2134 Coyle Street Rezoning
Tax Block 7367, Lots 11 and 29, Borough of Brooklyn

Introduction

This is an application filed by Coyle Properties LLC (the "Applicant"), owner of 2134 Coyle Street, Tax Block 7367, Lot 11, Borough of Brooklyn (the "Development Site"), seeking:

1. An amendment to Zoning Map 29a, changing the existing R4 Residence District within a C1-2 Commercial District underlying the Development Site and Lot 29 located adjacent to the Development Site, to an R6A Residence District within a C2-4 Commercial District (the Development Site and Lot 29 are the "Project Area");
2. An amendment to the text of Appendix F of the Zoning Resolution of the City of New York ("ZR") to create a Mandatory Inclusionary Housing Area on the Project Area;

The requested actions will facilitate the construction of a proposed approximately 129,000 square foot, five-story mixed-use building, with approximately 32,000 square feet of Use Group 6 retail and a Physical Culture Establishment, and approximately 97,000 square feet of residential floor area ("the Proposed Building"). The Proposed Building will accommodate 148 dwelling units, of which approximately 45 dwelling units will be constructed pursuant to the Mandatory Inclusionary Housing Program and will contain 195 parking spaces.

Background

The Development Site, a 36,000 square foot interior lot, is currently improved with three one-story commercial buildings (two hardware distribution warehouses and a retail Dollar Tree store), containing approximately 26,000 square feet of floor area. An approximately 8,000 square foot open parking/loading area square foot parking lot located between the two hardware distribution warehouses.

Adjacent to the Development Site and within the Project Area is Lot 29, a 14,000 square foot lot improved with an approximately 7,900 square foot, one-story commercial building, containing four commercial spaces (bank, dry cleaning facility, tailor and appliance repair facility).

There are no prior land use actions affecting the Project Site.

Description of the Surrounding Area

The surrounding area is predominately residential and commercial land uses, with one- and two-family residences to the north and west, the New York City Housing Authority ("NYCHA") Nostrand Houses to the south, and commercial uses to the east. The NYCHA Nostrand Houses contain sixteen 6-story multifamily elevator buildings across 23.8-acres. The block to the east of the Project Area is developed entirely with commercial uses, including a grocery store, beverage distributor, and flooring supply store. Further east is a mixture of multi-family residences, one-family residences, a daycare, and a pharmacy. Other than commercial uses along Avenue U, the areas to the north and west of the Project Area are almost exclusively residential uses with a mix of one-and two-family and multi-family residences.

The surrounding area is predominately mapped as an R4 zoning district, with commercial overlays mainly along Avenue U and to the east of the Project Area. R4 districts are low density non-contextual residential districts that allow residential uses (Use Groups 1 and 2) and community facilities (Use Groups 3 and 4) at a maximum floor area ratio (FAR) of 0.75, and 2.0, respectively. Residential uses are permitted with a maximum lot coverage of 45 percent of the lot area. The maximum permissible building height in an R4 district is 35 feet for residential uses. Residential buildings must provide a minimum front yard of 10 feet and may have a perimeter wall up to 25 feet tall. Above a height of 25 feet, buildings are subject to setback regulations guided by a sky exposure plane. Accessory parking is required at a rate of one space per dwelling unit.

R5 districts are mapped at the eastern and southern edges of the surrounding area south of Avenue V and to the east of Bragg Street. R4 is mapped to the north and west of the Project Area. Similar to R4 districts, R5 districts are low density non-contextual residential districts. R5 districts allow residential uses (Use Groups 1 and 2) and community facilities (Use Groups 3 and 4) at a maximum floor area ratio (FAR) of 1.25, and 2.0, respectively. Residential uses are permitted with a maximum lot coverage of 55 percent of the lot area.

C1-2 and C2-2 commercial overlay districts are mapped across the surrounding area's R4 district on both sides of Avenue U to a depth of 100 feet, and across the entire block to the east of the Project Area. C1-2 overlay districts are local retail and service districts that allow commercial uses (Use Groups 5 and 6) at an FAR of 1.0 when mapped across an R4 district. Commercial uses must be located below residential uses and are limited to the first floor of mixed use buildings. No front yard is required for mixed-use buildings in C1-2 commercial overlay districts (including R4/C1-2 districts); however, above a building height of 25 feet, a commercial development would require an initial setback of 20 feet on a narrow street and 15 feet on a wide street. Accessory parking is required for retail uses at a rate of one space per 300 square feet.

C2-2 districts are commercial overlay districts that allow commercial uses (Use Groups 5 and 6) at an FAR of 1.0 when mapped across R4 or R5 districts. C2 commercial overlay districts, including C2-2 districts allow for a slightly wider range of commercial uses compared to C1 overlay districts. Similar to C1-2 districts, accessory parking is required for retail uses at a rate of one space per 300 square feet in C2-2 districts.

Description of the Project Area

The Project Area consists of the 36,000 square foot Development Site, located on Lot 11 on Block 7367 in the Sheepshead Bay neighborhood of Brooklyn and Lot 29, a 14,000 square foot lot improved with an approximately 7,900 square foot, one-story commercial building, containing four commercial spaces (bank, dry cleaning facility, tailor and appliance repair facility).

The Project Area is located within 100 feet of the west side of Coyle Street, and beyond 100 feet of both Avenue U and Avenue V.

Coyle Street is a one-way southbound 80 foot wide street, Avenue U is a 80 foot wide two-way east-west bound street and Avenue V is a 90 foot wide two-way east-west bound street.

Description of the Proposed Development

The applicant proposes to maintain the portion of the existing building located on the southern 106 foot portion of the Development Site which houses the Dollar Tree store and construct an

approximately 129,000 square foot, five-story mixed-use building, with approximately 32,000 square feet of Use Group 6 retail, including the existing Dollar Tree store and other retail and a Physical Culture Establishment gym to service the tenants of the building and occupants of the surrounding area, and approximately 97,000 square feet of residential floor area ("the Proposed Building"). The Proposed Building will accommodate 148 dwelling units, of which approximately 45 dwelling units will be constructed pursuant to the Mandatory Inclusionary Housing Program and contain 195 accessory off-street parking spaces (the "Proposed Parking Facility").

The Proposed Parking Facility is to be located on two 25,300 square foot sub-grade levels, within the portion of the Development Site that does not house the existing Dollar Tree store (the southern 106 foot portion of the Development Site). The Proposed Parking Facility will contain 24 spaces accessory to the new retail/Physical Culture Establishment uses and 171 spaces accessory to the dwelling units.

Action Necessary to Facilitate the Project

The Project Area is located within a R4 Residence District within a C1-2 Commercial District, outside of either a designated Inclusionary Housing Area or Mandatory Inclusionary Housing Area, with a maximum residential floor area ratio of 0.75 and a maximum commercial floor area ratio of 1.0. In order to construct the Proposed Building with approximately 129,000 square feet, a Physical Culture Establishment and 45 affordable units on the Development Site, an amendment to Zoning Map 29a, changing the R4 Residence District within a C1-2 Commercial District to a R6A Residence District within a C2-4 Commercial District is required.

Zoning Map Amendment

Since 1964, the zoning district underlying the Project Area has been a R4 Residence District, within a C2-1 Commercial zoned R4/C1-2. Such existing district has failed to spur any new developments. The Proposed Actions are needed to encourage the redevelopment of the Development Site into a mixed-use, mid-rise, multi-family development with affordable dwelling units and ground-floor retail, consistent with the surrounding area.

The proposed R6A Residence District is a medium-density contextual residential district. When paired with the proposed C2-4 commercial overlay district, Use Group 1 and 2 residences, Use Group 3 and 4 community facilities and Use Group 5 through 9 and Use Group commercial uses are permitted as-of-right. The proposed Physical Culture Establishment is permitted by New York City Board of Standards and Appeals special permit, pursuant to ZR §73-36.

The maximum floor area ratio ("FAR") for residences within the proposed R6A, within a Mandatory Inclusionary Housing area at a maximum FAR is 3.6. The maximum FAR for community facility uses is 3.0, and the maximum FAR for commercial uses within the proposed C2-4 commercial overlay is 2.0.

In R6A/C2-4 districts within a Mandatory Inclusionary Housing area, a building containing residences must comply with the Quality Housing height and setback regulations. Accordingly, the minimum base heights in R6A districts must be between 40 and 65 feet, with a maximum building height (excluding bulkhead and other permitted obstructions) of 85 feet, but no more than eight stories. Above the base height, a 10 foot setback on a wide street and a 15 foot setback on a narrow street must be provided.

In the proposed R6A/C2-4 district, accessory off-street parking would be required at a rate of one space per 1,000 square feet for commercial floor area, 50 percent of the number of market-rate dwelling units, and 25 percent of income-restricted housing units constructed pursuant to the Mandatory Inclusionary Housing. The Proposed Development will contain 195 accessory off-street parking spaces, which exceed the amount of required parking. However, the Applicant believes that the 195 off-street spaces are needed due to the high automobile ownership rates in the surrounding area.

The proposed residential use is appropriate under the Proposed Actions, as this area already is zoned within a Residence District. The height limits of the proposed R6A is appropriate and consistent to the heights of many buildings in the surrounding area, including the thirty-six, six- and seven-story multi-family buildings NYCHA buildings, located south of the Project Area between Avenue V and Avenue X and Nostrand Avenue ad Bragg Street. Avenue U, as well as the three cooperative six-story buildings located between Bragg Street and Brigham Street, just north of Avenue V, and the three cooperative six-story buildings located between Bragg Street and Brigham Street, just south of Avenue V.

As the entire Project Area is located adjacent to Coyle Street a two-way wide street, accessed from both Avenue U and Avenue V, both two-way wide streets, such streets will be able to accommodate the proposed increase in density.

Furthermore, the Project Area is well served by public transportation, with numerous New York City bus lines, including the 3 line which runs east and west along Avenue U, the 36 line, which runs north and south along Nostrand Avenue and the 4 and 31 lines that runs north and south along Gerristen Avenue, 36 and 44 lines, located within four blocks of the Project Area. The 3 line also provides service to the B and Q subway lines located on Avenue U and East 16th Street, approximately one mile from the Project Area.

Finally, the boundaries of the proposed R6A/C2-4 district is appropriate as it retains the existing zoning districts along Avenue U and Avenue V open for future amendments to Zoning Map 29a permitting higher bulk, which is appropriate for zoning lots located within 100 feet of wide thoroughfares.

Zoning Text Amendment

The Proposed Action includes an amendment to Appendix F of the Zoning Resolution to map the Project Area as a Mandatory Inclusionary Housing area. Pursuant to the proposed Mandatory Inclusionary Housing Area text amendment, the Proposed Development will be required to include approximately 45 permanently affordable dwelling units. The Proposed Actions will support the vision set forth in Mayor Bill de Blasio's Housing New York: A Five-Borough, Ten-Year Plan to create and preserve affordable housing in New York City by providing permanently affordable dwelling units.

Conclusion

The Proposed Actions are appropriate which are consistent with development in the surrounding area, will not create any significant impacts on the surrounding area, will spur development in the Project Area, which since 1955 has been stagnant, and will support the Mayor's vision to create affordable housing.