

610 Marcy Avenue — Zoning & Development Potential

The site at 610 Marcy Avenue offers significant development flexibility under R7A zoning with a C2-4 commercial overlay. Developers can pursue as-of-right residential, mixed-use residential + commercial, or community facility projects. Adding a couple of affordable housing units to the project as a bonus may increase buildable square footage to maximize yield.

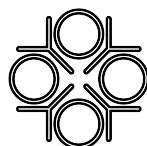
Zoning Summary

Zoning District	R7A + C2-4 Overlay
Lot Size	3,000 SF
Residential FAR	4.0 (12,000 SF buildable)
Inclusionary FAR	5.1 (15,030 SF buildable)
Commercial FAR	2.0 (within total bulk)
Community Facility FAR	4.0
Maximum Stories (typical)	8–13 floors (contextual height limit applies)

Potential Building Program (Example Concept)

Program Component	Approx. SF / Count	Notes
Ground Floor Retail / Lobby	2,400 SF	Activation along Marcy Ave
Residential Floors	10 floors @ 1,200–1,300 SF ea	Typical layout with elevator
Total Residential SF	~12,000–13,800 SF	Depends on bonus utilization
Units	16–22 units (avg 600–800 SF)	Mix of studios to 2 bedrooms
Roof Deck	~1,000 SF	Common area amenities
Elevator	1	Required for 8+ stories
Parking	50% for standard dwelling units	Not required under zoning

***All zoning and development figures are preliminary and must be confirmed with an architect or zoning consultant. Height, bulk, and design are subject to NYC Zoning Resolution, affordable housing requirements, and contextual envelope limits.*



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