



# 5602-5604 BROADWAY REZONING

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CITY COUNCIL  
ZONING & FRANCHISES  
SUBCOMMITTEE

AUGUST 20, 2025  
ULURP C240278ZMX; N240279ZRX

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

RIVERDALE GARAGE CORP.  
BEST DEVELOPMENT GROUP  
GF55 ARCHITECTS  
TYLIN ENGINEERING  
AKERMAN LLP

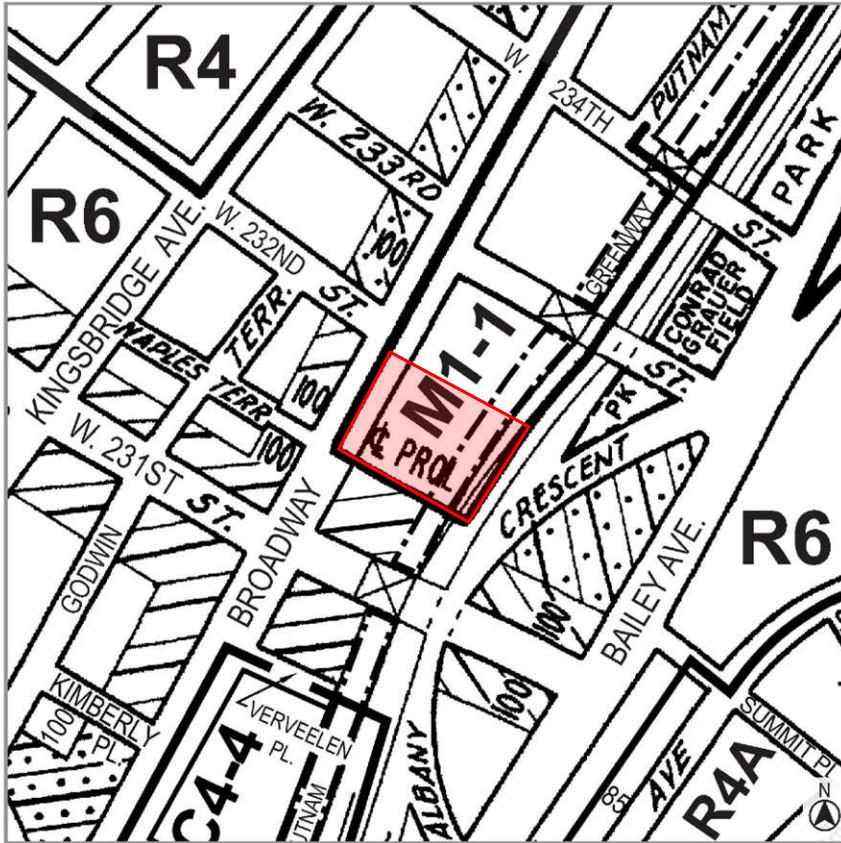


# LOCATION

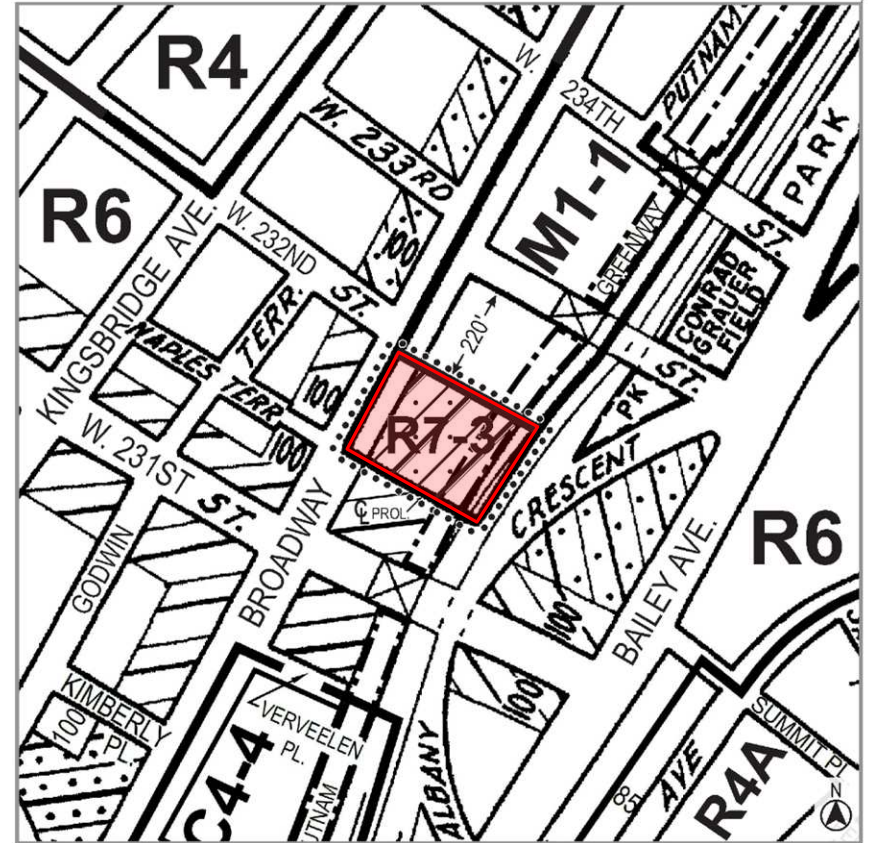




# ZONING CHANGE

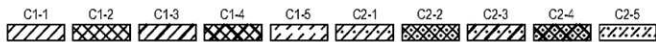


Current Zoning Map (1d)



Proposed Zoning Map (1d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to R7-3/C2-3



**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.

# 100% AFFORDABLE HOUSING DEVELOPMENT

- 13-stories
- 184,683 sf residential (6.0 FAR)
- 226 total affordable units
- 91 set aside as permanently affordable per MIH (25% MIH Option 1 + 15% HPD)
- 188-space parking garage
- 44 studios (19.6%); 68 1-BR (30.2%); 101 2-BR (44.9%); and 12 3-BR (5.3%)
- 1 superintendent's unit
- 8,201 sf amenity/recreation space



[illegible]



# ILLUSTRATIVE RENDERINGS



# AFFORDABILITY BREAKDOWN

|                | Formerly Homeless |              | 37% AMI    |              | 47% AMI    |              | 57% AMI    |              | 77% AMI    |              |              |             |
|----------------|-------------------|--------------|------------|--------------|------------|--------------|------------|--------------|------------|--------------|--------------|-------------|
|                | # of Units        | Monthly Rent | # of Units | Monthly Rent | # of Units | Monthly Rent | # of Units | Monthly Rent | # of Units | Monthly Rent |              |             |
| <b>Studio</b>  | 8                 | \$ 221       | 6          | \$ 788       | 7          | \$ 1,031     | 9          | \$ 1,274     | 14         | \$ 1,760     |              | <b>44</b>   |
| <b>1-BR</b>    | 13                | \$ 291       | 8          | \$ 996       | 32         | \$ 1,300     | 9          | \$ 1,604     | 6          | \$ 2,211     |              | <b>68</b>   |
| <b>2-BR</b>    | 10                | \$ 438       | 7          | \$ 1,178     | 15         | \$ 1,543     | 39         | \$ 1,907     | 30         | \$ 2,636     |              | <b>101</b>  |
| <b>3-BR</b>    | 3                 | \$ 527       | 2          | \$ 1,346     | 2          | \$ 1,767     | 3          | \$ 2,189     | 2          | \$ 3,031     |              | <b>12</b>   |
|                |                   |              |            |              |            |              |            |              |            |              | <b>Super</b> | <b>1</b>    |
| <b>Number</b>  | <b>34</b>         |              | <b>23</b>  |              | <b>56</b>  |              | <b>60</b>  |              | <b>52</b>  |              | <b>TOTAL</b> | <b>226</b>  |
| <b>Percent</b> | <b>15%</b>        |              | <b>10%</b> |              | <b>25%</b> |              | <b>27%</b> |              | <b>23%</b> |              |              | <b>100%</b> |

|   |                            |                          |                            |                             |
|---|----------------------------|--------------------------|----------------------------|-----------------------------|
| <b>Household Income Ranges</b><br>(Depending on household size, ranging between one to five persons.) | <b>\$34,484 - \$62,086</b> | <b>\$43,804 - 78,866</b> | <b>\$53,124 - \$95,646</b> | <b>\$71,764 - \$129,206</b> |
|---|----------------------------|--------------------------|----------------------------|-----------------------------|

Source: New York City Housing Development Corporation (HDC) 2025 Income Limits and Maximum Rents spreadsheet



## QUESTIONS?



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