

58 Nixon Court II Rezoning

Review Session/Certification

240375 ZMK
N 240376 ZRK

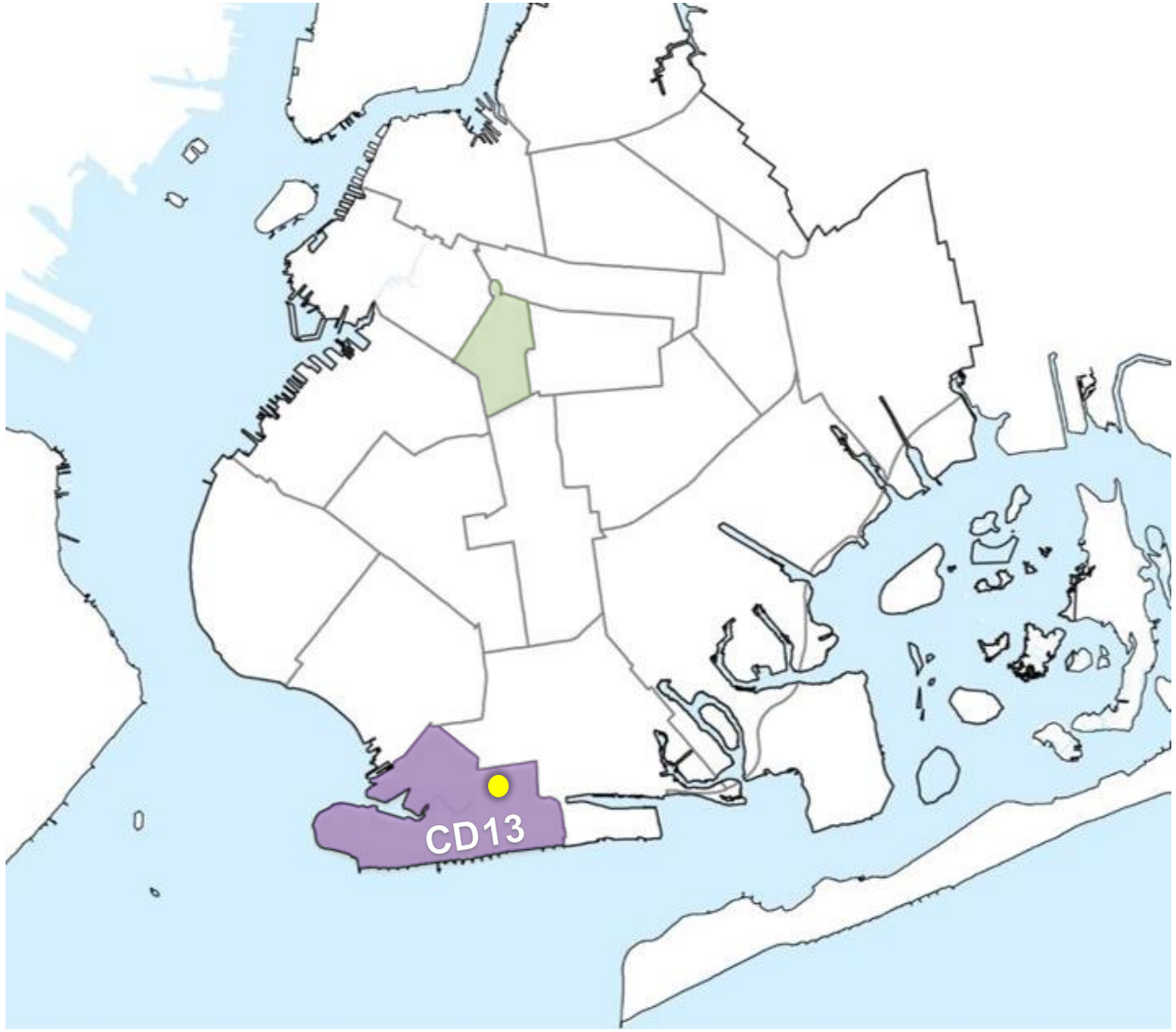
Brooklyn, Community District 13

April 21, 2025

APPLICANT	▪ SLG Assets, LLC
ACTIONS REQUESTED	▪ Zoning Map Amendment from R5 to R7A and R7A/C2-4 ▪ Zoning Text Amendment to Appendix F to map MIH Options 1 and 2.
PROPOSED DEVELOPMENT	▪ 8-story mixed-use building ▪ 19 dwelling units (including 6 income-restricted) 16, 847 sq ft (4.78 FAR) ▪ 808 sq ft. (.23 FAR) of commercial space ▪ 7 parking spaces

Project Location

- 58 Nixon Court, Brooklyn NY, 11223
- Brooklyn, Community District 13
- City Council District 47 (Justin Brannan)




WEST BERGEN
COMMUNIPAW
BROOKLYN
2015 A Zone
Project Area
Floodplain

Special Ocean Parkway District

- The Special Ocean Parkway district (SOPD) was established in 1977 in response to a growing number of community facilities in the vicinity and concerns about impact on housing and residential atmosphere.

- New community facility developments or expansions are restricted to comply with the residential bulk regulations of the underlying districts.

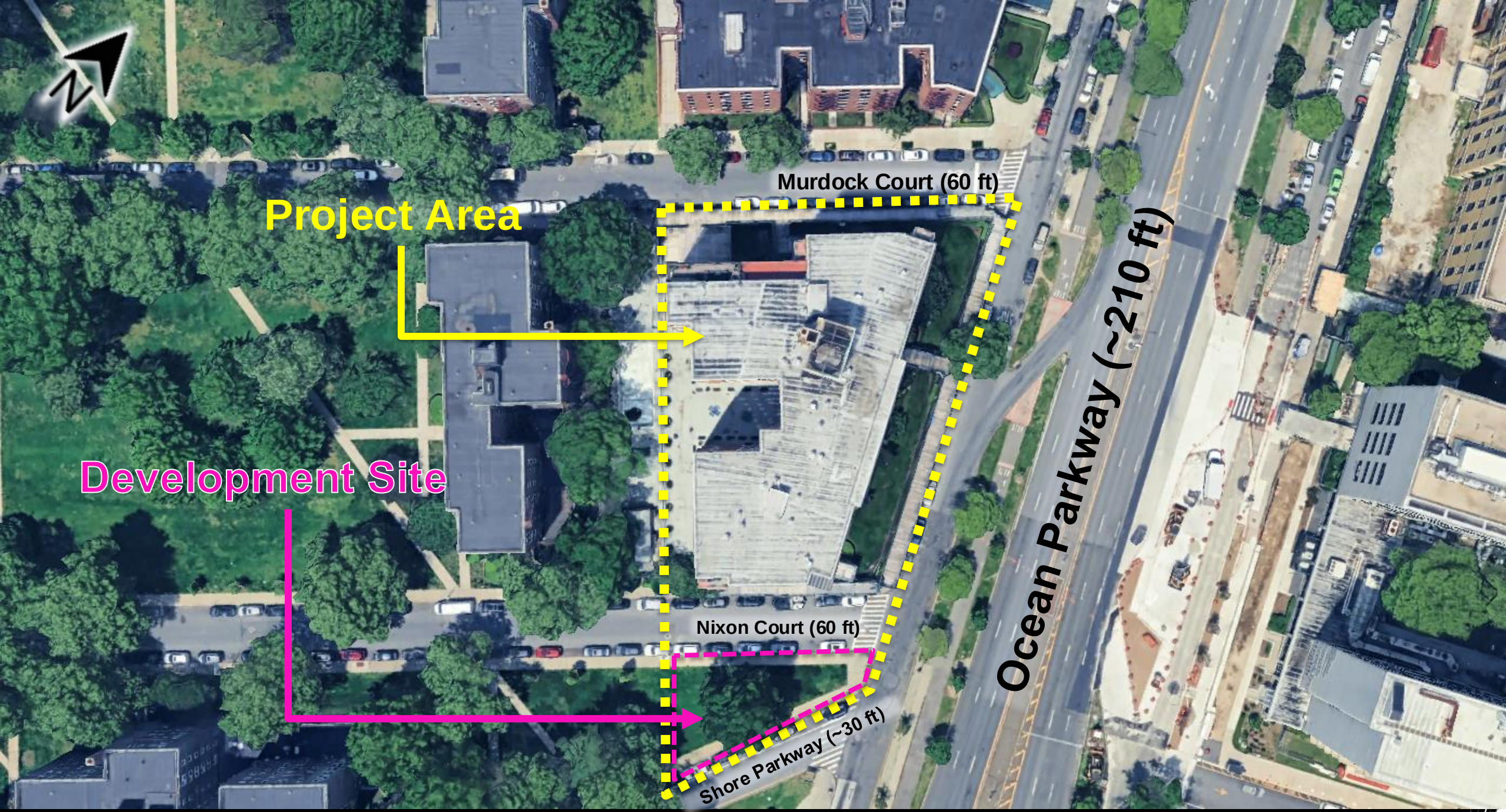



Bensonhurst
Midwood
Gravesend
Sheepshead Bay
Project Area
Coney Island
Brighton Beach


Project Area
Ocean Parkway (~210 ft)
Belt Parkway
Development Site


East/West – B4: Avenue Z/Ocean Parkway
East/West – B36: Avenue Z/Ocean Parkway
Neptune Avenue .7 mi
F
Ocean Parkway (~210 ft)
South - B1, B4, B36: Ocean Parkway/Shore Parkway
North - B1, B4, B36: Ocean Parkway/Shore Parkway


Project Area
Development Site
Nixon Court (60 ft)
Shore Parkway (~30 ft)
Ocean Parkway (~210 ft)


Project Area
Development Site
Murdock Court (60 ft)
Nixon Court (60 ft)
Shore Parkway (~30 ft)
Ocean Parkway (~210 ft)

Nixon Court, Brooklyn

Area Map

Block: 7237, Lots: 61, 63, 64 & 65; Block: 7238, Lot: 115

Project Information

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

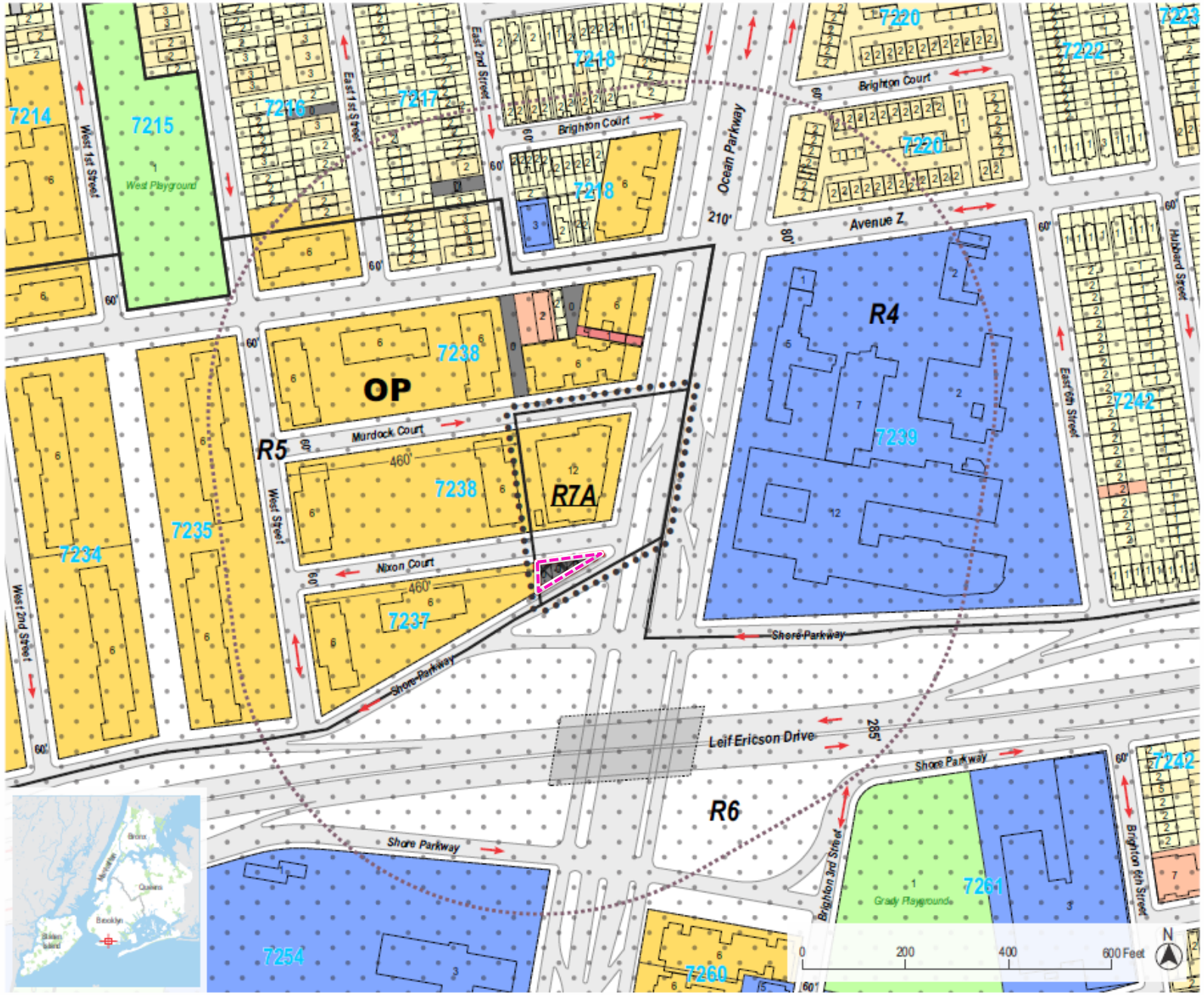
Existing Commercial Overlays & Zoning Districts

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

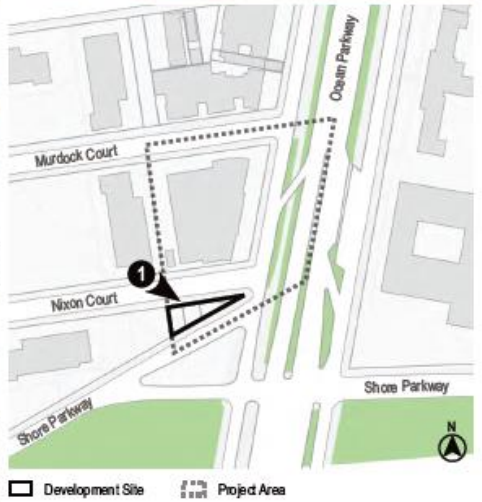
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

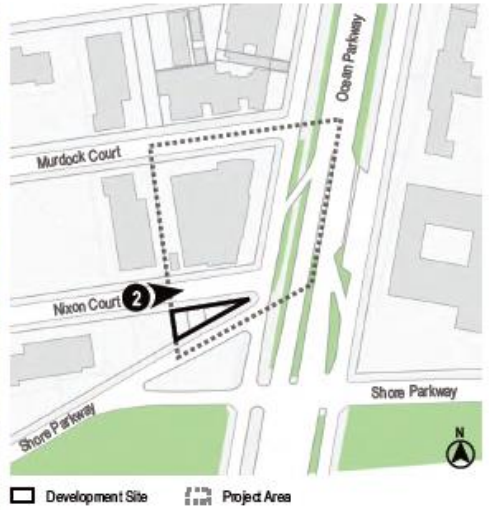






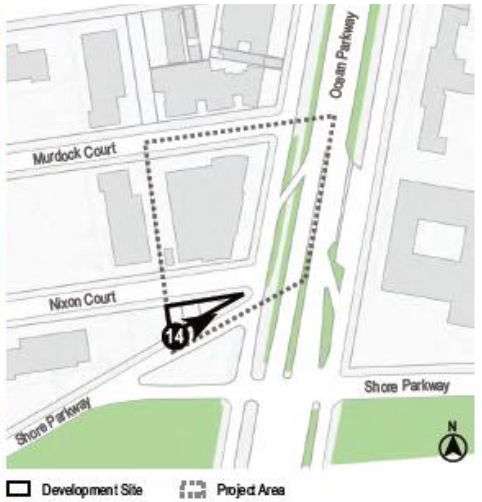
1. View of the Development Site facing southeast from Nixon Court.





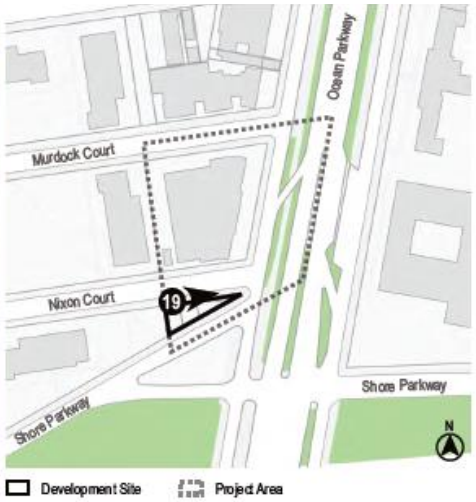
2. View of Nixon Court facing east (Development Site at right, Project Area at left).





14. View of the sidewalk along the north side of Shore Parkway facing northeast (Development Site at left).





19. View of the sidewalk along the south side of Nixon Court facing east (Development Site at right).

Proposed Development

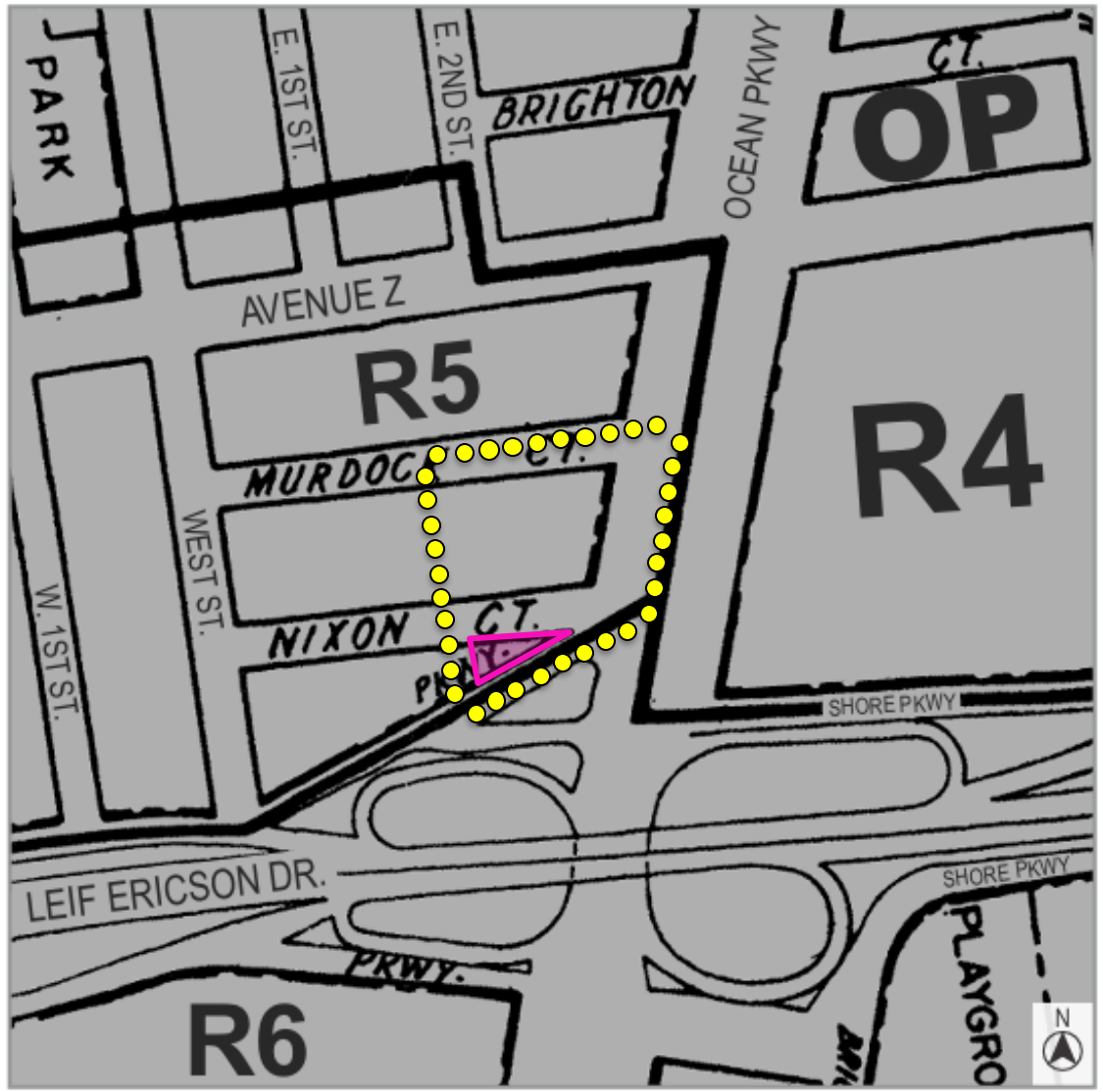
- Residential: 16,847 sq ft.
- Commercial: 808 sq ft.
- TOTAL: 17,655 sq ft. (5.01 FAR)
- 8 stories (85’)
- 19 Units
  - (6 income-restricted)
- 7 Parking Spaces

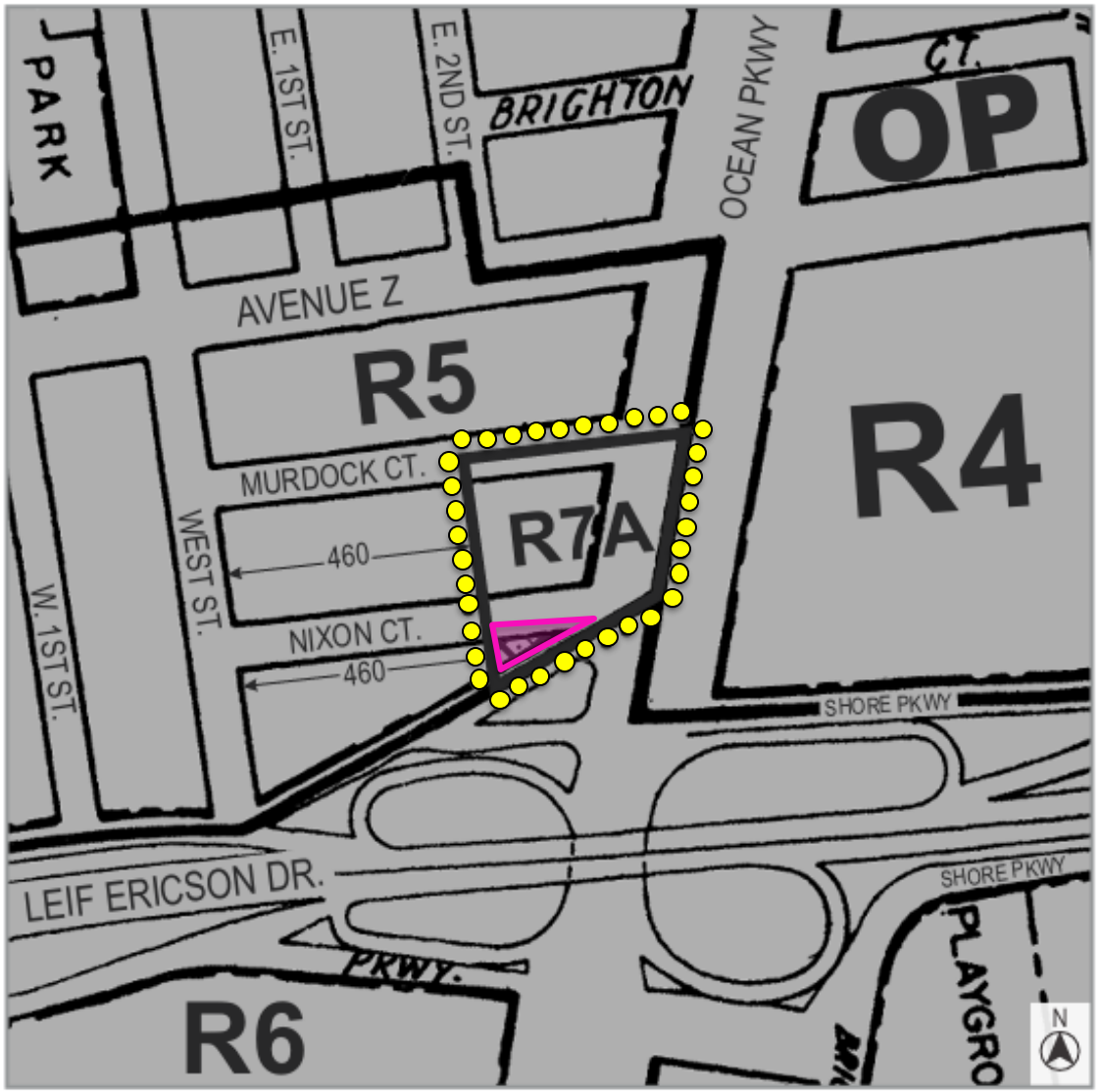
For illustrative purposes only.



Proposed Actions (Zoning Map Change)

Zoning Map Amendment: R5 (OP) to R7A (OP) and R7A/C2-4 (OP)

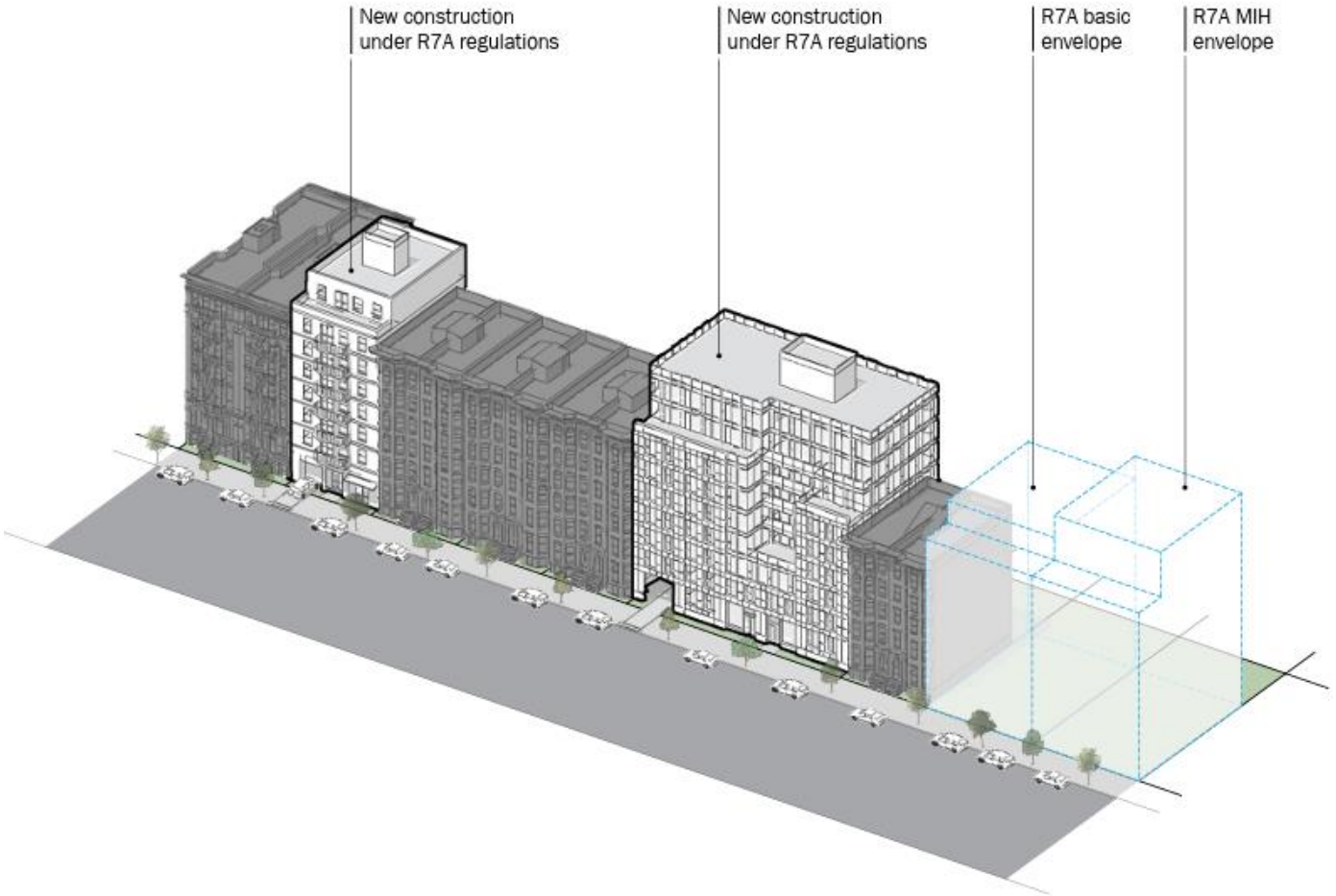




Proposed Actions (Zoning Map Change)

Zoning Map Amendment: R5 to R7A and R7A/C2-4

R7A/C2-4	
Max Building Height (w/ QGF)	115 ft
Max Base Height (w/ QGF)	85 ft
Min Rear Yard	20-30 ft
Max Residential FAR	5.01
Max Commercial	2.0
Required Parking	15% of market rate units within the Outer Transit Zone.



Proposed Actions (Zoning Text Amendment)

A Zoning Text Amendment to establish an MIH area coterminous with project area



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

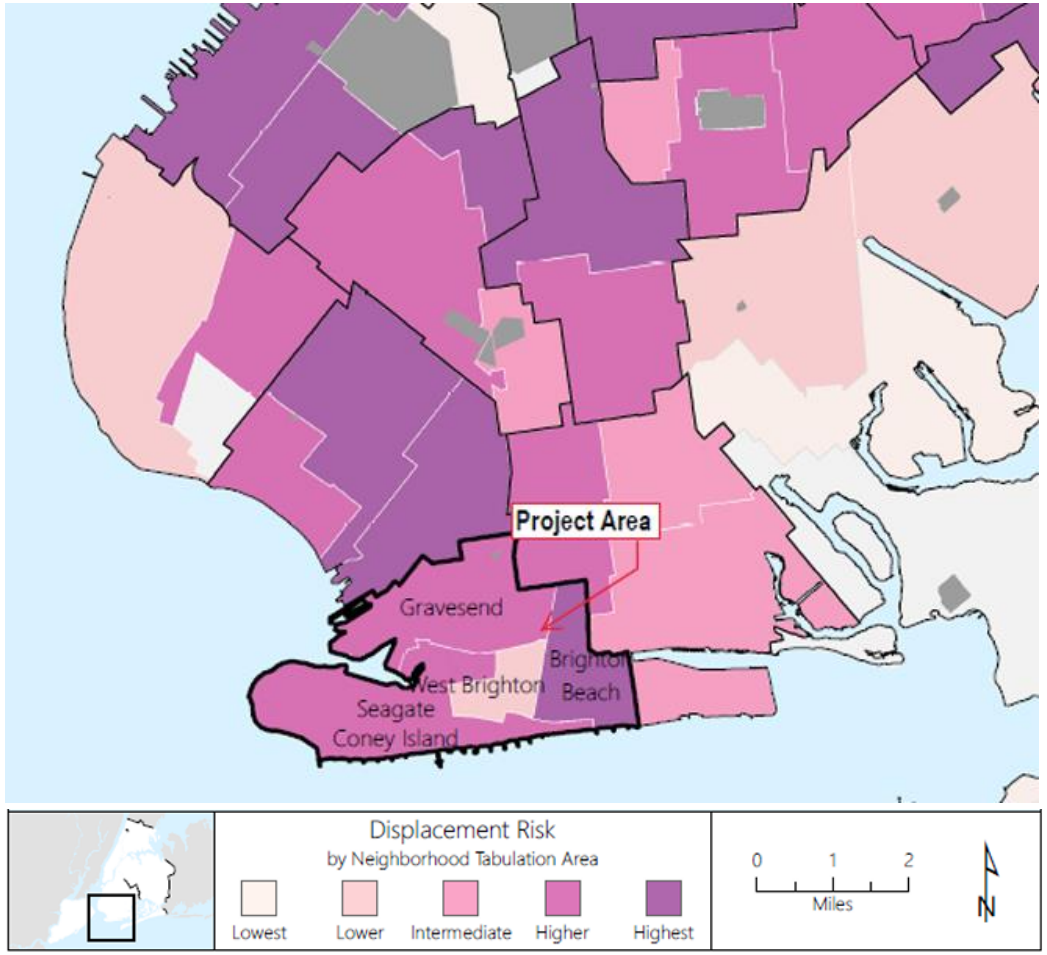
Area **#** — [date of adoption] — MIH Program Option 1 and Option 2

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

MIH Option 2:

- *6 of the proposed 19 dwelling units (30%) income restricted for incomes averaging 80% of the AMI*

DATA FROM APPLICANT'S RACIAL EQUITY REPORT ON HOUSING AND OPPORTUNITY



Annual Median Household Income:

$41,640

Brighton Beach & Coney Island (PUMA) 4018

Lower than Brooklyn and NYC

Income Restriction	Units		Anticipated Affordability*				
			AMI Band	Rent (2022)		Eligible Income (2022)	
				Studio	1-Bedroom	1-person House-hold	4-person House-hold
Very Low Income	1	~6%	**40%**	$850	$1,270	$39,600	$56,500
Low Income	2	~12%	**60%**	$1,270	$1,910	$59,300	$84,700
Low Income	1	~6%	80%	$1,700	$2,540	$79,100	$113,000
Not Income Restricted	**12**	75%	n/a	$1,900	$3,820	$76,000	$152,500
Total	**16**	100%					

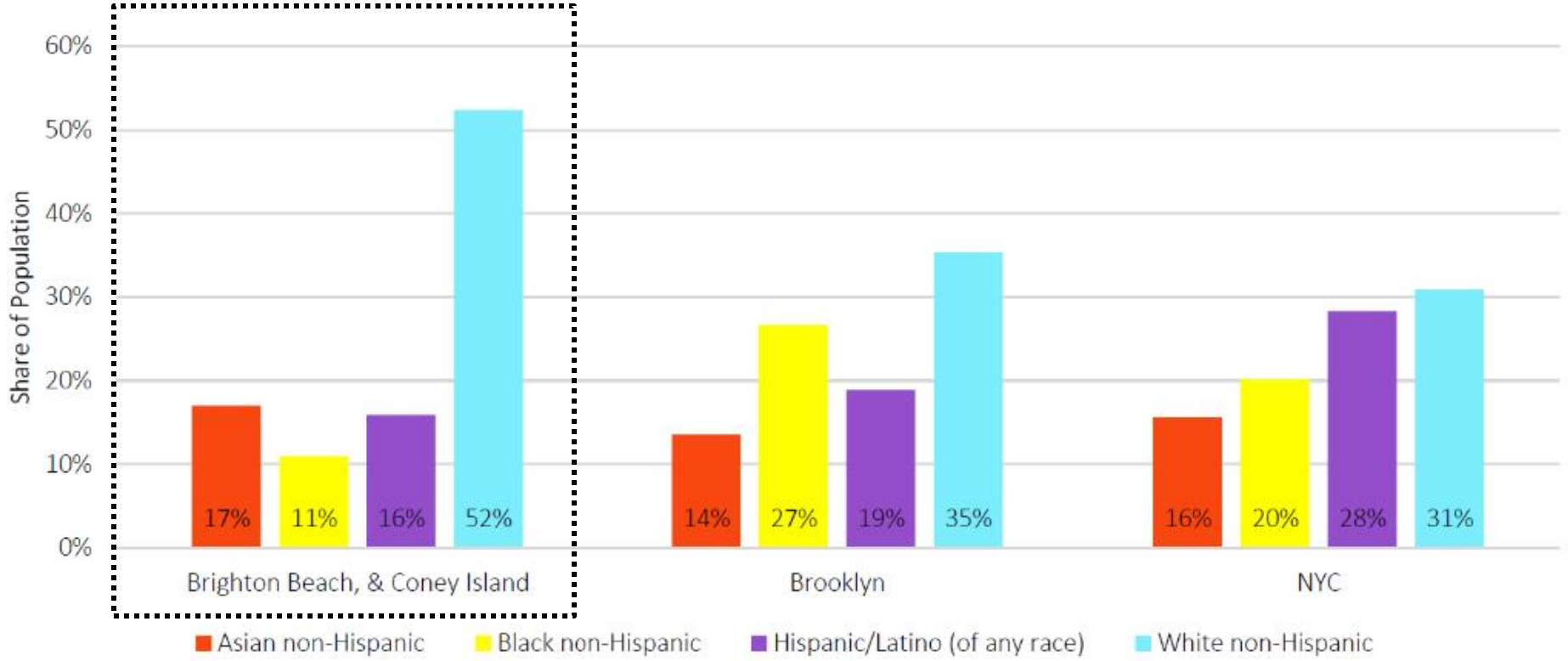
Rents are based on unit size.* ***Rents shown are illustrative* *(based on 2022 AMI, rounded to the nearest $10)* ***and will change.*** *Final rents will be determined based on the HUD Income Limits in place at time of project construction.*

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]."

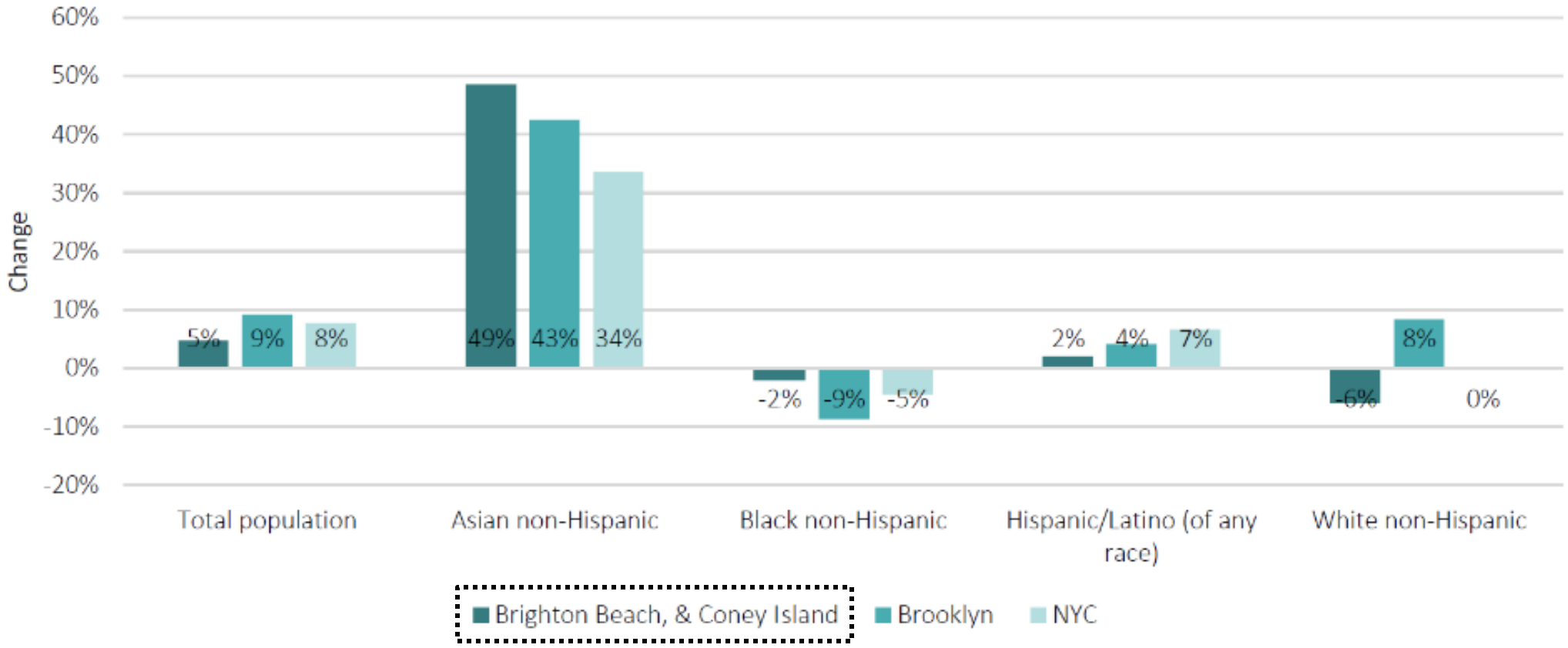


Source: Census 2020; Community Profile Table 1.01

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]."



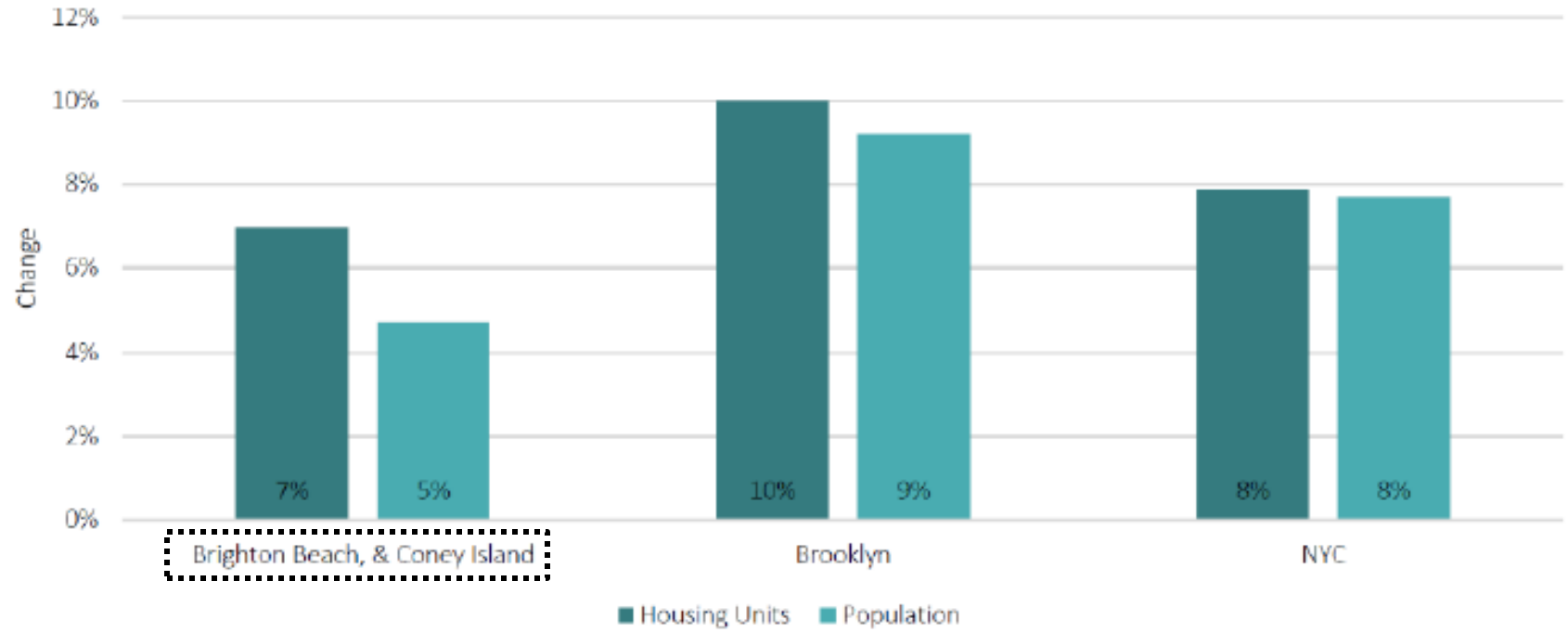
Source: Census 2010, 2020; Community Profile Table 1.01

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

Summary

Actions Requested:

- Zoning Map Amendment from R5 to R7A/C2-4
- Zoning Text Amendment to Appendix F to map MIH Options 1 and 2.

Proposed Development:

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- 19 dwelling units (including 6 income-restricted)
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