An aerial photograph of a city street grid, showing a mix of residential and commercial buildings, trees, and parking lots. The image is slightly faded and serves as a background for the text.

# 2185 Coyle Street Rezoning

ULURP No: C230248ZMK, N230249ZRK

New York City Council, Committee on Land Use  
Subcommittee on Zoning and Franchises Public Hearing  
Hon. Kevin C. Riley, Chair  
January 9, 2025

If you are a member of the public who wishes to testify, please register on the City Council Website at [council.nyc.gov](https://council.nyc.gov) Please visit the City Council Website to watch livestreams of all City Council Meetings and find recordings of previously held meetings.



# Site Location





# Area Map

## 2185 Coyle St, Brooklyn Area Map



### Project

- Project Area
- Development Site
- Rezoning Area
- 600 Foot Radius

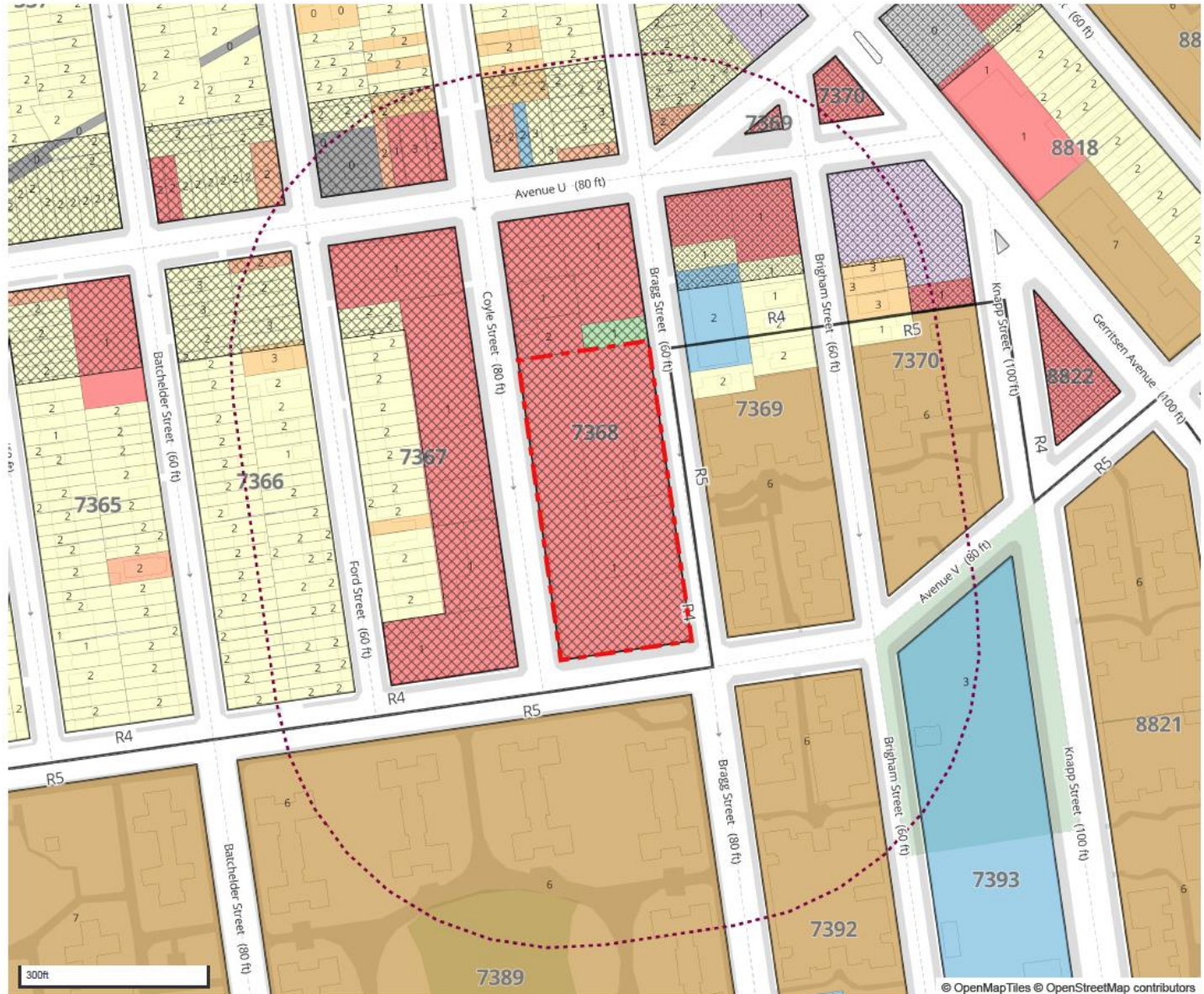
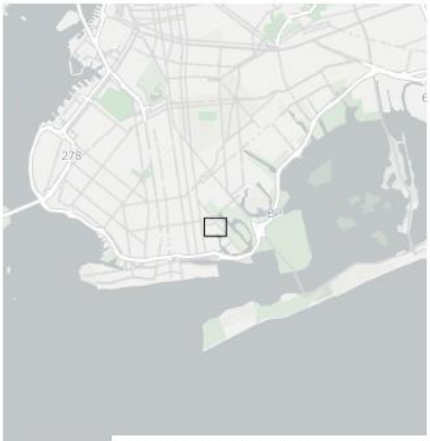
### Zoning

- |                                                                                                                                                                                                                                                   |                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <ul style="list-style-type: none"> <li> Zoning District</li> <li>C1-1</li> <li>C1-2</li> <li>C1-3</li> <li>C1-4</li> <li>C1-5</li> <li>C2-1</li> <li>C2-2</li> <li>C2-3</li> <li>C2-4</li> <li>C2-5</li> <li> Special Purpose District</li> </ul> | <h4>Land Use</h4> <ul style="list-style-type: none"> <li> 1-2 Family Residential</li> <li> Multifamily Walkup</li> <li> Multifamily Elevator</li> <li> Mixed Commercial/Residential</li> <li> Commercial &amp; Office</li> <li> Industrial &amp; Mfg</li> <li> Transportation &amp; Utility</li> <li> Public Facilities &amp; Institutions</li> <li> Open Space &amp; Outdoor Recreation</li> <li> Parking</li> <li> Vacant/No Data</li> <li> Other</li> </ul> |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

### Transportation

- Subway Stop
- Subway Entrance

Map Created: Apr 22, 2020, 10:05pm  
 Data Sources: [layers.gov/planning/labs/myc/v1/sources](#)  
 pluto MapPLUTO™ 20v2, Bytes of the Big Apple (March 2020); zoning-districts (March 2020); digital-citymap (8 April 2019); planimetrics (28 February 2019); transportation (21 November 2017); supporting-zoning (Dec 2019)



300ft



# Existing Conditions



View of the sidewalk along the east side of Coyle Street facing north from Avenue V (Development Site at right).



View of the Development Site facing north from Avenue V.



View of the Development Site facing northwest from the intersection of Avenue V and Bragg Street.



View of the Development Site facing west from Bragg Street.

# Proposed Land Use Actions

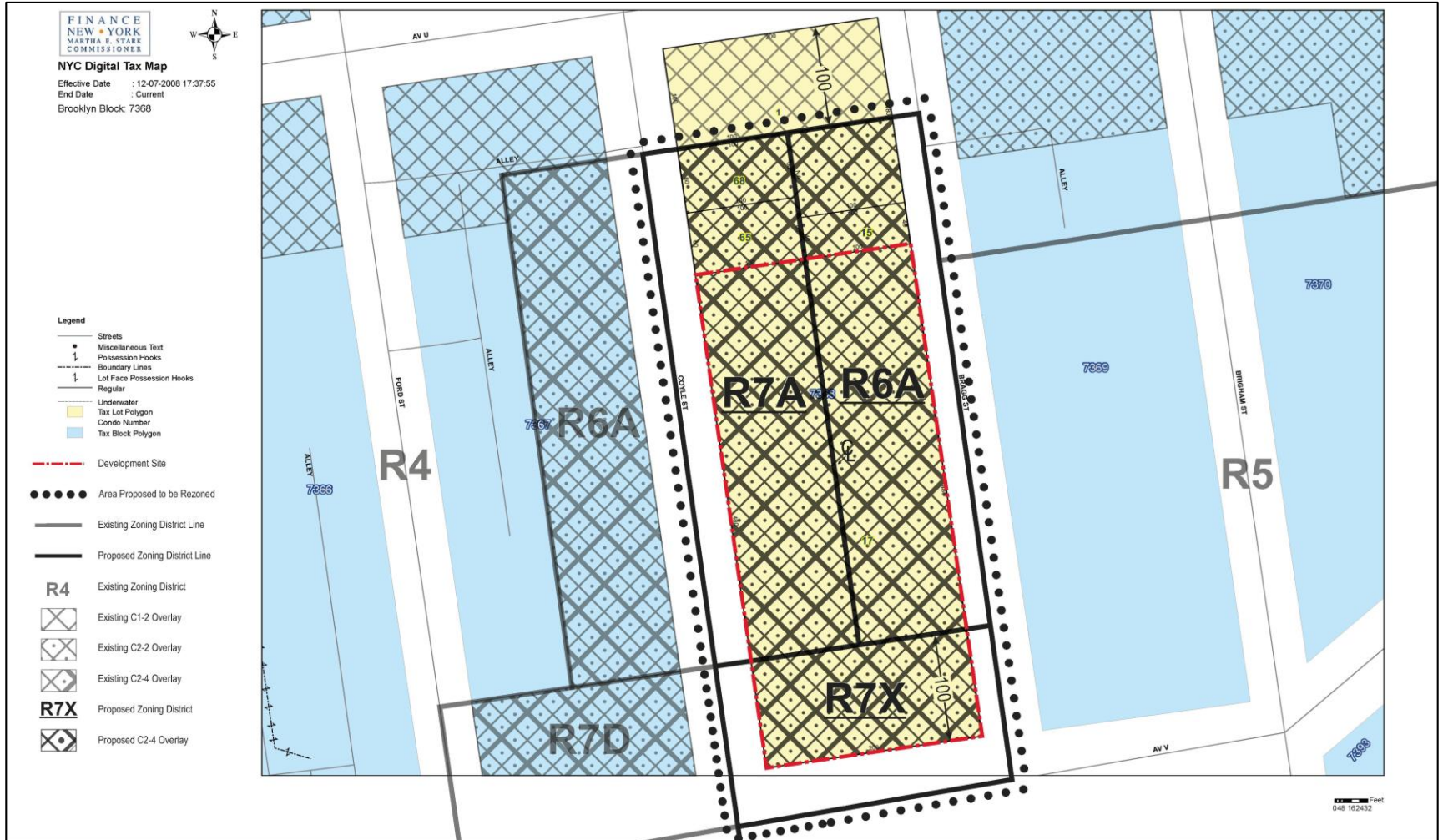
## 1. Zoning Map Amendment

- Change from R4/C1-2 district to R6A/C2-4, R7A/C2-4, and R7X/C2-4
- R6A mapped along the eastern block half at depth of 100 feet
- R7A mapped along the western block half at depth of 100 feet
- R7X mapped along Avenue V to a depth of 100 feet.

## 2. Zoning Text Amendment

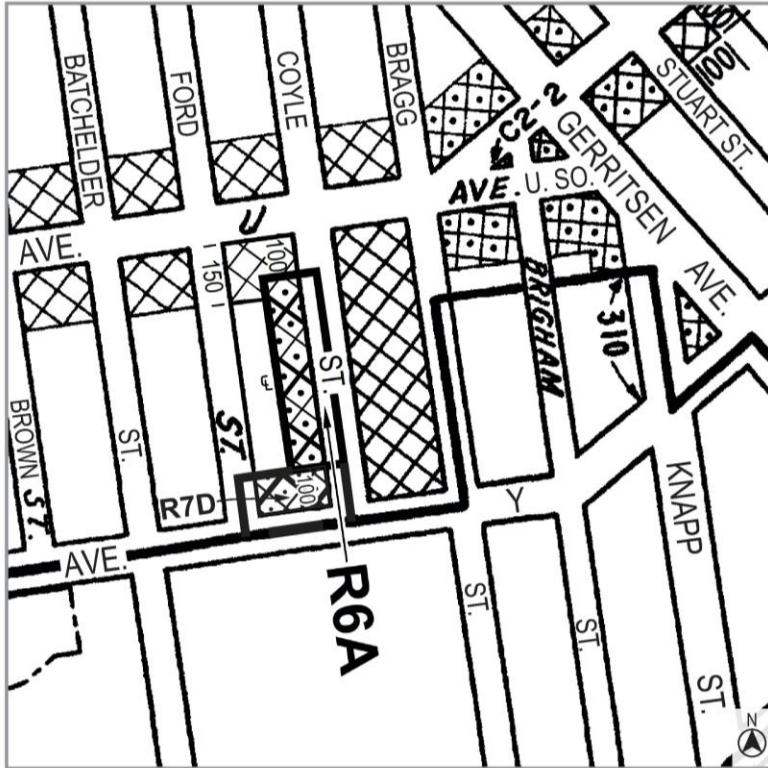
- Establish the Project Area as an MIH Area (Option 1).

# Proposed Zoning

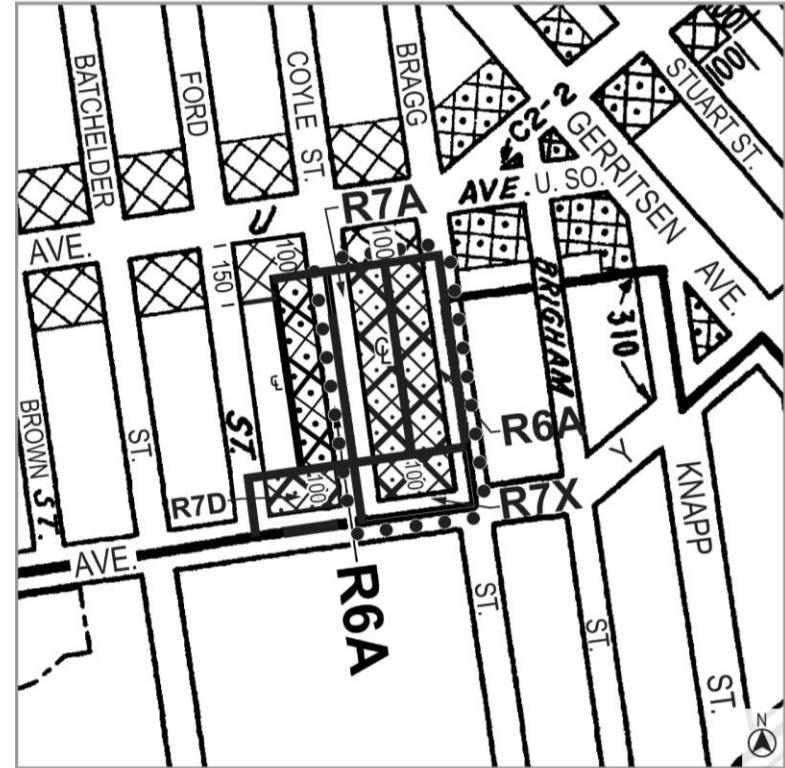




# Proposed Zoning Map



Current Zoning Map (29a)



Proposed Zoning Map (29a) - Area being rezoned is outlined with dotted lines

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.

- Rezoning from R4/C1-2 to R7X/C2-4
- Rezoning from R4/C1-2 to R7A/C2-4
- Rezoning from R4/C1-2 to R6A/C2-4

# 2134 Coyle Street Illustrative Rendering





# 3033 Avenue V Illustrative Rendering



For Illustrative Purposes

# Proposed Development

458,580 square feet of total floor area (4.77 FAR) with 263 parking spaces

## **Residential**

- 414,954 square feet of residential floor area
- 430 dwelling units, including 108 permanently affordable pursuant to MIH Option 1
- 193 parking spaces required

## **Commercial**

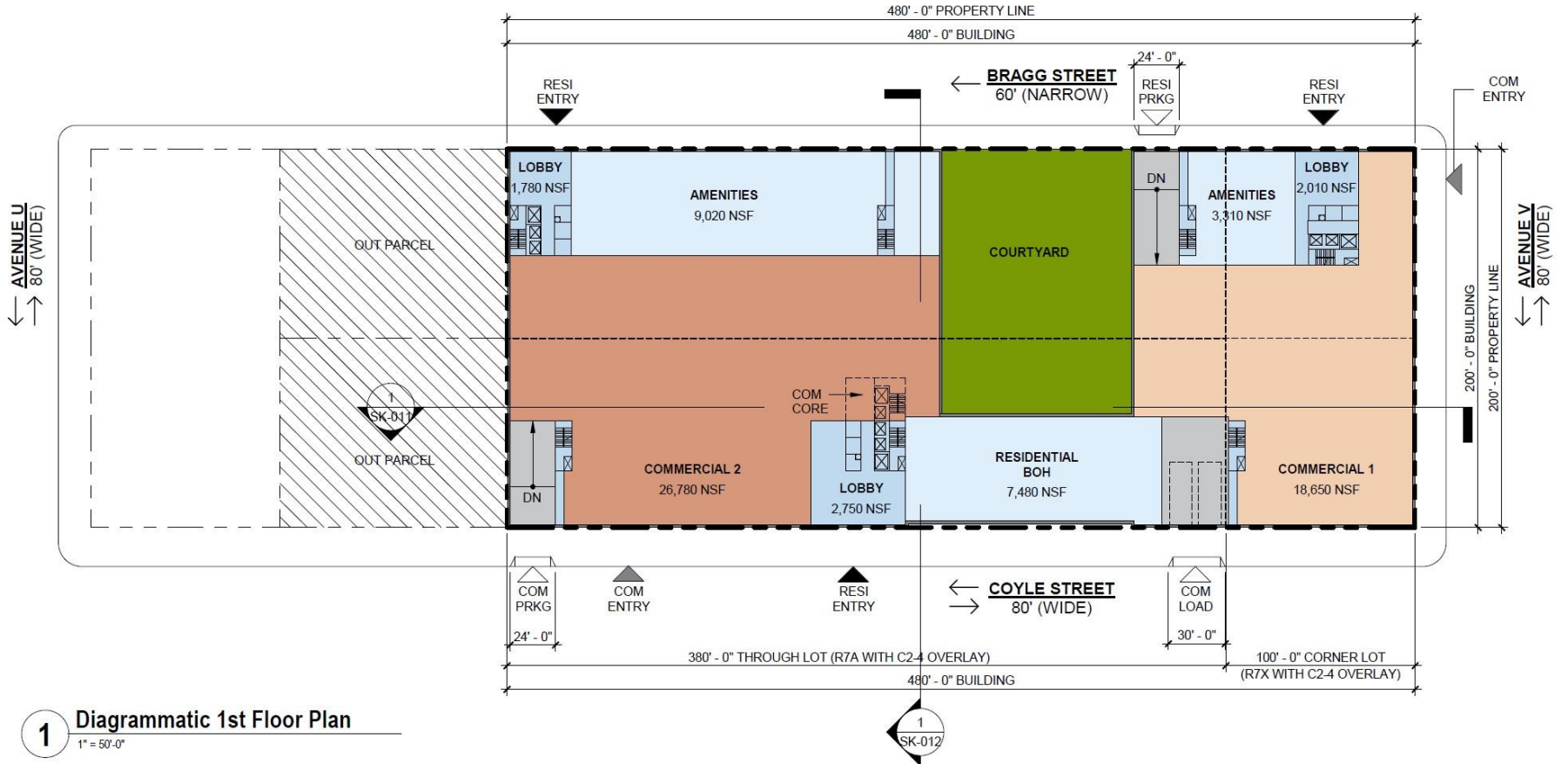
- 43,626 square feet of local retail
- New retail will activate the commercial corridors along Coyle Street and Avenue V
- Seeking local-serving retail needs (for tenants and community) and medical office
- 47 parking spaces required



# Site Plan

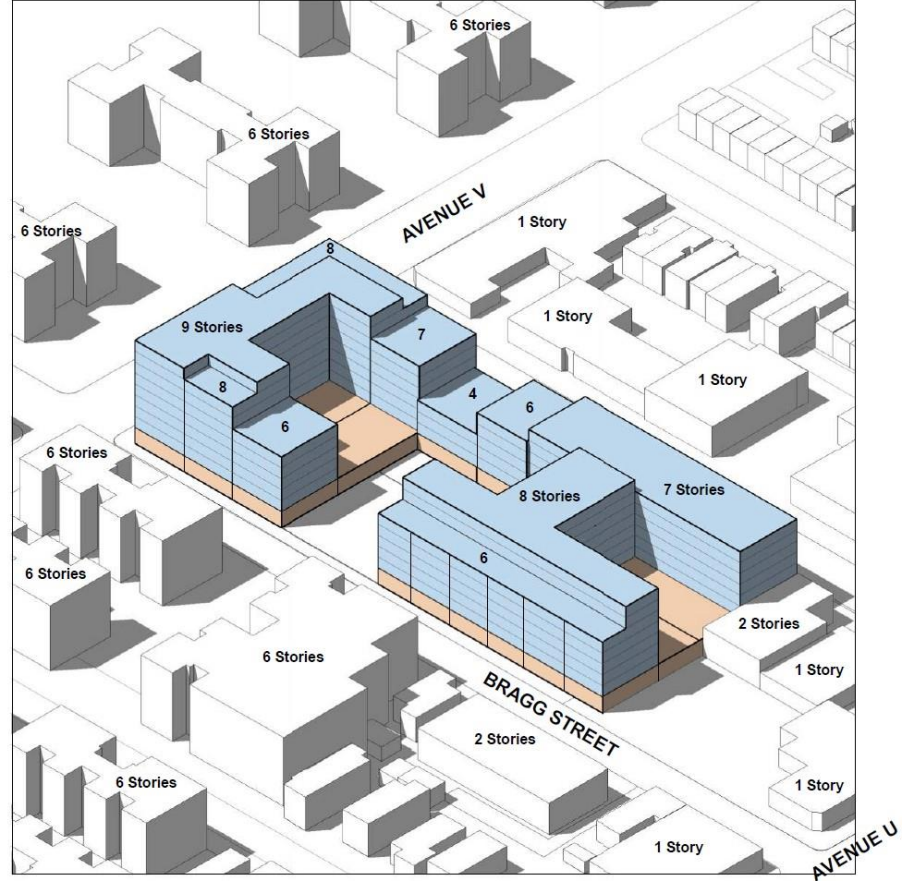
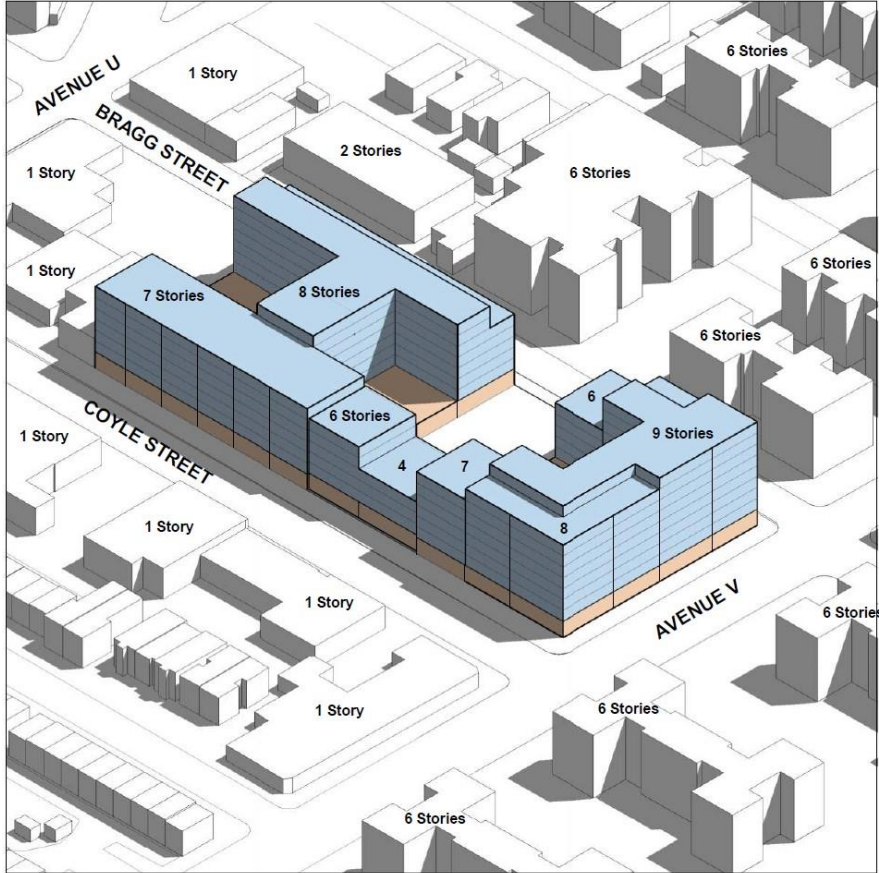
## Room Legend

<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Amenities	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Residential
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFDAB9; border: 1px solid black;"></span> Commercial 1	<span style="display: inline-block; width: 15px; height: 10px; background-color: #ADD8E6; border: 1px solid black;"></span> Residential BOH
<span style="display: inline-block; width: 15px; height: 10px; background-color: #FFA07A; border: 1px solid black;"></span> Commercial 2	
<span style="display: inline-block; width: 15px; height: 10px; background-color: #A9A9A9; border: 1px solid black;"></span> Parking	



**1** Diagrammatic 1st Floor Plan  
1" = 50'-0"

# Axonometric Diagram





# Illustrative Rendering



# Illustrative Rendering





# Economic Development

- Commitment to use at least 25% M/WBE subcontractors and suppliers
- An opportunity for permanent and temporary (construction) job creation
- Will enter partnership with 32BJ



# Proposed Unit Distribution

Unit Size	Total # Unit	% Total Unit	# MIH Units	% MIH Units	40% AMI	90% AMI
Studio	86	20%	22	20%	13	9
					\$1,090	\$2,450
1 BR	172	40%	43	40%	26	17
					\$1,170	\$2,620
2 BR	129	30%	32	30%	19	13
					\$1,400	\$3,150
3 BR	43	10%	11	10%	7	4
					\$1,620	\$3,630
<b>Total</b>	<b>430</b>	<b>100%</b>	<b>108</b>	<b>100%</b>	<b>65</b>	<b>43</b>
					<b>60%</b>	<b>40%</b>

Note: Prepared based on MIH Option 1. Rents are based on unit size. Rents shown are illustrative (based on 2024 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.