

Renderings are illustrative and subject to change

Fort Hamilton Mews Rezoning

260238 ZMK
N 260239 ZRK
Community District 10, Brooklyn

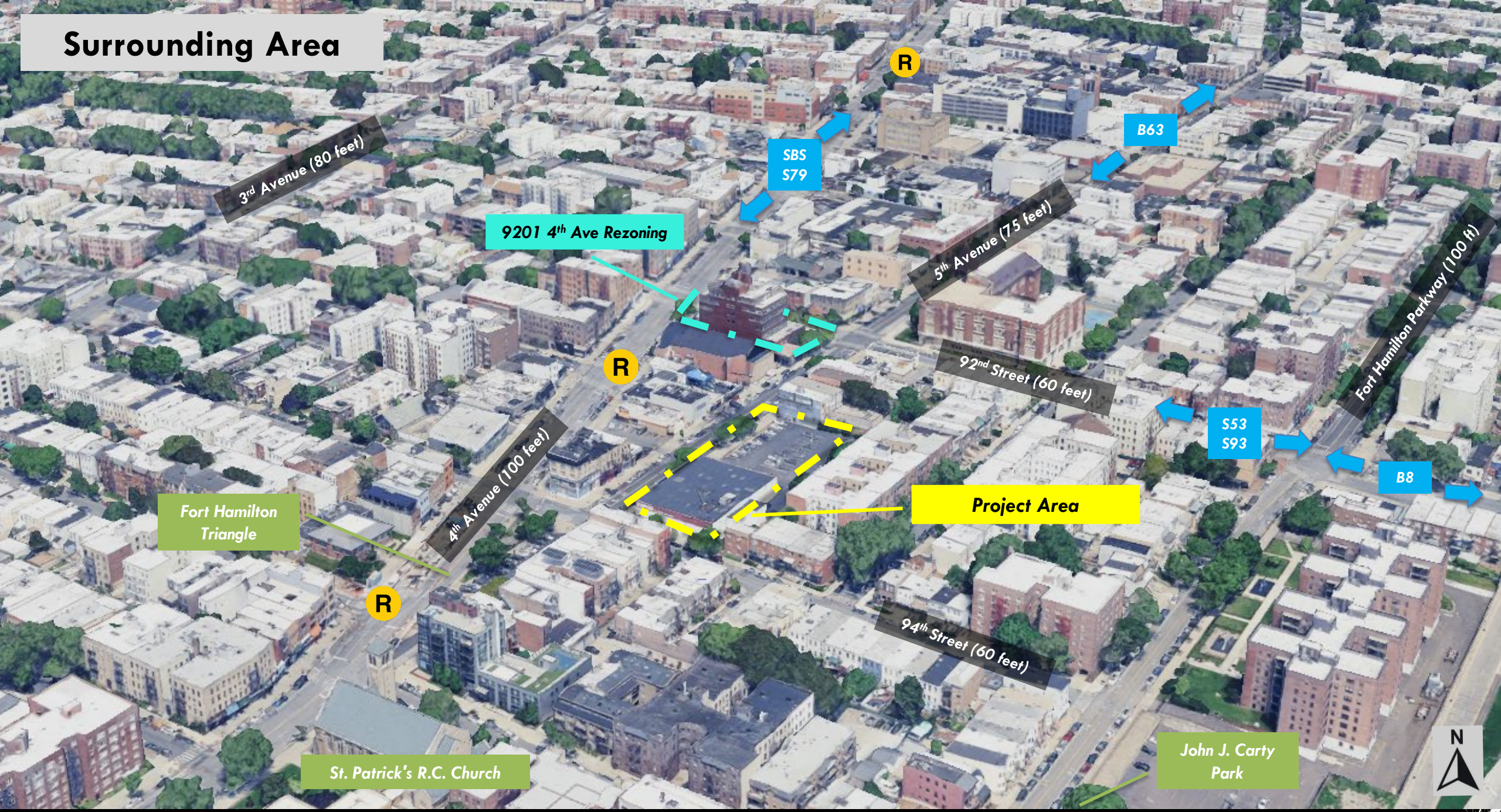
APPLICANT	▪ 9305 5th Ave LLC
ACTIONS REQUESTED	▪ Zoning map amendment from R6B/C2-3 (BR) and R5B (BR) to R7X/C2-4 (BR) ▪ Zoning text amendment to Appendix F to map MIH option 2
PROPOSED DEVELOPMENT	▪ 11-story mixed-use commercial and residential building ▪ 220,151 sf residential, 12,093 sf commercial, and 1,117 sf of community facility ▪ 292 dwelling units, 88 income-restricted ▪ 75 subcellar-level parking spaces

Project Location

- 9305 5th Avenue
- Bay Ridge, Brooklyn Community District 10
- City Council District 47 (Kayla Santosuosso)



Surrounding Area



Project Area



Land Use

Development Site

Project Area

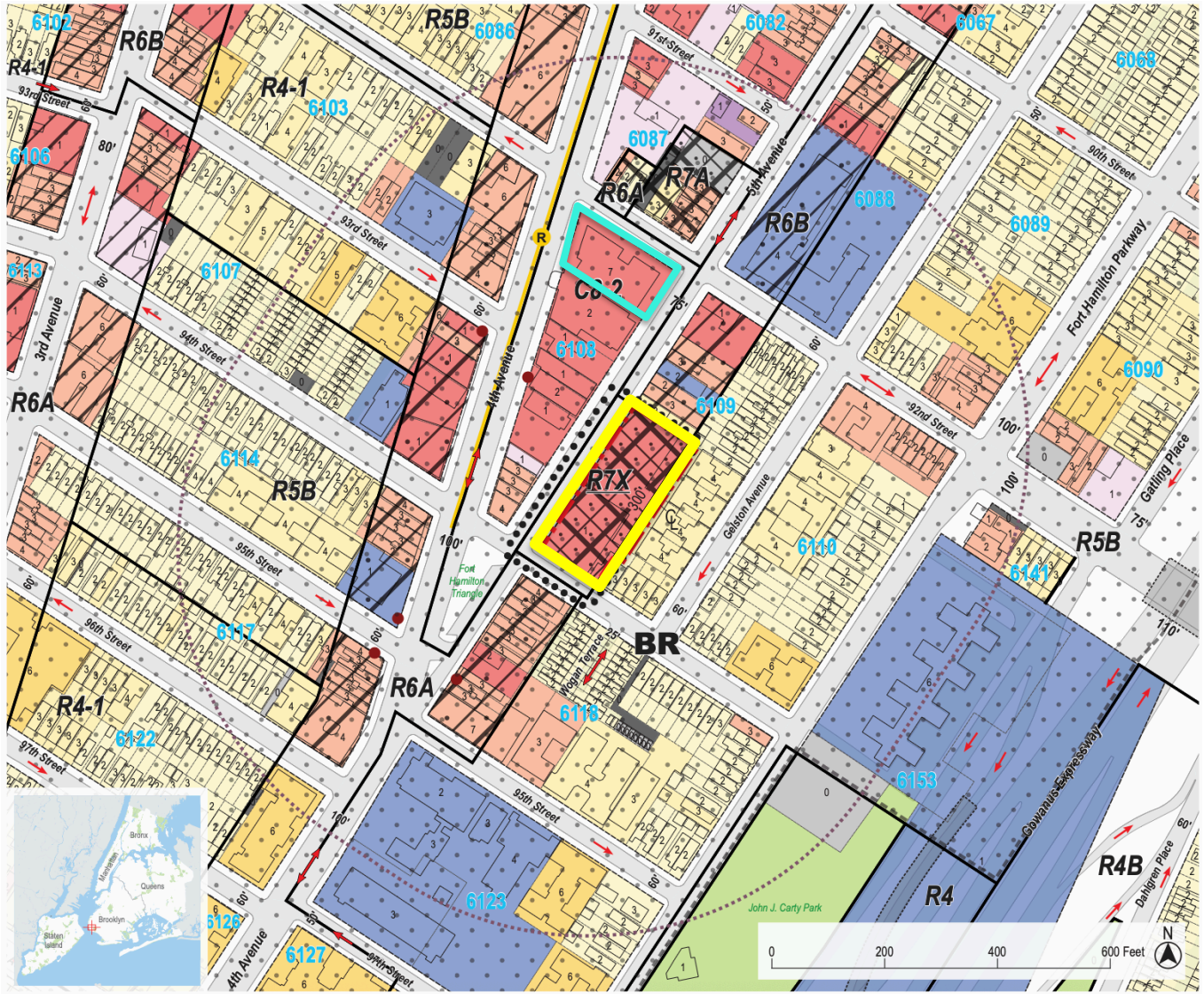
Fort Hamilton Mews (9305 5th Ave)
BK | Community District 10

Current Zoning: R6B/C2-3 (BR) and R5B (BR)



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



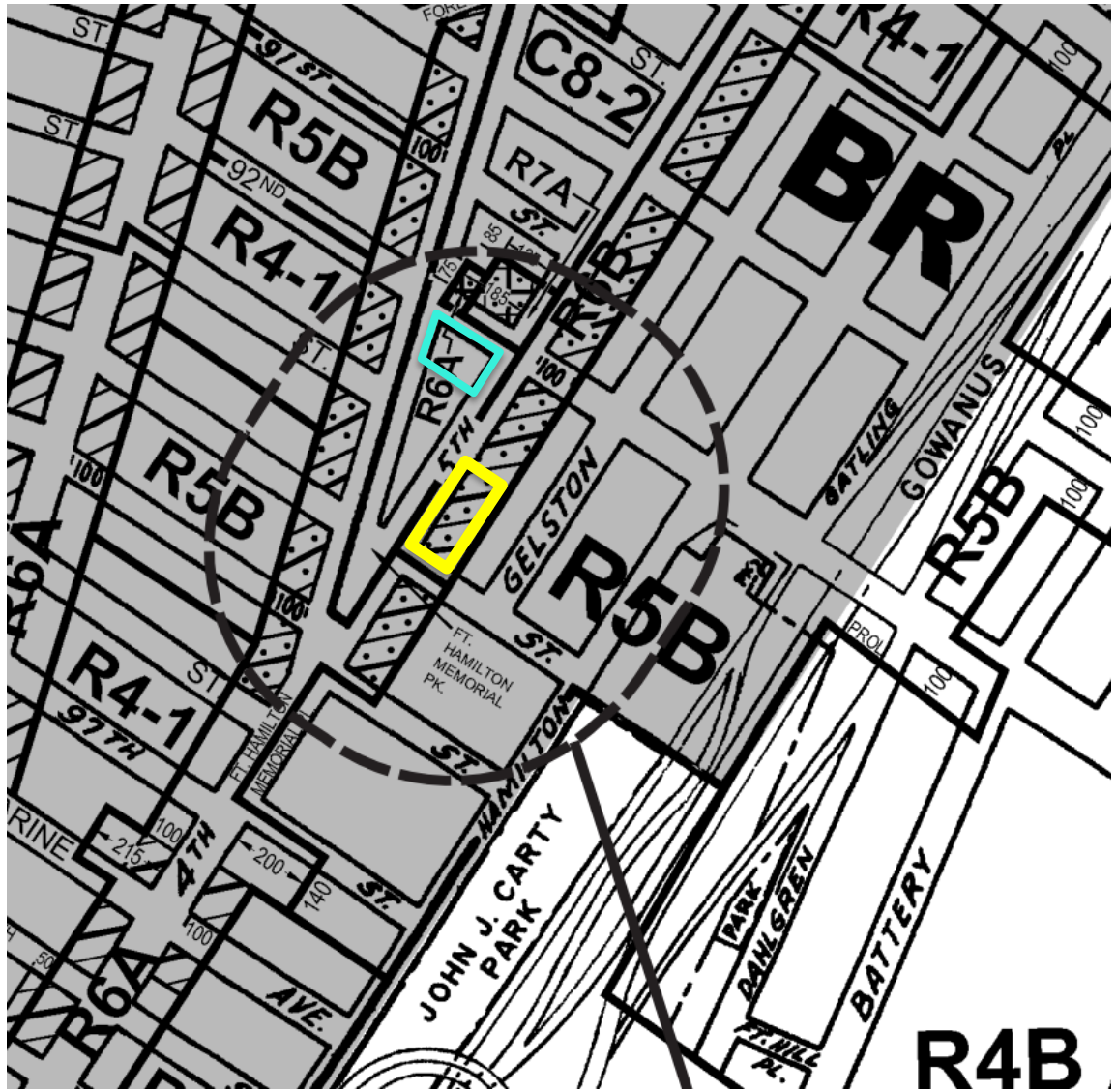
Zoning

Development Site

Fort Hamilton Mews (9305 5th Ave)
BK | Community District 10

Current Zoning: R6B/C2-3 (BR) and R5B (BR)





5th Avenue – Project Area

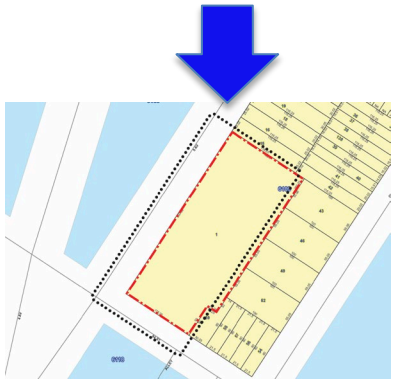




Project Area

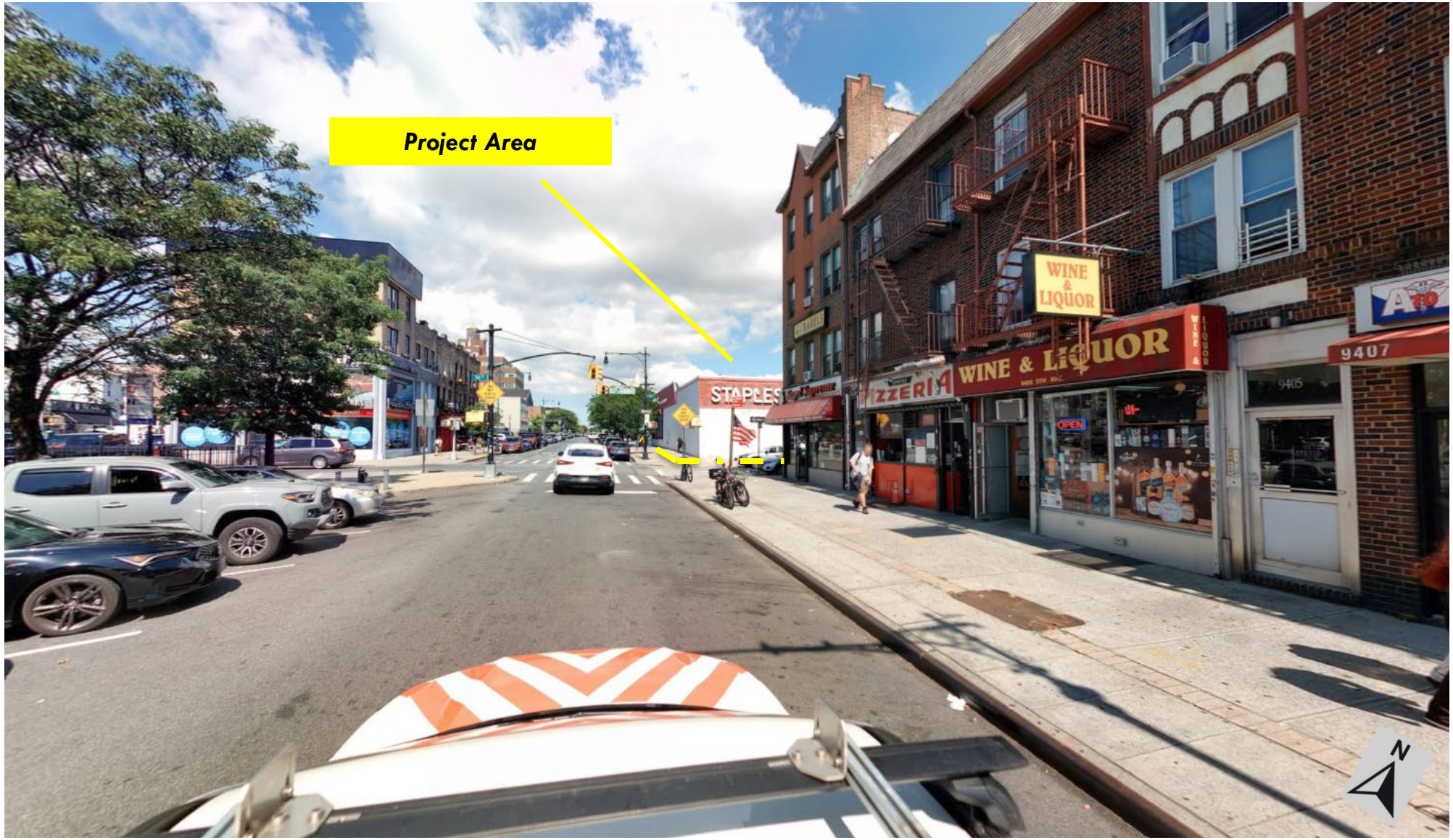
5th Avenue – Project Area





Project Area

5th Avenue – Project Area





Project Area

Proposed Development

- 11-Story Mixed-Use Building:
  - Residential: 220,151 sq ft
  - Commercial: 12,093 sf
  - Community Facility: 1,117 sf
- 292 units (88 income-restricted)
- 6.0 FAR
- 75 subcellar-level parking spaces



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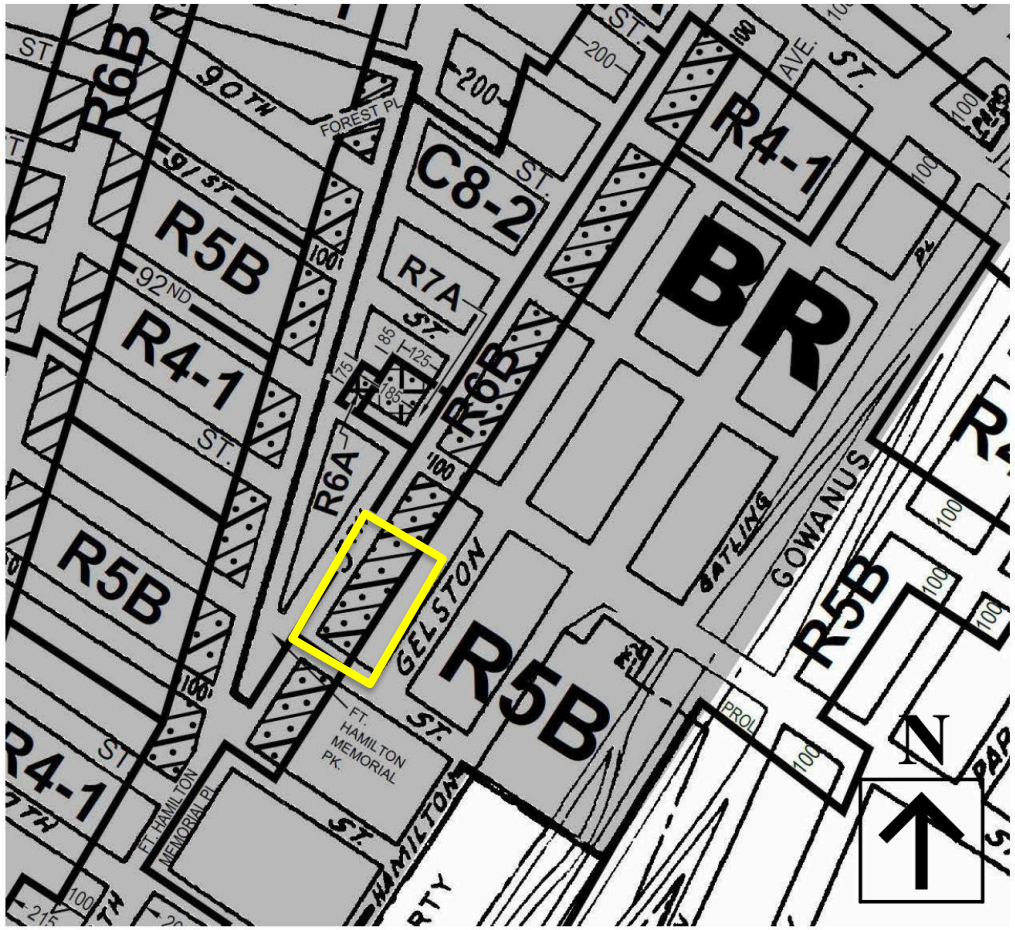
Proposed Actions Requested

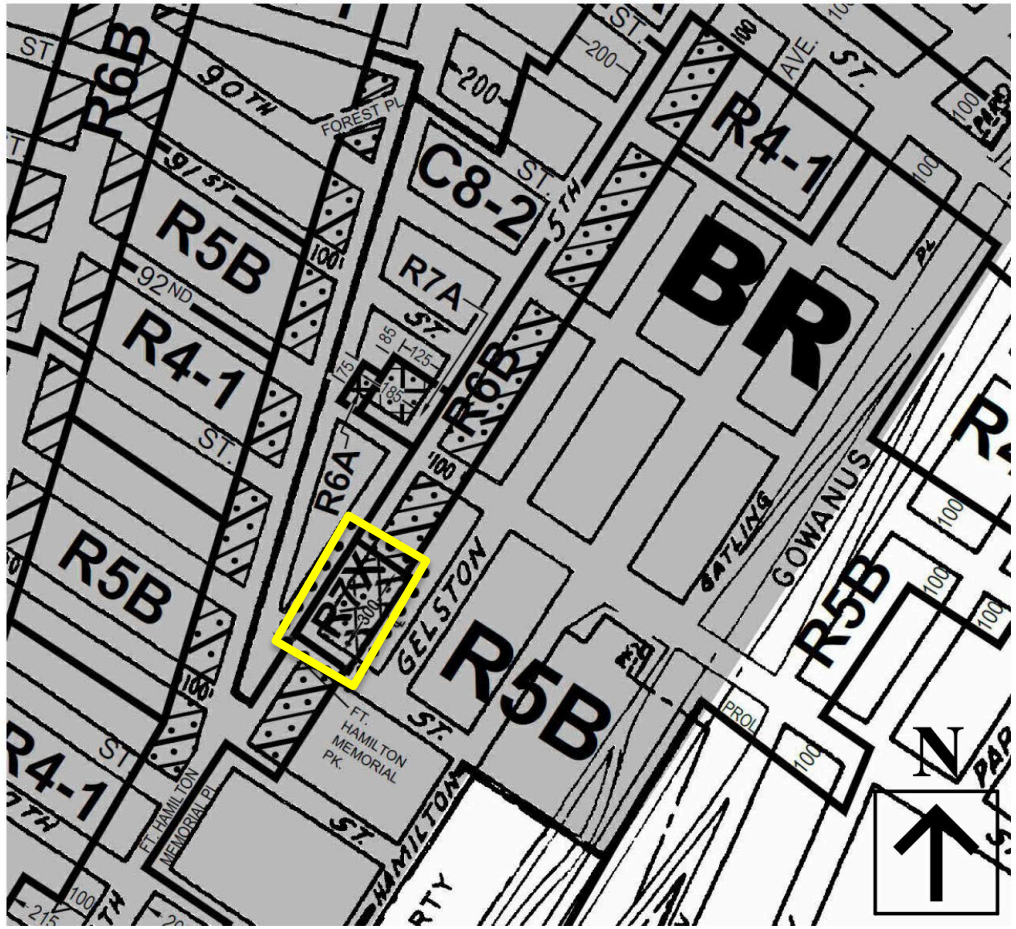
- Zoning Map Amendment: R6B/C2-3 (BR) and R5B (BR) district to R7X/C2-4 (BR)
- Zoning Text Amendment to Appendix F to map a Mandatory Inclusionary Housing (MIH) Area

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 R6B/C2-3(BR) and R5B to R7X/C2-4(BR)

Zoning Map Amendment: R7X/C2-4

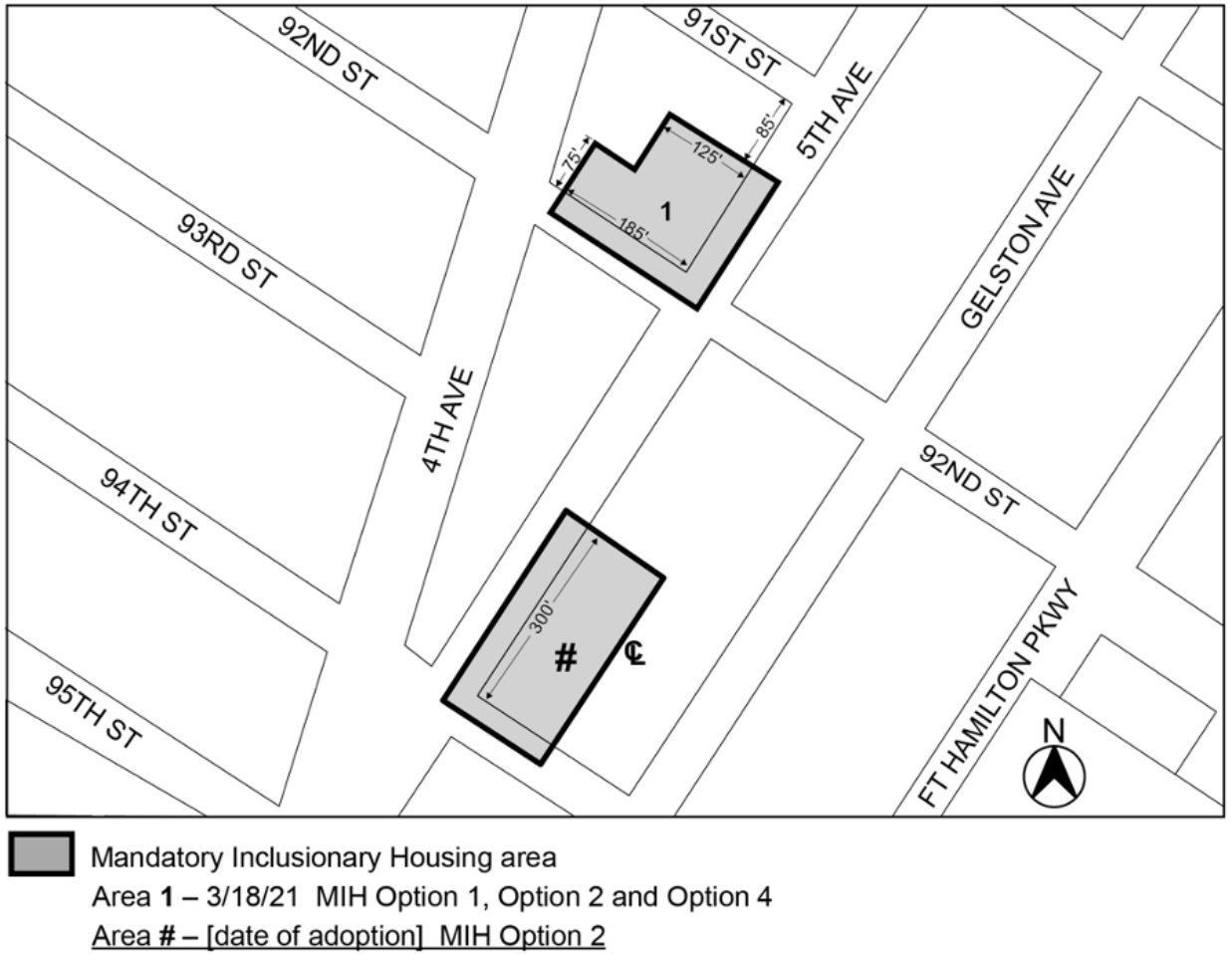
	R6B/C2-3	R5B	R7X/C2-4 (Proposed)
Max Building Height	55 feet	35 feet	145 feet
Base Height	45 feet	N/A	105 feet
Max Residential FAR	2.0	1.5	6.0 (with MIH)
Community Facility FAR	2.0	2.0	5.0
Commercial FAR	2.0	N/A	2.0
Parking	**Residential**: 25% dwelling units; 0% Income Restricted Units **Commercial**: Dependent on use, generally 1 per 1,000 sf	**Residential**: 25% dwelling units; 0% Income Restricted Units	**Residential**: 15% of dwelling units; 0% Income Restricted Units **Commercial**: Dependent on use, generally 1 per 1,000 sf

Proposed Actions (Zoning Text Amendment)

Amend **Appendix F** to designate the project area as an MIH area with Option 2.

MIH Option 2:

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



Portion of Community District 10, Brooklyn

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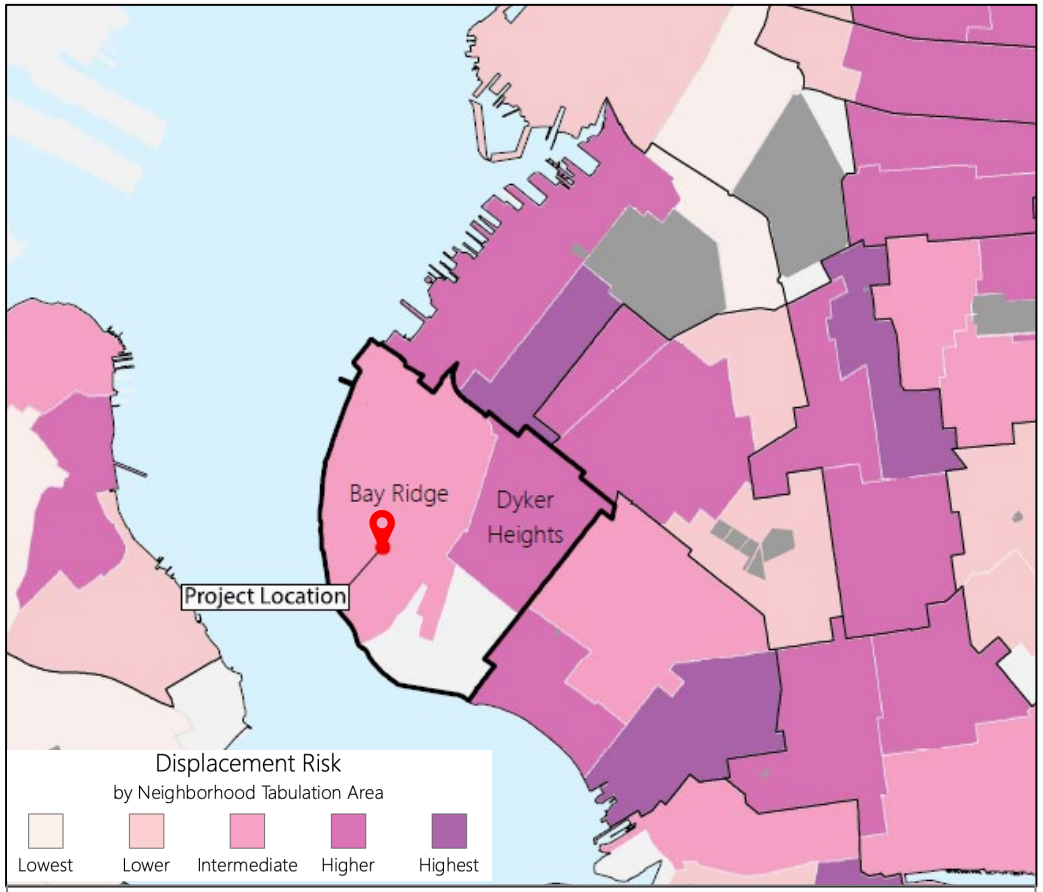
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)



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)	
				Studio	2-Bedroom	1-person Household	4-person Household
Low Income	29	10%	**60%**	$1,700	$2,190	$68,000	$97,200
Low Income	30	10%	**80%**	$2,270	$2,920	$90,700	$129,600
Moderate Income	29	10%	**100%**	$2,840	$3,650	$113,400	$162,000
Not Income Restricted	204	70%	N/A	$2,000	$3,200	$80,000	$128,000
Total	**292**	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.*

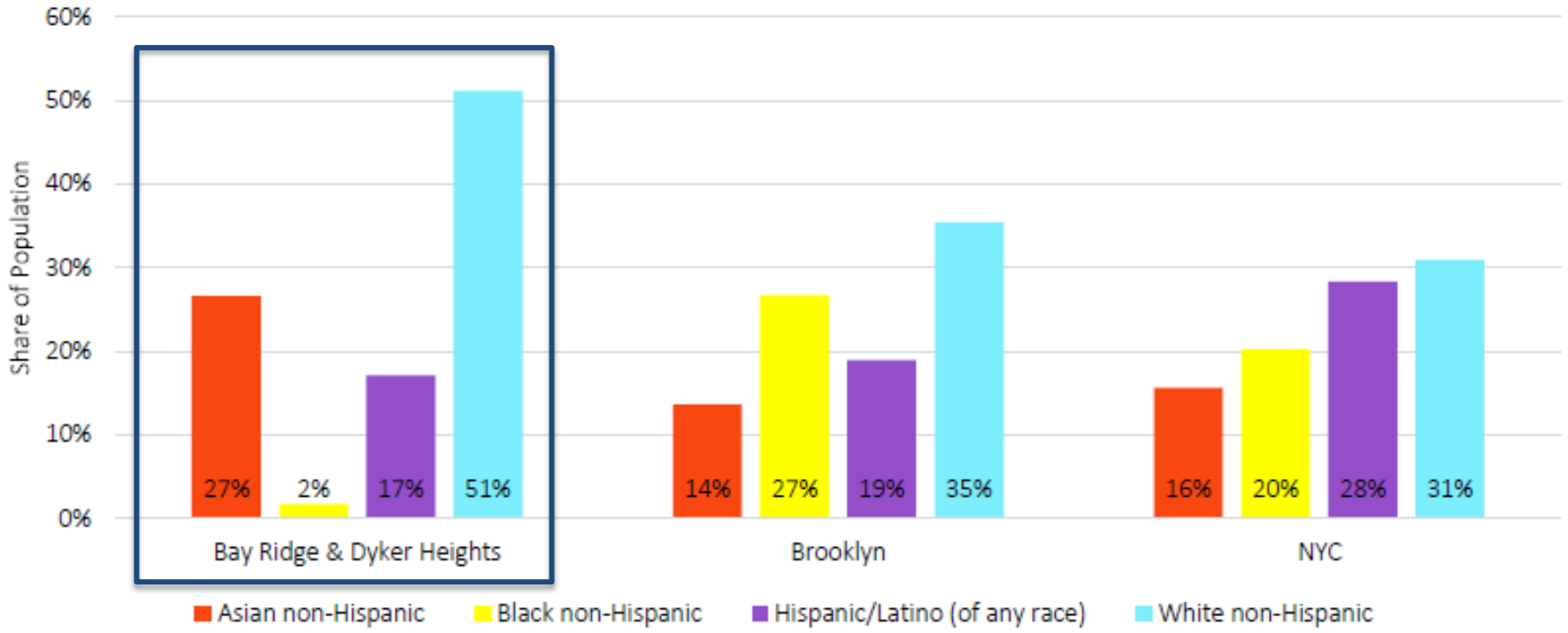
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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]."



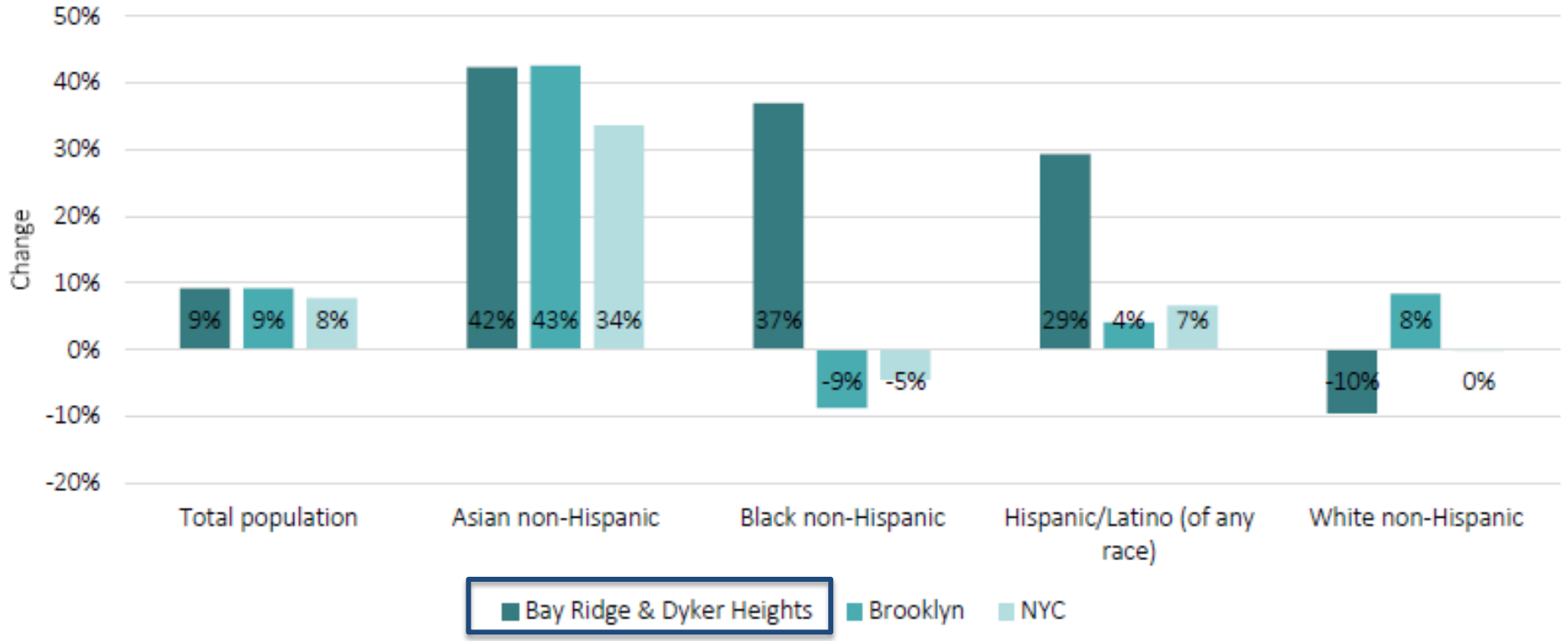
Source: Census 2020; Community Profile Table 1.01

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

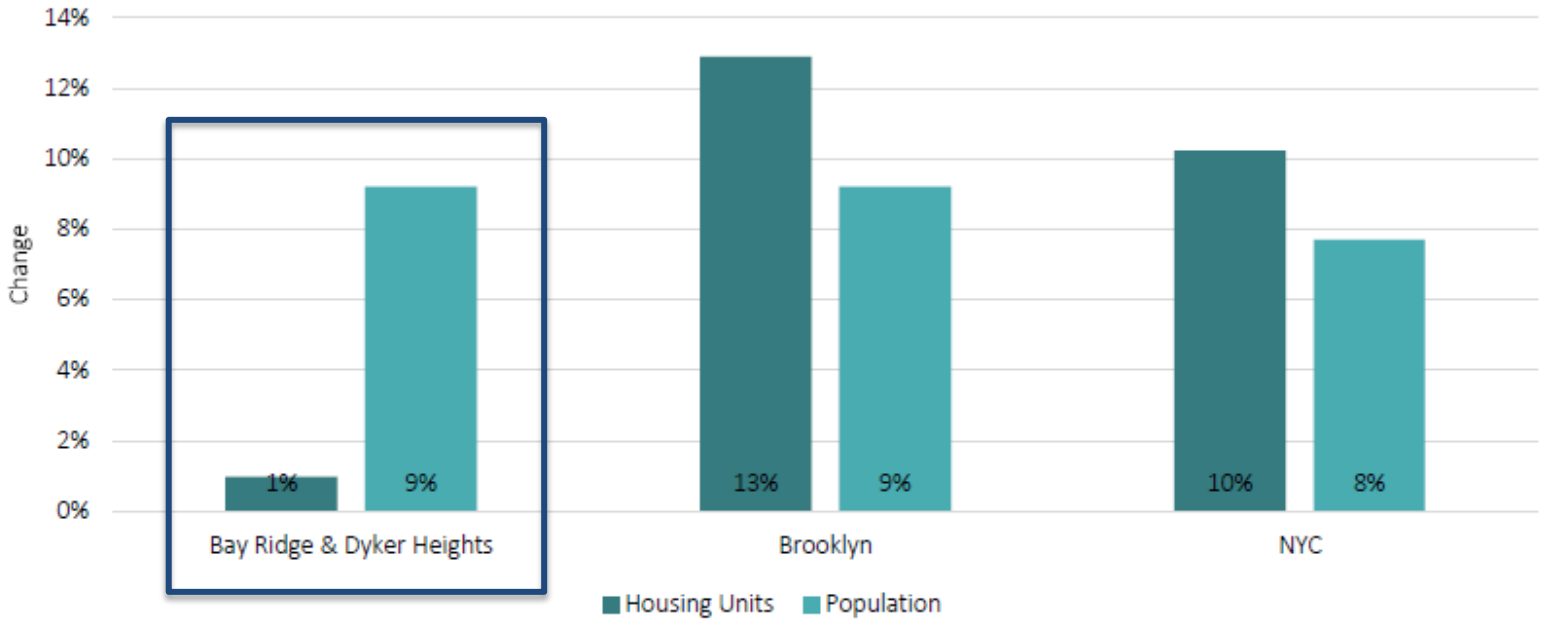
Applicant Data from Racial Equity Report on Housing and Opportunity (RER)

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

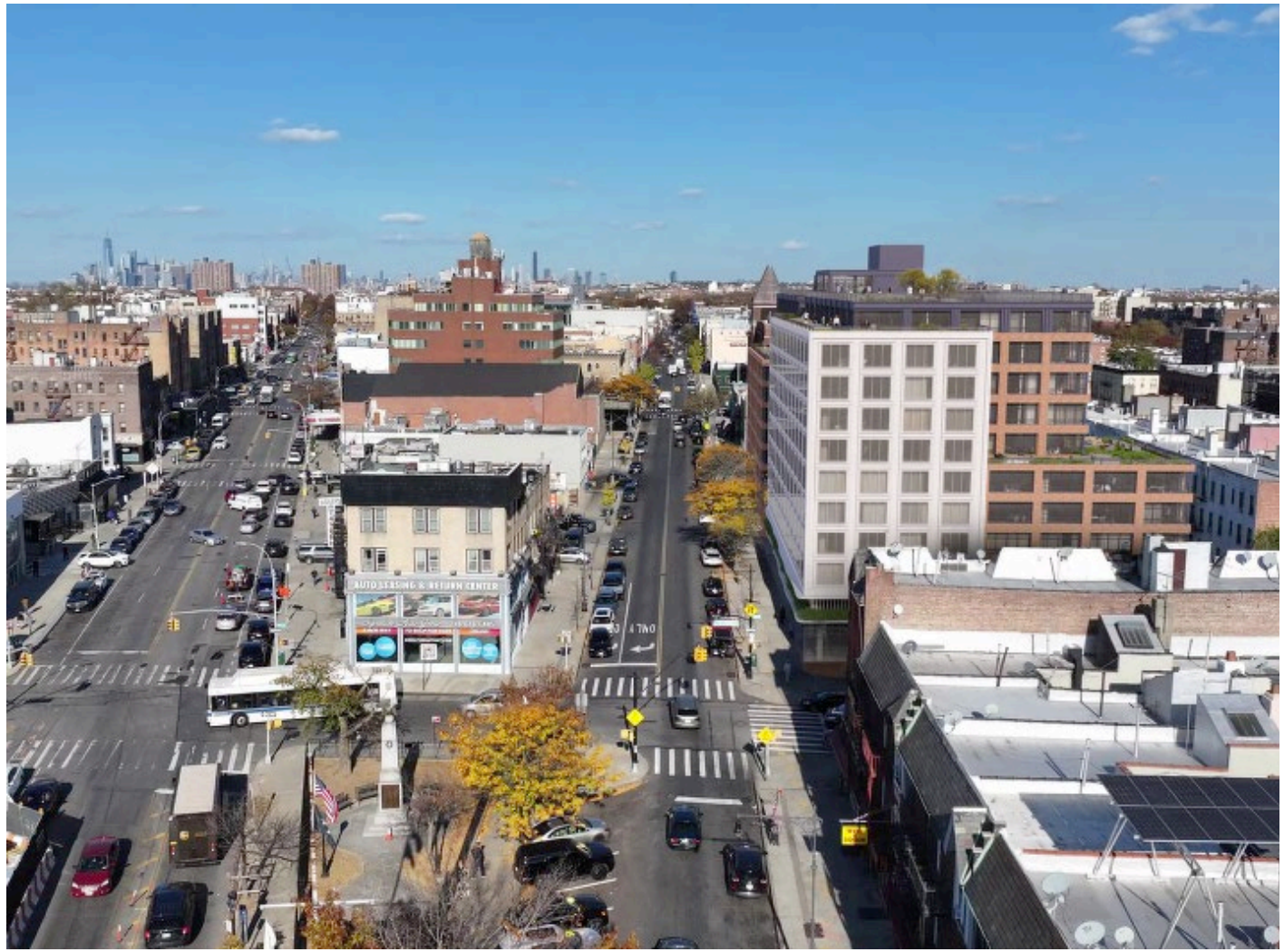
Summary

Actions Requested:

- Zoning Map Amendment to change R6B/C2-3 (BR) and R5B (BR) districts to R7X/C2-4 (BR) district
- Zoning Text Amendment to map a MIH area coterminous with the rezoning area

Proposed Development:

- 11-story mixed-use building
- 220,151 sf residential, 12,093 sf commercial, and 1,117 sf of community facility (6.0 FAR)
- 292 units (88 income-restricted)
- 75 subcellar-level parking spaces



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Appendix