Brooklyn Community District (CD) 15

Redeveloping the Sheepshead Bay Municipal Parking Lots

Addressing the need for public parking and creating opportunities for affordable, independent living for seniors
Community Board 15:
Sheepshead Bay, Gerritsen Beach, and Manhattan Beach
Zoning Basics

• Floor Area Ratio (FAR)
  – FAR varies based on the zoning district a lot is located in
  – Zoning districts dictate how much development can occur on a lot through mandating the maximum FAR
  – FAR multiplied by the Lot Area = Maximum allowable floor area on the zoning lot
  – Developed Zoning Floor Area divided by Lot Area = Existing FAR
Quality Housing Program

- A set of mandatory rules in R6-R10 contextual districts (e.g. R6A, R6B, etc.)
- Encouraging development consistent with the character of established neighborhood
- In non-contextual R6-R10 districts, these rules are optional (e.g. R6)

The Quality Housing Program includes height limits for buildings, but in exchange allows for greater lot coverage and less parking being required

- The optional Quality Housing Program makes it easier to utilize permitted floor area on properties fronting narrow streets (right of ways less than 75 feet) or not within 100 feet of a wide street
- The optional Quality Housing Program provides nearly 20 percent more floor area for properties fronting on or within 100 feet of wide streets
- Quality Housing Zoning Districts do not provide any extra floor area for community facility uses
Height Factor v. Quality Housing (Contextual)

“Height Factor” vs. “Contextual”

Height Factor Zoning (e.g. R7)
- Tower form (no height limit)
- Required open space

Contextual Zoning (e.g. R7A; also “Quality Housing”)
- Height limit
- Lot line
- Street wall

Images from NYC Department of City Planning
Sky Exposure Plane Info

### Sky Exposure Plane

Sky Exposure Plane

Sky Exposure Plane (23-632, 24-522, 33-432, 43-43)

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#### MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

| Maximum Height of a Front Wall or other portion of a Building or Other |
|------------------|------------------|------------------|
| **Sky Exposure Plane** |
| **#Initial Setback Distance (in feet)** | **Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)** | **Height above** |
| **#Building or Other** | **On #Narrow Street** | **On #Wide Street** |

**Structure within the #Initial Setback Distance**

<table>
<thead>
<tr>
<th>On #Narrow Street</th>
<th>On #Wide Street</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Within C1-6, C2-6, C4-2, C4-3, C4-4, C4-5, C7, C8-2, C8-3</strong></td>
<td></td>
</tr>
<tr>
<td>20</td>
<td>15</td>
</tr>
<tr>
<td>30 feet or six #stories#, whichever is less</td>
<td></td>
</tr>
<tr>
<td>60</td>
<td>2.7 to 1</td>
</tr>
<tr>
<td>5.6 to 1</td>
<td></td>
</tr>
</tbody>
</table>

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**Within C1-7, C1-8, C1-9, C2-7, C2-8, C4-2F, C4-6, C4-7, C5, C6, C8-4**

| 20 | 15 |
| 85 feet or six #stories#, whichever is less |
| 85 | 2.7 to 1 |
| 5.6 to 1 |
Sky Exposure Plane Info

**Alternate Sky Exposure Plane**

Slope over Zoning Lot# [Expressed as a Ratio of Vertical Distance to Horizontal Distance]

<table>
<thead>
<tr>
<th>Depth of Optional Front Open Area (in feet)</th>
<th>On #Narrow Street</th>
<th>On #Wide Street</th>
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</thead>
<tbody>
<tr>
<td>Up to 30 ft</td>
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<tr>
<td>On Narrow Street</td>
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<tr>
<td>On Wide Street</td>
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<td></td>
</tr>
<tr>
<td>Height above Street Line# (in feet)</td>
<td>Vertical Distance</td>
<td>Horizontal Distance</td>
</tr>
<tr>
<td>Within</td>
<td>1.4 to 1</td>
<td>1.4 to 1</td>
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<tr>
<td>C3</td>
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<tr>
<td>C4-1</td>
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<tr>
<td>C8-1</td>
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<tr>
<td>30</td>
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**Alternate Sky Exposure Plane**

Slope over Zoning Lot# [Expressed as a Ratio of Vertical Distance to Horizontal Distance]

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<tr>
<td>Height above Street Line# (in feet)</td>
<td>Vertical Distance</td>
<td>Horizontal Distance</td>
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<tr>
<td>Within</td>
<td>3.7 to 1</td>
<td>7.6 to 1</td>
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<tr>
<td>C1-6</td>
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<td></td>
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<tr>
<td>C2-6</td>
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<td>60</td>
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**Alternate Sky Exposure Plane**

Slope over Zoning Lot# [Expressed as a Ratio of Vertical Distance to Horizontal Distance]

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<td>7.6 to 1</td>
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<tr>
<td>C1-7</td>
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<td>C1-8</td>
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<tr>
<td>C1-9</td>
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<td>C4-2F</td>
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<td>C4-6</td>
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<td>C4-7</td>
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<td>C5</td>
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<tr>
<td>15</td>
<td>10</td>
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<tr>
<td>85</td>
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**Alternate Sky Exposure Plane**

(23-64, 24-53, 33-442, 43-44)
Zoning Basics – Zoning for Quality and Affordability (ZQA)

• ZQA added changes in the zoning envelope and FAR for affordable independent residences for seniors (AIRS) and long term care facilities (LTCF)

• ZQA added an opportunity to achieve five feet of extra building height
Zoning Basics
Zoning for Quality and Affordability (ZQA)
Qualifying Ground Floor

ZQA permits increased building heights for buildings that meet certain criteria:

- **Non-Contextual Districts**: in certain non-contextual districts (including R6 districts on wide streets), a 5 foot height increase is permitted where the height of the level of the second story is 13 feet or more in height.

- **Contextual Districts**: in certain contextual districts, a 5 foot height increase is permitted for buildings when the ground floor meets the 13 feet requirement as well as additional ground floor provisions (including that the ground floor use should be allocated to a community facility use, *e.g.* enables a ground floor church or school to have more ceiling height).

- **Contextual Commercial Districts**: in commercial districts with a contextual residential equivalent, ground floors that meet the 13 foot requirement and supplemental requirements qualify for increased height:
  - Along Primary Street Frontages (wide streets, where the commercial district is mapped along entire block frontage and narrow streets within 50 feet of a wide street) – ground floor uses must be allocated to non-residential uses to a depth of 30 feet.
  - Along Secondary Street Frontages – parking should be wrapped by floor area or screened.
Zoning Basics

Examples of ZQA

Pre-ZQA Rules – Commercial Street

With ZQA – Commercial Street

Restrictive envelope results in flat façade.

Flexible envelope allows articulation to create visual interest.

Tight height limits produce low ground floors, often too short for quality retail space.

5’ height increase allows ground floor that supports retail and enlivens streetscape.
Zoning Basics
Examples of ZQA

Pre-ZQA Rules – R7A district

- Restrictive envelope encourages flat facade
- Street wall breaks the line up of adjoining buildings
- Ground floor units front directly on sidewalk at eye level

With ZQA – R7A district

- Flexible envelope allows articulation to create visual interest
- Street wall aligned with adjoining buildings
- Ground floor units elevated above sidewalk and set back so planting can be provided.
Mandatory Inclusionary Zoning (MIH)

- MIH changes FAR, height and setback regulations. The maximum FAR for the applicable zoning district in Inclusionary Housing designated areas apply to any MIH development.
- Affordability for the new units is determined amongst a range of options and may be a combination of options.

### How it works

When new housing capacity is approved through land use actions, the City Planning Commission and the City Council can choose to impose either one or both of these two basic options:

<table>
<thead>
<tr>
<th>Affordable housing</th>
<th>Area Median Income (AMI)</th>
<th>Maximum annual income (example for family of three)</th>
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</thead>
<tbody>
<tr>
<td>set-aside</td>
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</tr>
<tr>
<td>25%</td>
<td>60% (on average)</td>
<td>$57,660 (on average)</td>
</tr>
<tr>
<td>with 10% required at</td>
<td>40%</td>
<td>$38,440</td>
</tr>
<tr>
<td>30%</td>
<td>80% (on average)</td>
<td>$76,880 (on average)</td>
</tr>
</tbody>
</table>

The City Planning Commission and the City Council may also add one or both of two other options:

<table>
<thead>
<tr>
<th>Affordable housing</th>
<th>Area Median Income (AMI)</th>
<th>Maximum annual income (example for family of three)</th>
</tr>
</thead>
<tbody>
<tr>
<td>set-aside</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3*</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20%</td>
<td>40% (on average)</td>
<td>$38,440 (on average)</td>
</tr>
<tr>
<td>with 5% required at</td>
<td>70%</td>
<td>$67,270</td>
</tr>
<tr>
<td>30%</td>
<td>115% (on average)</td>
<td>$110,515 (on average)</td>
</tr>
<tr>
<td>with 5% required at</td>
<td>70%</td>
<td>$67,270</td>
</tr>
<tr>
<td>4**</td>
<td></td>
<td></td>
</tr>
<tr>
<td>20%</td>
<td>90%</td>
<td>$86,490</td>
</tr>
</tbody>
</table>

*This option cannot be used with subsidy unless more affordable housing is provided.
**This option cannot be used with subsidy.
Transit Zone

An area where special lower accessory parking requirements apply for various types of affordable housing including income-restricted housing units. These are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city.

Both Parking lots are not in the Transit Zone.
Study Area

Sheepshead Bay #1 Municipal Parking Field
Sheepshead Bay #2 Municipal Parking Field
DOT Municipal Lots

Sheepshead Bay #1 Municipal Parking Field

Sheepshead Bay #2 Municipal Parking Field
Sheepshead Bay #1 Municipal Parking Field

- 2602 East 17th Street at Avenue Z
- Near Sheepshead Bay B, Q train stations
- Block: 7460, Lot: 70
- Community District 15
- Council Member: Chaim M. Deutsch
- Lot area: 20,000 square feet
- Zoning: C4-2
- 60 existing parking spaces (includes 3 ADA accessible spaces and 3 spaces for Zipcar)
Sheepshead Bay #2 Municipal Parking Field

- 1602 Voorhies Avenue
- Near Sheepshead Bay B, Q train stations
- Block: 7460, Lot: 70
- Community District 15
- Council Member: Chaim M. Deutsch
- Lot area: 23,909 square feet
- Zoning: R4 with C2-2 commercial overlay
- 77 existing parking spaces (includes 4 ADA accessible spaces and 2 spaces for Zipcar)
Sheepshead Bay Neighborhood

https://www1.nyc.gov/site/brooklyncb15/index.page
Demographics (Sheepshead Bay, Gerritsen Beach, and Manhattan Beach)

• Total Population: 67,681
• Median Age: 43.9
  – Roughly 35 percent of population is over 55 years old
  – Over 40 percent of senior population over 65 years old have a disability
• Average Household Size: 2.55
  – 35 percent of households have one or more people who are 65 years and over
• Average Family Size: 3.22
Housing-Related Community Resources

• **Greater Sheepshead Bay Development Corporation (GSBDCorp)**
  – HUD-approved Housing Counseling Agency that provide homeownership and tenant counseling
Housing

• Total Housing Units: 28,203
• Occupancy: 92.7 percent occupied, 7.3 percent vacant
• 54.1 percent Owner-occupied, 45.9 percent Renter-occupied
• Median Rent: $1,180
• Rent Burden
  – 55 percent of population rent is more than 30 percent of their income
  – Roughly 30 percent of rent-burdened population is severely rent burdened (rent is more than 50 percent of their income)
Solution to Rent-Burden Status

Senior Citizen Rent Increase Exemption (SCRIE)

- Rent freeze program for eligible senior citizens
- City pays the landlord the difference between the current and future rent

To be eligible for SCRIE, you should be able to answer yes to all of these questions:

- Are you 62 or older?
- Is your name on the lease?
- Is your combined household income $50,000 or less in a year?
- Do you spend more than one-third of your monthly income on rent?
- Do you live in NYC in one of these types of housing?
  - a rent stabilized apartment
  - a rent controlled apartment
  - a rent regulated hotel or single room occupancy unit
  - a Mitchell-Lama development
  - a Limited Dividend Housing Company development
  - a Redevelopment Company development
  - a Housing Development Fund Company development
Rent Stabilized and Regulated Units – By Land Use

Legend

Parking Lots
- Sheephead Bay #2 Municipal Parking Lot
- Sheephead Bay #1 Municipal Parking Lot

Land Use Type
- One and Two Family Homes
- Multi-Family Residences (Walk-Up)
- Multi-Family Residences (Elevator)
Rent Stabilized Units Around the Parking Lots

Legend

Parking Lots
- Sheepshead Bay #2 Municipal Parking Lot
- Sheepshead Bay #1 Municipal Parking Lot
RentStableHome
- One & Two Family Residence
- Multi-Family Residence (Walkup)
- Multi-Family Residence (Elevator)
Senior Facilities in Community District 15

- ComForCare Home Care Service (Provider)
- Personal Touch Home Care (Provider)
- NYCHA Sheepshead Bay Houses Senior Center (Provider)

Legend:
- Parking Lots
  - Sheepshead Bay #2 Municipal Parking Lot
  - Sheepshead Bay #1 Municipal Parking Lot
  - Senior Housing and Facilities

1000 0 1000 2000 3000 4000 ft
Senior Facilities in Community District 15, Continued

- Bainbridge Adult Day Care Center (Provider)
- Sunrise at Sheepshead Bay
- Harbor View for Senior Living and Care
- Waterford on the Bay

Legend
- Parking Lots
- Sheepshead Bay #2 Municipal Parking Lot
- Sheepshead Bay #1 Municipal Parking Lot
- Senior Housing And Facilities

Map scale: 1000, 2000, 3000, 4000 ft
Current Land Use around the Parking Fields
Flood Risk

Base Flood Elevation Above Grade (based on 2015 PFIRMs)

- 0 - 2 feet
- 2.1 - 4 feet
- 4.1 - 6 feet
- 6.1 - 8 feet
- 8.1 - 10 feet
- 10.1 - 12 feet
- +12.1 feet

The map shows the flood risk areas with different color codes indicating the base flood elevation above grade. Key areas such as Sheephead Bay and Avenue Y are highlighted to indicate higher risk zones. The map also includes major roads and landmarks for orientation.
Floodproofing

**Wet Floodproofing** – Allows floodwaters to enter the enclosed areas of a home

**Successful Wet Floodproofing**
- Floodwaters enter and exit enclosed area automatically
- Floodwaters inside the home rise and fall at the same rate as outside
- Reduce damage caused by contact with floodwaters to areas of the home that are below flood level
- Protecting service equipment inside and outside the home
- Relocating high-value contents stored below the DFE

**Dry Floodproofing** – Prevents floodwaters to enter the enclosed areas of a home

**Successful Dry Floodproofing**
- Sealing the exterior walls of the home
- Covering openings below the flood level
- Protecting the interior of the home from seepage
- Protecting service equipment outside the home
Examples – Wet Floodproofing

- Openings to basement level
  - Allow movement of floodwaters in and eventually out of the house
Examples – Dry Floodproofing

- Full Coverage and Sealing of Exterior Walls
- Prevent seepage from interior walls
Development Considerations
Potential Issues to Redeveloping Sheepshead Bay Municipal Lots

• Resiliency
  • Risk of Coastal Flooding/Storm Surge
• Parking Displacement
  • Address need for compensation and/or temporary replacement of public parking supply during development
Development Considerations

- Rental vs. homeownership
- Mix of affordable and market-rate units determined based on community input and market feasibility analysis
- Extent of affordable independent residences for elderly housing affects the overall extent of affordable housing
- Retaining parking spaces
- Develop according to Contextual building principles for the base of building with possibility of one or more mid-to high-rise above based on community input
Streetscape Surrounding Parking #1
Streetscape Surrounding Parking #1

View from Avenue Z, looking east

View from East 17th St., looking north
Streetscape Surrounding Parking #1
Streetscape Surrounding Parking #1
Streetscape Surrounding Parking #1
Streetscape Surrounding Parking #2

View from East 16th St., looking north

View from East 16th St., looking east
Streetscape Surrounding Parking #2

View from Voorhies Avenue, looking west

View from Shore Parkway, looking north
Streetscape Surrounding Parking #2
Streetscape Surrounding Parking #2
Streetscape Surrounding Parking #2
Building Developments in the area

- **1702 Avenue Z (Across Parking #1)**
  - C4-2 Zoning
  - 7 floors
  - 10 Residential Units; 24 total units
  - Built in 2007

- **1711 Sheepshead Bay Road**
  - R4 Zoning with C2-2 Commercial Overlay
  - 6 floors
  - 10 Residential Units; 31 total units
  - Built in 2001
Building Developments in the area

- 1516 Voorhies Ave. (Across Parking #2)
  - R4 with C1-2 Commercial Overlay
  - 95 Residential Units
  - Multi-family Elevator Building
  - Built in 1961

- 1 Brooklyn Bay
  - C4-2 Zoning
  - 236 Residential Units
  - Multifamily Elevator Building
  - Built in 2016
Examples of Mix Use Parking Garages

1111 Lincoln Road, Miami, Florida. Parking Garage that offers mix-uses such as retail, dining, and commercial uses.


Left: Methodist Church garage, located above the Park Slope Barnes and Nobles store located on Seventh Avenue and Sixth Street (entrance on sixth street).
Vision

Addressing the needs for affordable parking while providing affordable housing opportunities for seniors
Sheepshead Bay Municipal Parking Lot #1

Multi-Level Parking Garage
1) C4-2 (Maintain Current Zoning)

- C4 districts are mapped in regional commercial centers that are located outside of the central business districts

- Typically serve a larger region and generate more traffic than neighborhood shopping areas and are mapped in more densely built areas

- Most retail uses are allowed

- Required Accessory Parking: 1 per 300 sf
  - Waived if the # of parking spaces is less than 15

- Maximum commercial floor area allowable to waive commercial parking requirements: 4,500 sf

<table>
<thead>
<tr>
<th>C4-2</th>
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<tbody>
<tr>
<td>Commercial FAR</td>
<td>3.40</td>
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<tr>
<td>Residential District Equivalent</td>
<td>R6</td>
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<tr>
<td>Residential FAR</td>
<td>0.78 - 2.43 (height factor) 3.0 (quality housing)</td>
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<tr>
<td>Community Facility FAR</td>
<td>4.80</td>
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</tbody>
</table>
1) C4-2 (Maintain Current Zoning)

- Street-level commercial space, up to 4,500 square feet (to waive parking requirement for commercial spaces)
- 4-story garage with additional rooftop parking space
- 184 Parking Spaces (including 9 ADA Compliant and 9 Zipcar spaces)
1) C4-2 (Maintain Current Zoning)

- Street-level commercial space, up to 4,500 square feet (to waive parking requirement for commercial space)
- 4-story garage with additional rooftop parking space
- 184 parking spaces (including 9 ADA Compliant and 9 Zipcar spaces)
C4-3A

- With a permitted FAR 3.40 commercial FAR, C4-3 districts are generally mapped in regional commercial centers
- Residential uses *(R6A residential equivalent)* and most retail establishments are permitted
- Community Facility FAR of 4.80
- The permitted height is 60 feet or 4 stories, whichever is less, before setback and compliance with a sky exposure plane
- Required Accessory Parking; 1 per 400 sf
  - If the number of commercial parking spaces required is 25 or less parking is waived
  - Up to 10,000 sf of commercial floor area allowed to waive parking requirement

<table>
<thead>
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<td>Commercial FAR</td>
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<tr>
<td>Residential District Equivalent</td>
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<td>0.78 - 2.43 (height factor)</td>
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<td>3.0 (quality housing)</td>
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<td>3.90 AIRS   LTCF 3.6</td>
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<tr>
<td>Community Facility FAR</td>
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C4-3A

- Street-level commercial space, up to 10,000 square feet
- 4-story parking garage with 181 parking spaces, including 9 ADA compliant and 9 Zipcar Spaces
C4-3A

• Street-level commercial space, up to 10,000 square feet
• 4-story parking garage with 181 parking spaces, including 9 ADA compliant and 9 Zipcar Spaces

Parking
Commercial Space

East 17th Street
2) C4-4A

- With a permitted FAR 4.00 commercial FAR, C4-4A districts are generally mapped in regional commercial centers.

- Normally has commercial and residential uses. The commercial uses are usually department stores, retail, entertainment, offices, and other commercial uses.

- Residential uses *(R7A residential equivalent)* and most retail establishments are permitted.

- Community Facility FAR of 4.00.

- No Required Parking Accessory.

<table>
<thead>
<tr>
<th>C4-4A</th>
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<tbody>
<tr>
<td>Commercial FAR</td>
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<td>Residential FAR</td>
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<tr>
<td>Community Facility FAR</td>
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</table>
2) C4-4A

- 4-Story Parking Garage with street level commercial space
- 174 parking spaces, including 8 ADA compliant and 8 Zipcar parking spaces

- Parking
- Commercial Space

East 17th Street

Avenue Z
2) C4-4A

- 4-Story Parking Garage with street level commercial space
- 174 parking spaces, including 8 ADA compliant and 8 Zipcar parking spaces
## Summary of Changes

<table>
<thead>
<tr>
<th></th>
<th>C4-2 (Current Zoning)</th>
<th>C4-3A</th>
<th>C4-4A</th>
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<tbody>
<tr>
<td><strong>Number of Parking Spaces</strong></td>
<td>181 Spaces</td>
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<tr>
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<th>C4-2 (Current Zoning)</th>
<th>C4-3A</th>
<th>C4-4A</th>
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<td><strong>Number of Stories</strong></td>
<td>4 Stories</td>
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Sheepshead Bay Municipal Parking Lot #2

Affordable Senior Housing
1) R4 with C2-2 Overlay (Maintain Current Zoning)

- Maximum FAR of 0.75
  - FAR attic allowance give 20 percent bonus (0.9 FAR total)
- FAR of 1.29 for AIRS and LTCF
- Commercial Overlays are governed by the residential district which the overlay is mapped
- Mixed-use buildings with residential use limit commercial uses to the ground floor/below the residential use
- 10% parking requirement for AIRS
1) R4 with C2-2 Overlay (Maintain Current Zoning)

- Total floor area of 30,502.77 sq.ft.
- 47 Residential Units
- 5 parking spaces
1) R4 with C2-2 Overlay (Maintain Current Zoning)

- Total floor area of 30,502.77 sq.ft.
- 47 Residential Units
- 5 parking spaces
R6A Key Facts

- FAR of 3.0 typically produces high lot coverage, six- or seven-story apartment buildings set at or near the street line

- 3.90 FAR for AIRS; 3.60 FAR for LCTF; 3.60 FAR for MIH affordable housing

- 80 feet maximum height, 85 with a qualifying ground floor, 8 stories maximum*

- FAR of 3.0 for community facility uses

- If the FAR is at least 2.50 and the building is mixed residential and community facility, the maximum FAR for community facility uses is 1.0

- 10% Parking Requirement for AIRS

* Additional height (over modified QH heights) for zoning lots that satisfy IH or MIH requirements on-site
3) R6A

- 7-Story Residential Building
- 119 units
- 12 Required Parking spaces

- Residential
- Community Facility
- Parking

Voorhies Ave.

East 16th St.
3) R6A

- 7-Story Residential Building
- 119 units
- 12 Required Parking Spaces
R7A Key Facts

- FAR of 4.0 typically produces high lot coverage, seven- and eight-story apartment buildings
- FAR of 4.0 for community facility uses
- Modified bulk for AIRS (5.01), LTCF (4.6), and MIH affordable housing (4.6)
- 90 feet maximum height, 95 with a qualifying ground floor, 9 stories maximum*
- 10% Parking Requirement for AIRS
  - 15% Parking Requirement for IRHU

* Additional height (over modified QH heights) for zoning lots that satisfy IH or MIH requirements on-site
4) R7A

- 9-story residential with street-level community facility and parking
- 160 residential units
- 16 required parking spaces
4) R7A

- 9-story residential with street-level community facility and parking
- 160 residential units
- 16 required parking spaces
R7D Key Facts

- FAR of 4.20 typically produces high lot coverage ten-story buildings set at or near the street line.

- FAR of 4.20 for community facility uses

- FAR of 5.60 for AIRS, LTCF, and MIH

- 110 feet maximum height, 115 with a qualifying ground floor; 11 stories maximum*

- 10% Parking Requirement for AIRS
  - 15% Parking Requirement for IRHU

* Additional height (over modified QH heights) for zoning lots that satisfy IH or MIH requirements on-site
5) R7D

- 11-story residential building
- 201 residential units
- 20 Required Parking Spaces (Parking facility at basement level)
5) R7D

- 11-story residential building
- 201 residential units
- 20 parking spaces (Parking facility at basement level)
## Summary of Changes

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<thead>
<tr>
<th>Number of Apartment Units</th>
<th>R4 with C2-2 Overlay</th>
<th>R6A</th>
<th>R7A</th>
<th>R7D</th>
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<tr>
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<td>47</td>
<td>119</td>
<td>160</td>
<td>201</td>
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<table>
<thead>
<tr>
<th>Number of Stories</th>
<th>R4 with C2-2 Overlay</th>
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<th>R7A</th>
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<th>FAR</th>
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<td>3.78</td>
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Next Steps: Roles of Stakeholders

• **Community Board 15**
  – Coming to consensus on proceeding with concept
    • Decide specific height and zoning

• **New York City**
  – Draft request for proposals
    • Developer Responses
    • Developer Selection
  – Disposition of city-owned property
  – Rezoning
  – ULURP
Next Steps

• **Uniform Land Use Review Process (ULURP)**
  – Standardized procedure in which applications affecting the land use of the city would be publicly reviewed

• **City Environmental Quality Review (CEQR)**
  – Identify potential adverse environmental effects and propose measures to eliminate/mitigate significant impacts

• **Department of Buildings (DOB)**
  – Acquiring building and infrastructure permits
  – Contact if the development is built as-of-right