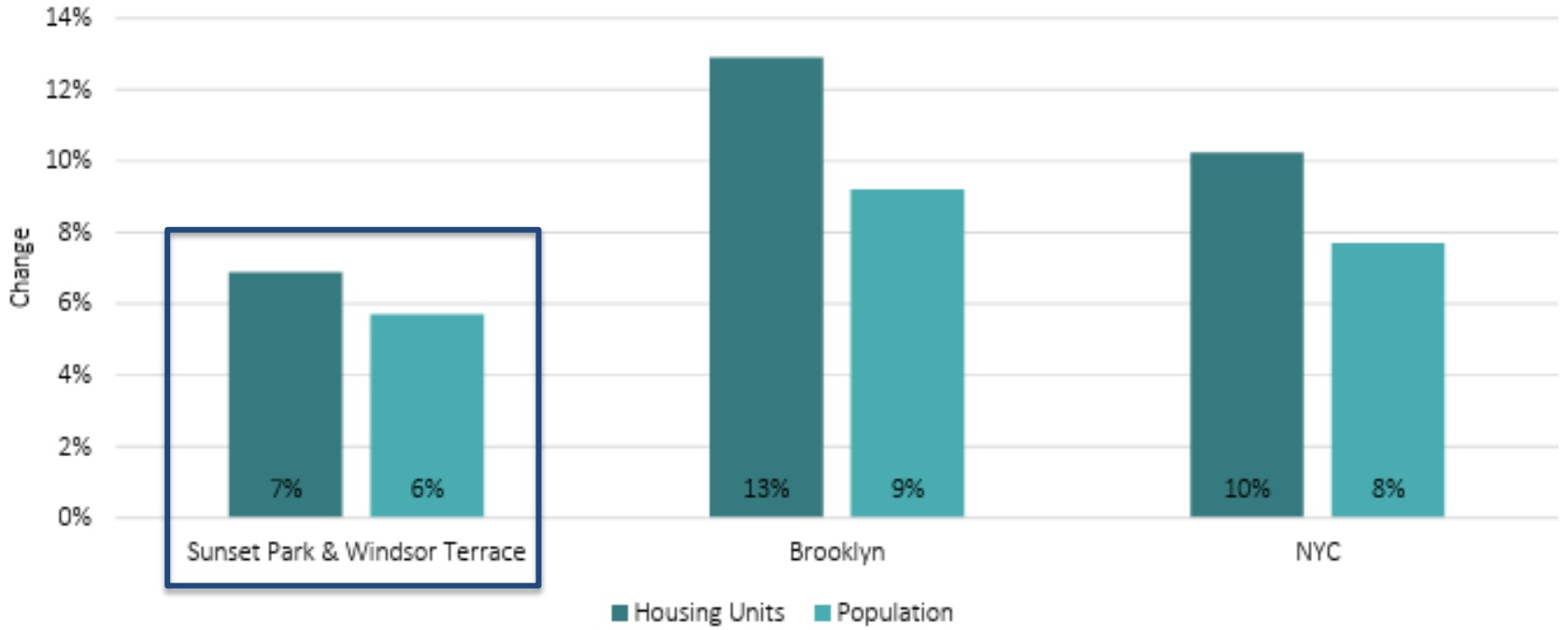
Source: Census 2010, 2020; Community Profile Table 1.01

Data from Applicant's Racial Equity Report (RER)

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 M1-1 district to a C4-5X district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 12-story, 108,000 sf (6.0 FAR) mixed-use building
- 96,000 sf of residential use (140 units, 28-42 MIH)
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Appendix