

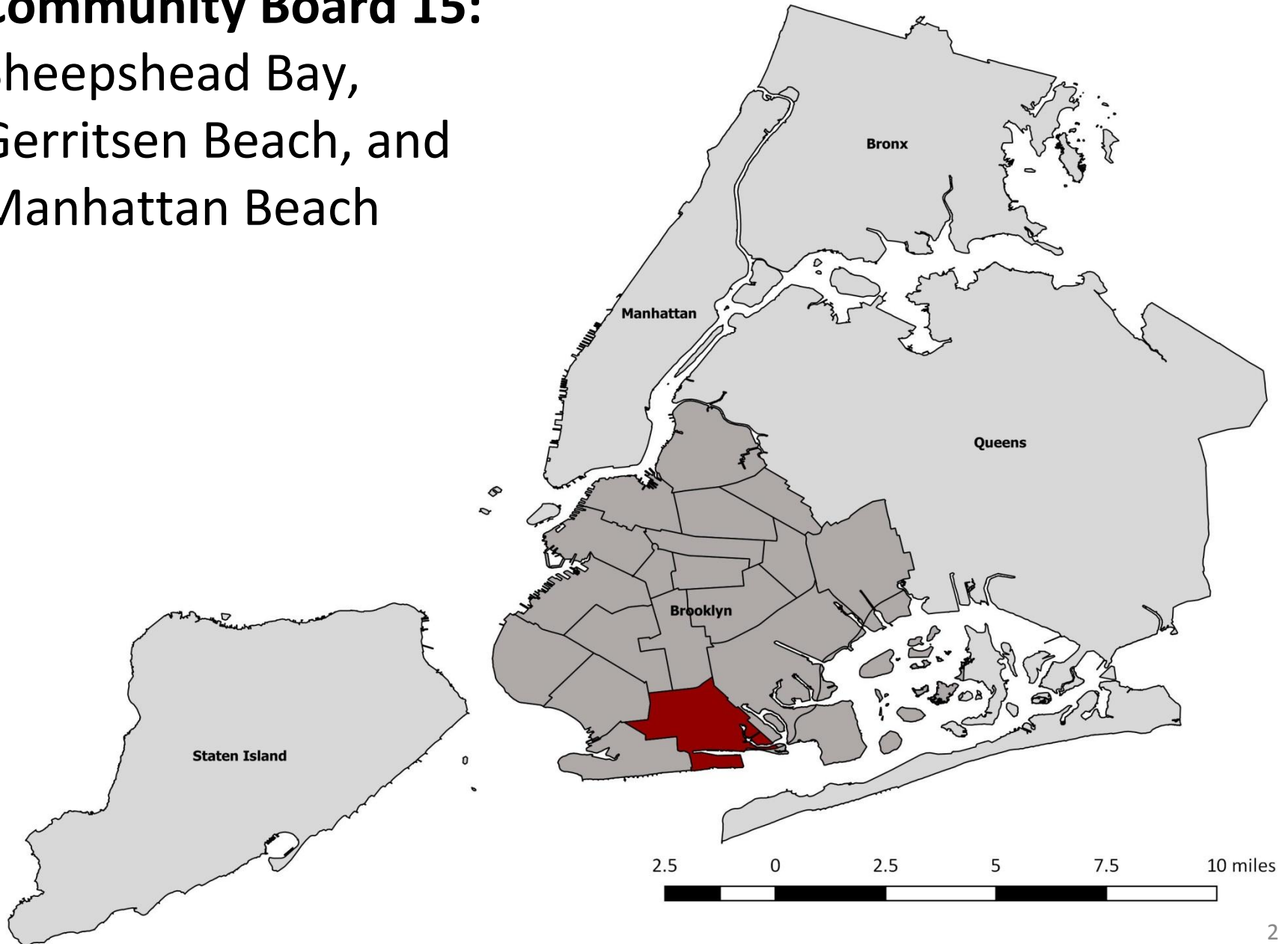


Brooklyn Community District (CD) 15

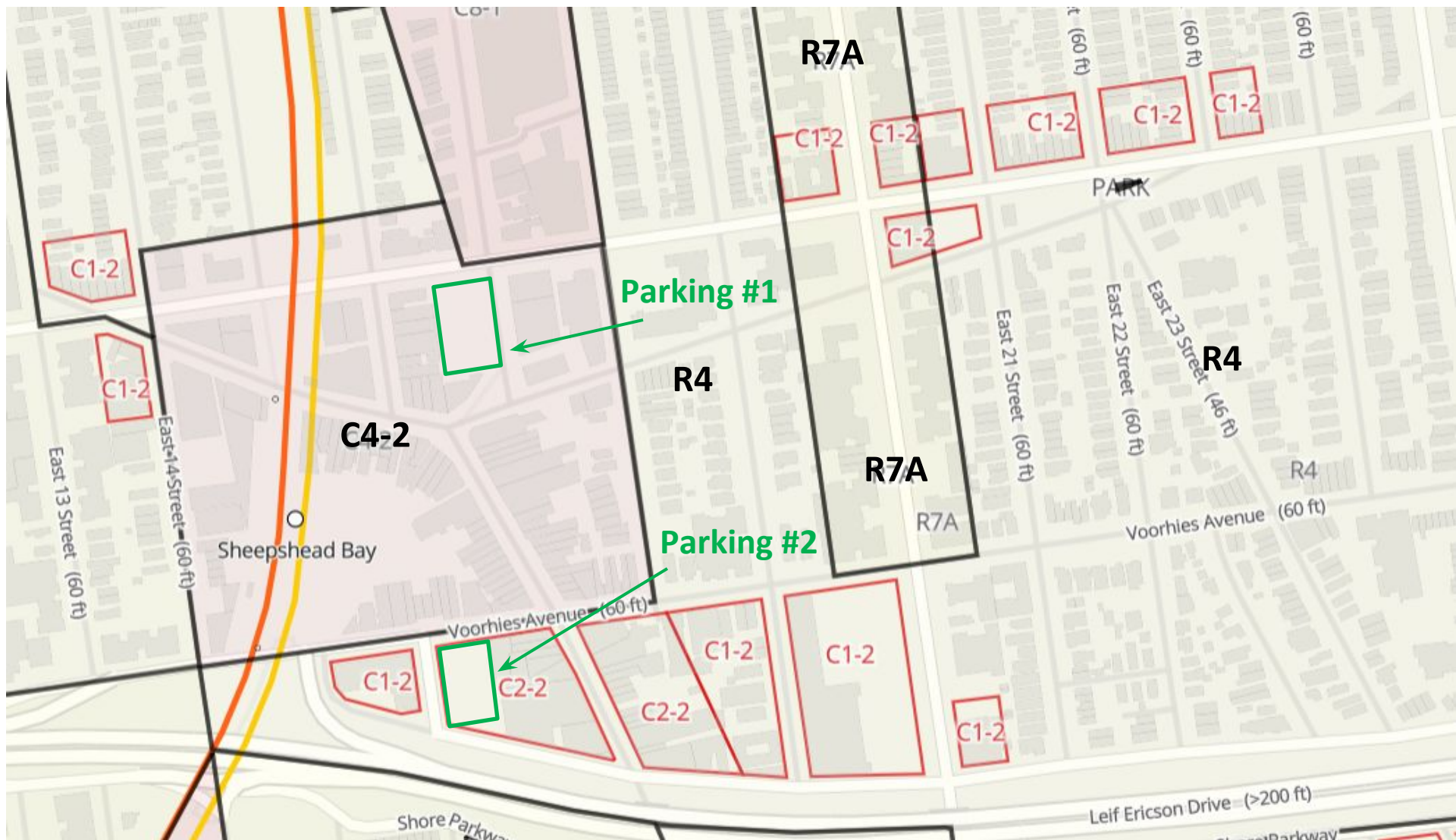
Redeveloping the Sheepshead Bay Municipal Parking Lots

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 Map



Zoning Basics

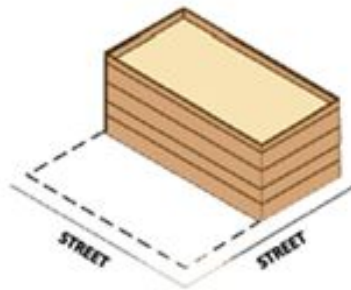
- **Floor Area Ratio (FAR)**

- 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

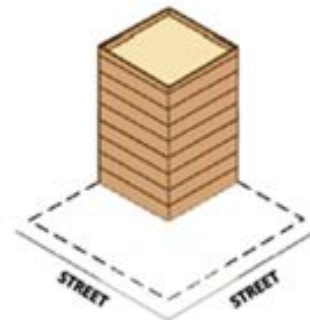
10,000 SF lot x 2.0 FAR = 20,000 SF building



100% coverage
2-story bldg



50% coverage
4-story bldg



25% coverage
8-story bldg

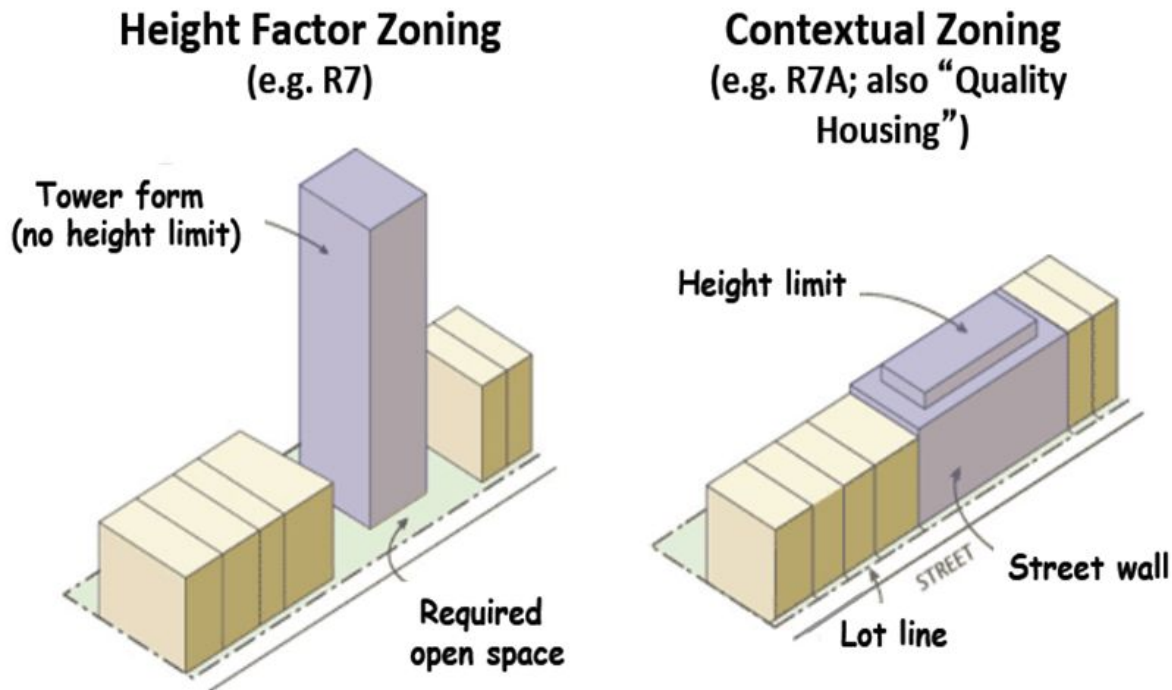
Zoning Basics (cont.)

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

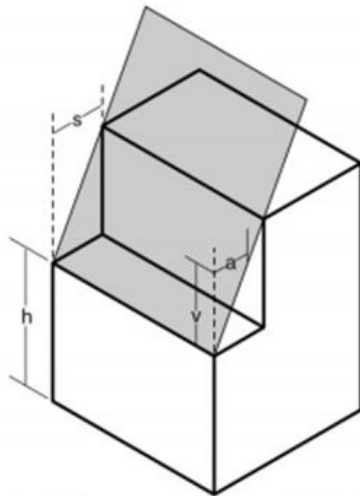
Height Factor v. Quality Housing (Contextual)

“Height Factor” vs. “Contextual”



Images from NYC Department of City Planning

Sky Exposure Plane Info



a - Horizontal distance
h - Height of sky exposure plane above street line
s - Initial setback distance
v - Vertical distance

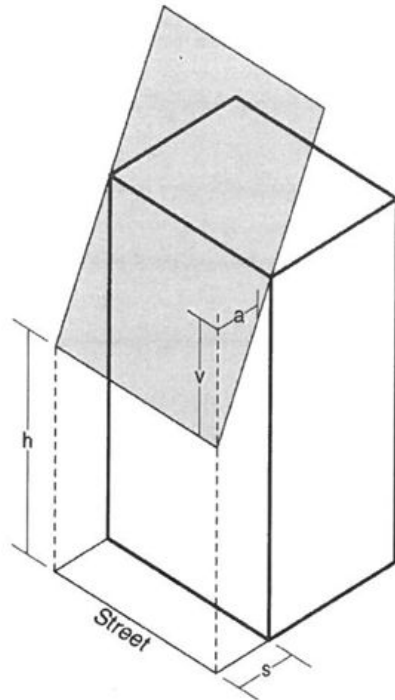
 Sky Exposure Plane

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

MAXIMUM HEIGHT OF FRONT WALL AND REQUIRED FRONT SETBACKS

			#Sky Exposure Plane#				
			Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)				
#Initial Setback Distance# (in feet)		#Building or Other Structure# within the #Initial Setback Distance#	Height above the #Street Line# (in feet)	On #Narrow Street#	On #Wide Street#		
On #Narrow Street#	On #Wide Street#			Vertical Distance	Horizontal Distance	Vertical Distance	Horizontal Distance
Within C3 C4-1 C8-1							
20	15	30 feet or two #stories#, whichever is less	30	1 to 1		1 to 1	
Within C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3							
20	15	60 feet or four #stories#, whichever is less	60	2.7 to 1		5.6 to 1	
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



a - Horizontal distance
h - Height of sky exposure plane above street line
s - Depth of the optional front open area
v - Vertical distance

 Sky Exposure Plane

ALTERNATE SKY EXPOSURE PLANE
(23-64, 24-53, 33-442, 43-44)

Alternate #Sky Exposure Plane#

Slope over #Zoning Lot# (Expressed as a Ratio of Vertical Distance to Horizontal Distance)

Depth of Optional Front Open Area (in feet)

On #Narrow Street#	On #Wide Street#	Height above #Street Line# (in feet)	On #Narrow Street		On #Wide Street#	
			Vertical Distance	Horizontal Distance	Vertical Distance	Horizontal Distance
Within 15	C3 C4-1 C8-1 10	30	1.4	to 1	1.4	to 1

Within 15	C1-6 C2-6 C4-2 C4-3 C4-4 C4-5 C7 C8-2 C8-3 10	60	3.7	to 1	7.6	to 1
--------------	--	----	-----	------	-----	------

Within 15	C1-7 C1-8 C1-9 C2-7 C2-8 C4-2F C4-6 C4-7 C5 C6 C8-4 10	85	3.7	to 1	7.6	to 1
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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

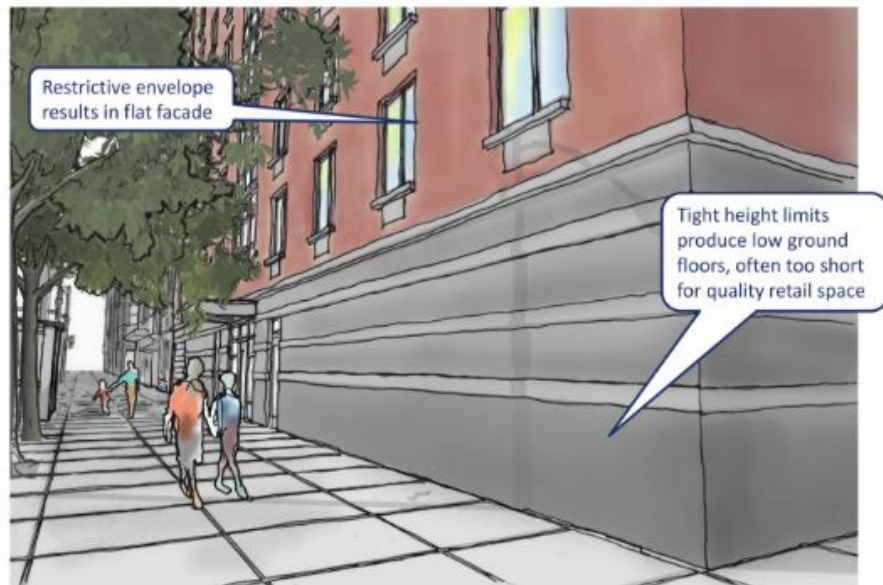


Zoning for Quality and Affordability

Zoning Basics

Examples of ZQA

Pre-ZQA Rules – Commercial Street



With ZQA – Commercial Street



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:

	Affordable housing set-aside	Area Median Income (AMI)	2019 Maximum annual income (example for family of three)
1	25%	60% (on average)	\$57,660 (on average)
	with 10% required at	40%	\$38,440
2	30%	80% (on average)	\$76,880 (on average)

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

	Affordable housing set-aside	Area Median Income (AMI)	2019 Maximum annual income (example for family of three)
3*	20%	40% (on average)	\$38,440 (on average)
4**	30%	115% (on average)	\$110,515 (on average)
	with 5% required at	70%	\$67,270
	with 5% required at	90%	\$86,490

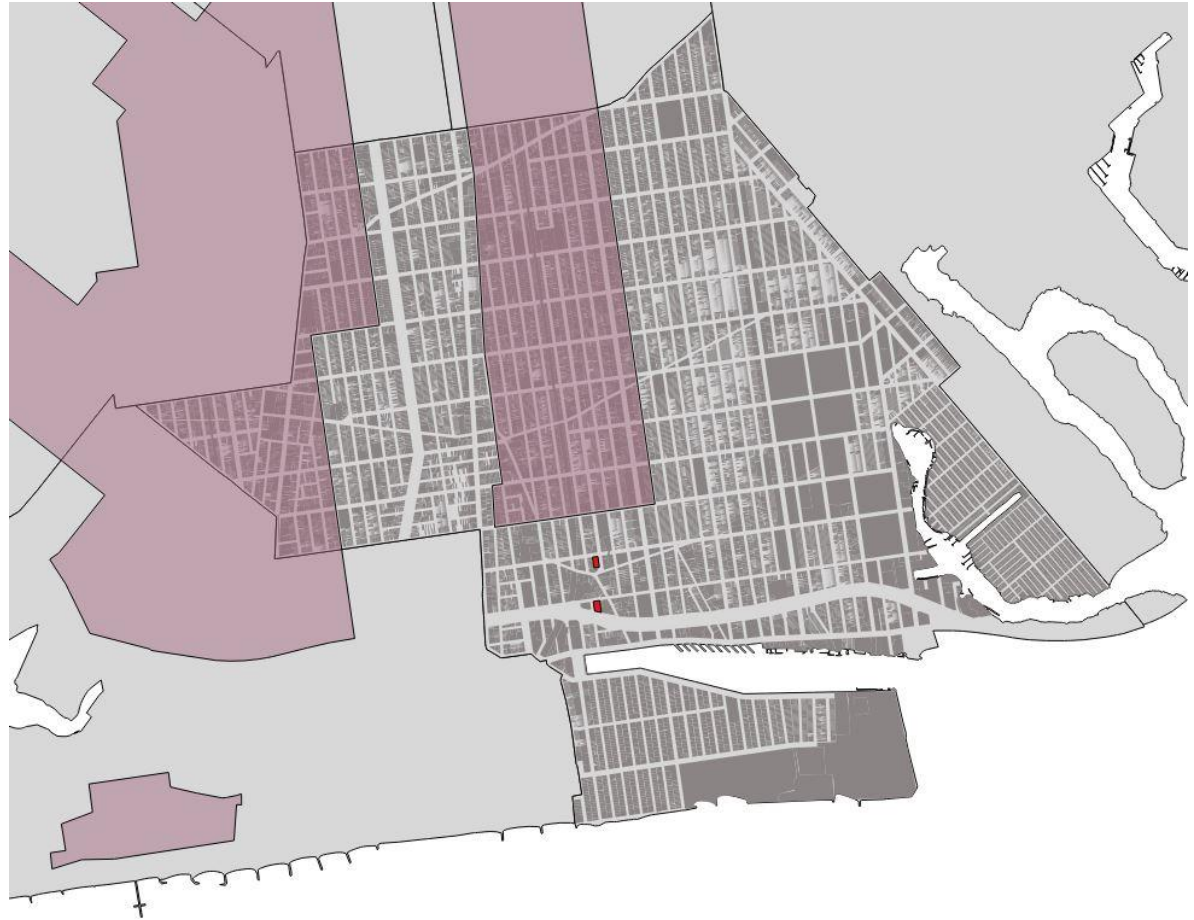
*This option cannot be used with subsidy unless more affordable housing is provided.

**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



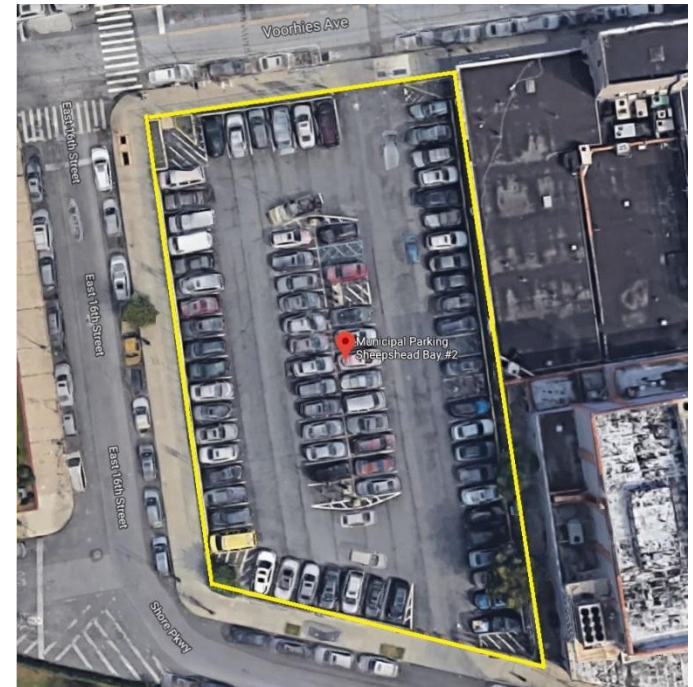
Sheepshead Bay #1 Municipal Parking Field

- 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)



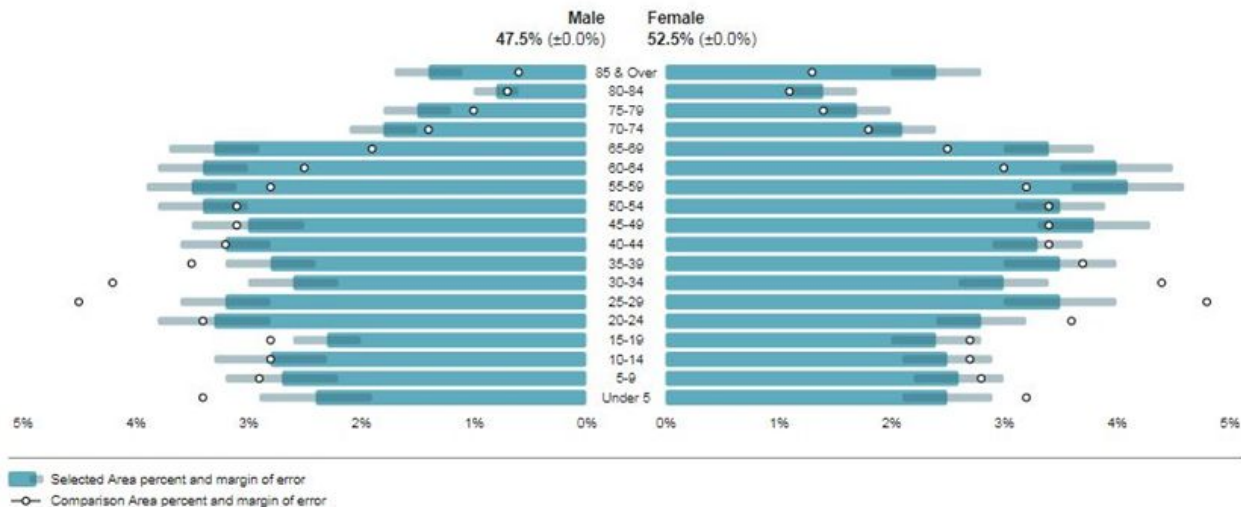
Sheepshead Bay Neighborhood



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

Age/Sex Distribution



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 Rent Regulated Units

Legend

Parking Lots

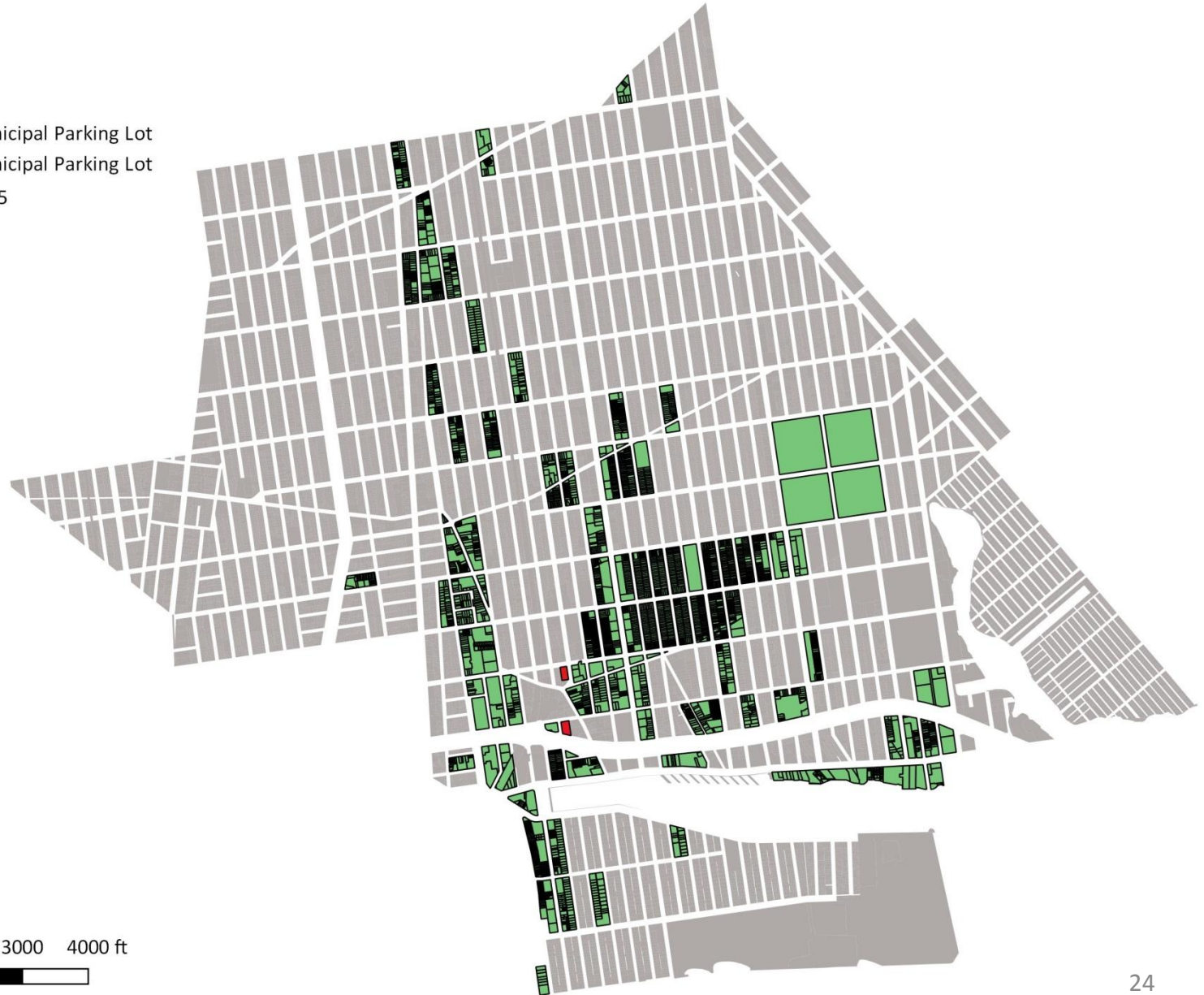
Sheepshead Bay #2 Municipal Parking Lot

Sheepshead Bay #1 Municipal Parking Lot

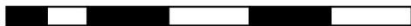
Rent Stabilized Homes - CD 15

11229

11235



1000 0 1000 2000 3000 4000 ft



Rent Stabilized and Regulated Units – By Land Use

Legend

Parking Lots

- Sheepshead Bay #2 Municipal Parking Lot
- Sheepshead 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)



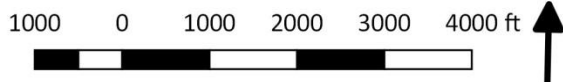
HUD Scheuer House of
Manhattan Beach



Legend

Parking Lots

- Sheepshead Bay #2 Municipal Parking Lot
- Sheepshead Bay #1 Municipal Parking Lot
- SeniorHousingAndFacilities



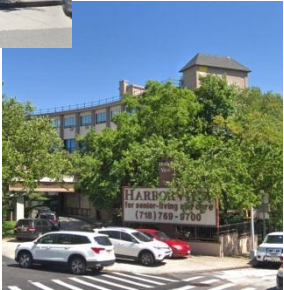
Senior Facilities in Community District 15, Continued



Bainbridge Adult Day Care Center
(Provider)



Sheepshead Bay
Nursing and
Rehabilitation
Center



Harbor View
for Senior
Living and
Care



Sunrise at Sheepshead Bay



Waterford on the Bay



Legend

Parking Lots

- Sheepshead Bay #2 Municipal Parking Lot
- Sheepshead Bay #1 Municipal Parking Lot
- SeniorHousingAndFacilities

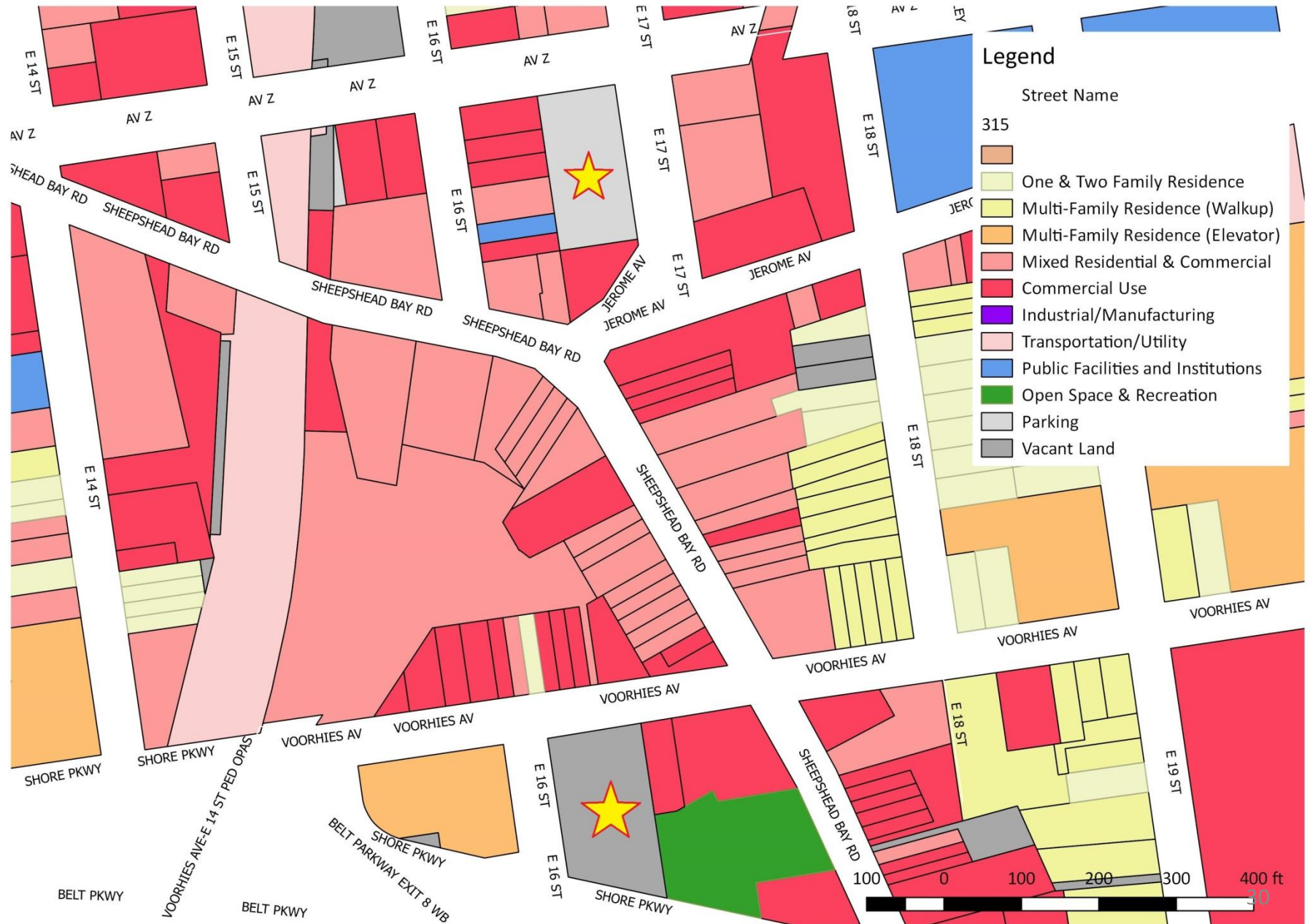
1000 0 1000 2000 3000 4000 ft



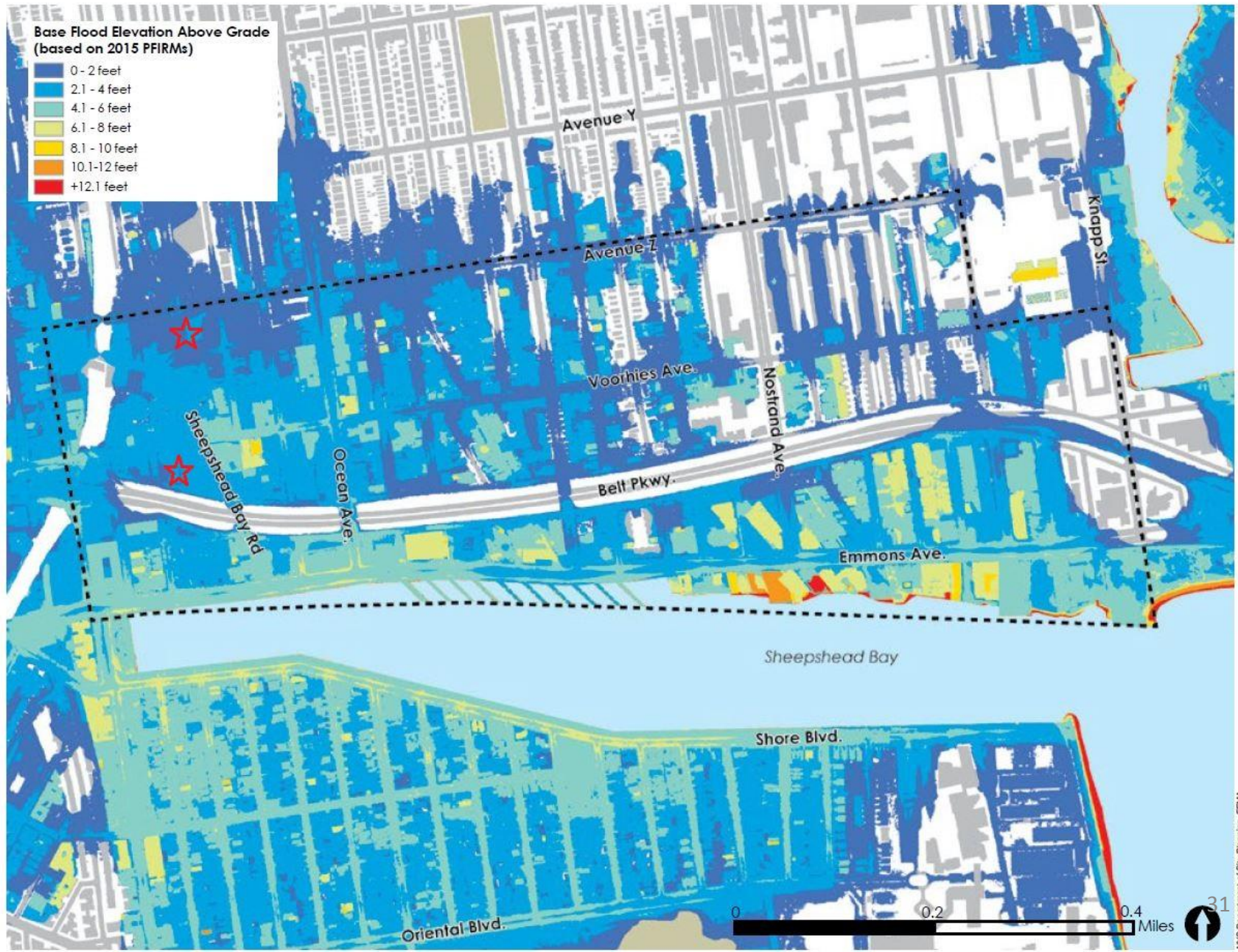
Existing Facilities for Seniors



Current Land Use around the Parking Fields



Flood Risk



Floodproofing

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

Successful Wet Floodproofing

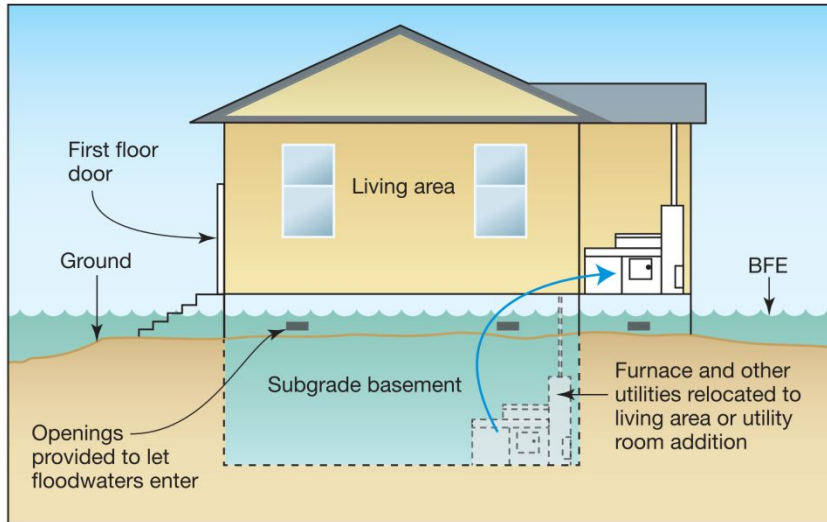
- Floodwaters enter and exit enclosed area automatically
- Floodwaters inside the home rise and fall at the same rate as outside
- Reduce damage caused by contact with floodwaters to areas of the home that are below flood level
- Protecting service equipment inside and outside the home
- Relocating high-value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

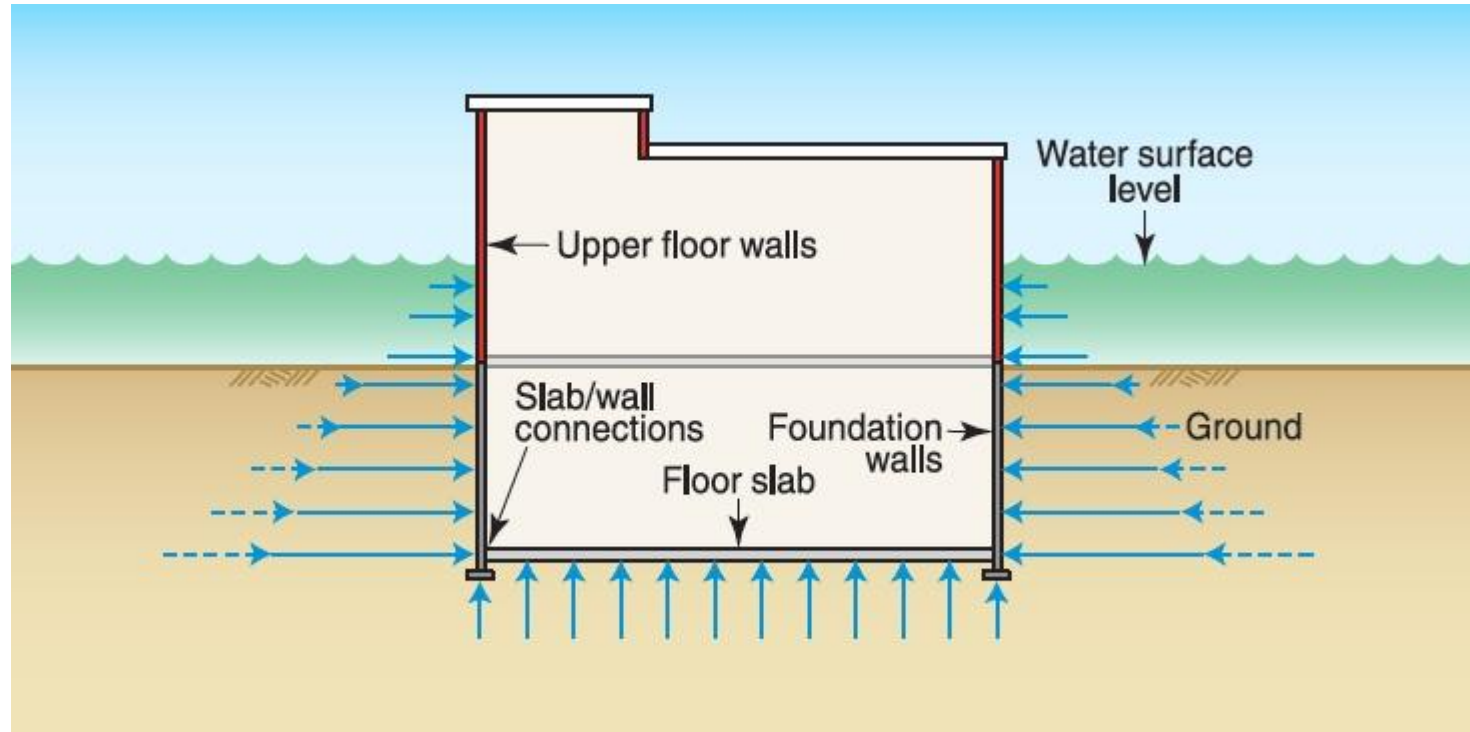
Examples – Wet Floodproofing



- **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 Sheephead 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

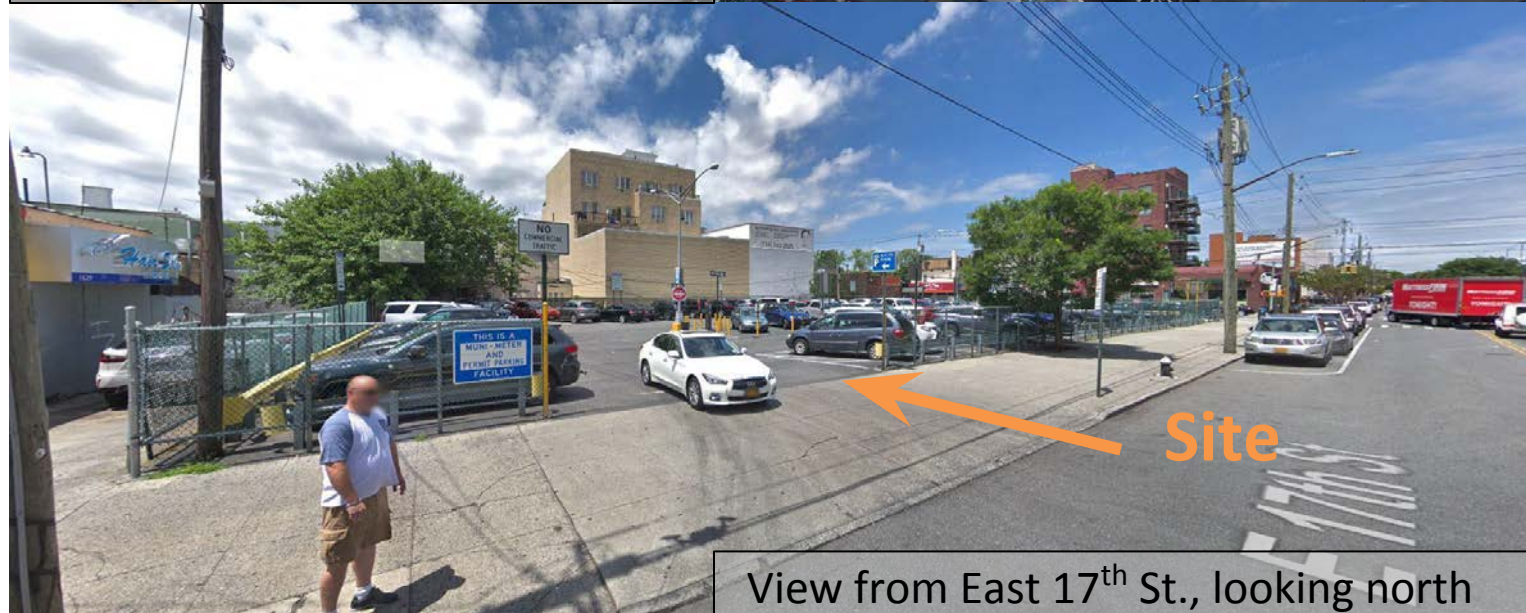
Development Considerations

- 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



Streetscape Surrounding Parking #1



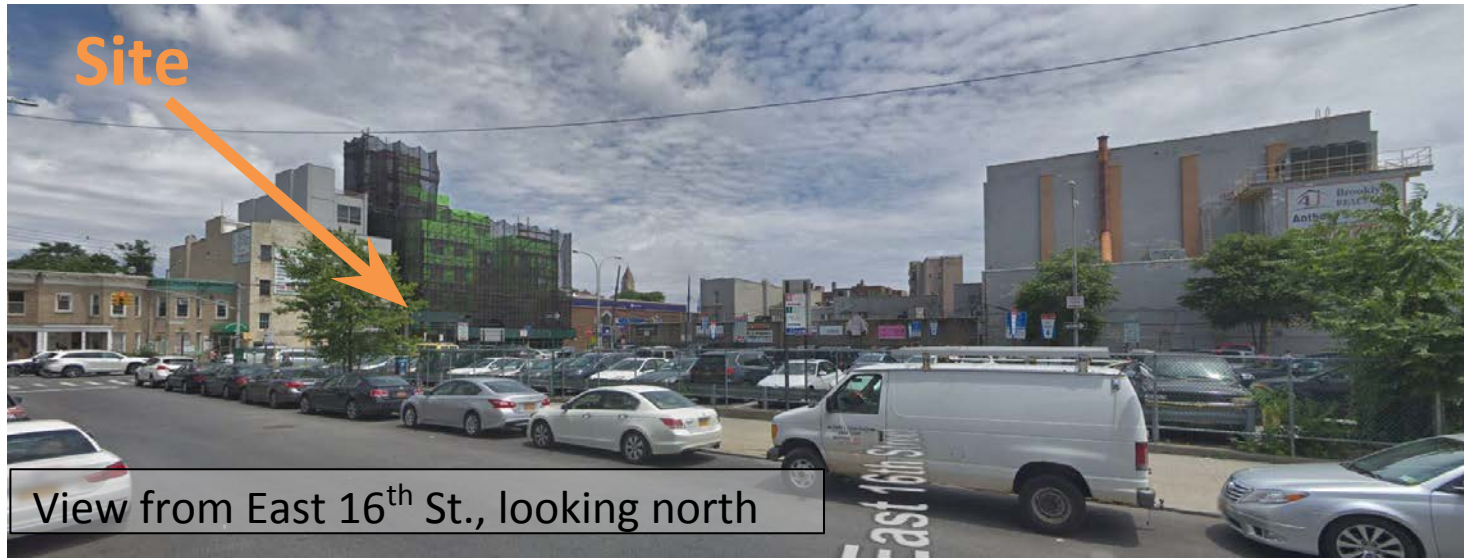
Streetscape Surrounding Parking #1



Streetscape Surrounding Parking #1



Streetscape Surrounding Parking #2



Streetscape Surrounding Parking #2



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



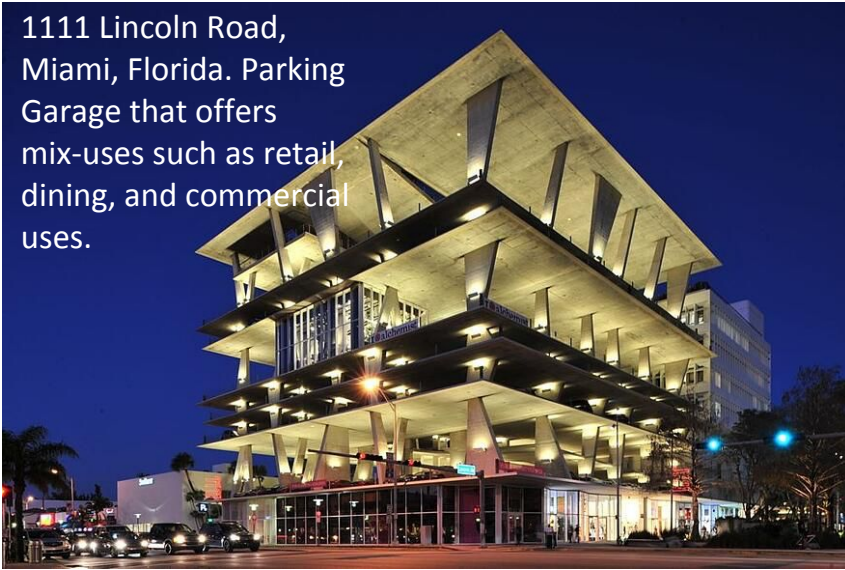
- 1516 Voorhies Ave. (Across Parking #2)
- R4 with C1-2 Commercial Overlay
- 95 Residential Units
- Multi-family Elevator Building
- Built in 1961



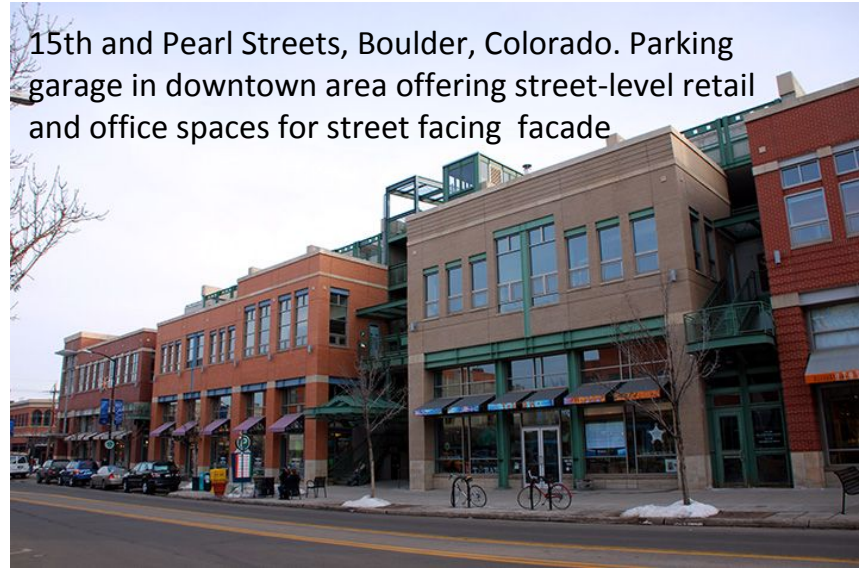
- 1 Brooklyn Bay
- C4-2 Zoning
- 236 Residential Units
- Multifamily Elevator Building
- Built in 2016

Examples of Mix Use Parking Garages

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



15th and Pearl Streets, Boulder, Colorado. Parking garage in downtown area offering street-level retail and office spaces for street facing facade



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

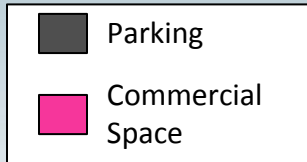
Multi-Level Parking Garage

1) C4-2 (Maintain Current Zoning)

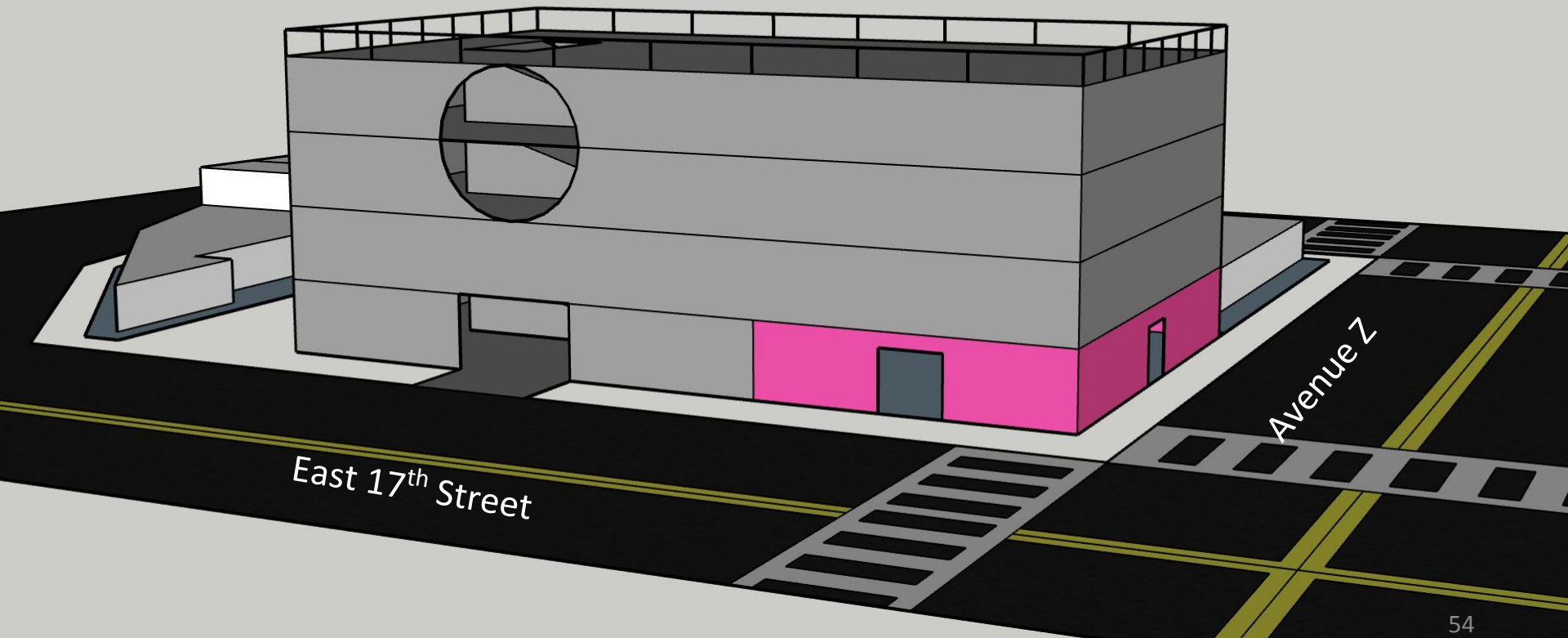
- C4 districts are mapped in regional commercial centers that are located outside of the central business districts
- Typically serve a larger region and generate more traffic than neighborhood shopping areas and are mapped in more densely built areas
- Most retail uses are allowed
- Required Accessory 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

C4-2	
Commercial FAR	3.40
Residential District Equivalent	R6
Residential FAR	0.78 - 2.43 (height factor) 3.0 (quality housing)
Community Facility FAR	4.80

1) C4-2 (Maintain Current Zoning)

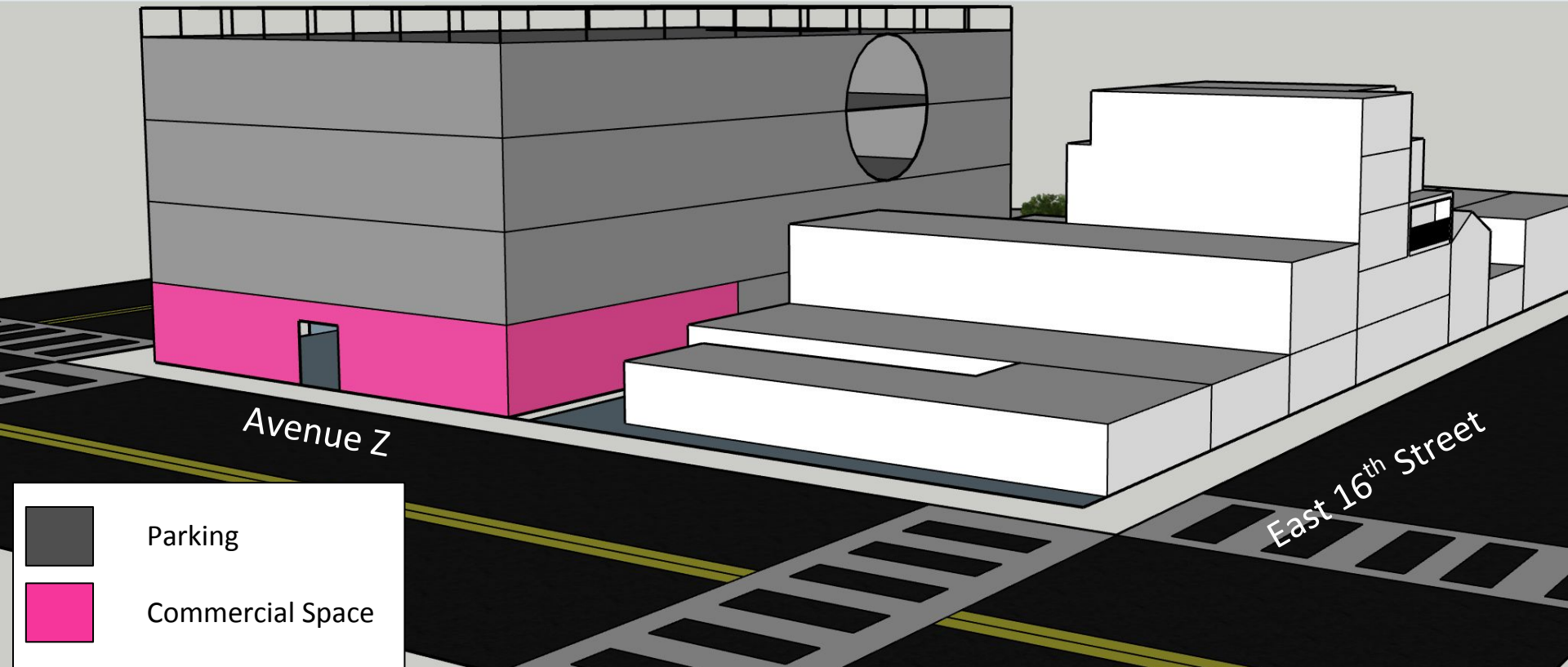


- Street-level commercial space, up to 4,500 square feet (to waive parking requirement for commercial spaces)
- 4- story garage with additional rooftop parking space
- 184 Parking Spaces (including 9 ADA Compliant and 9 Zipcar spaces)



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)



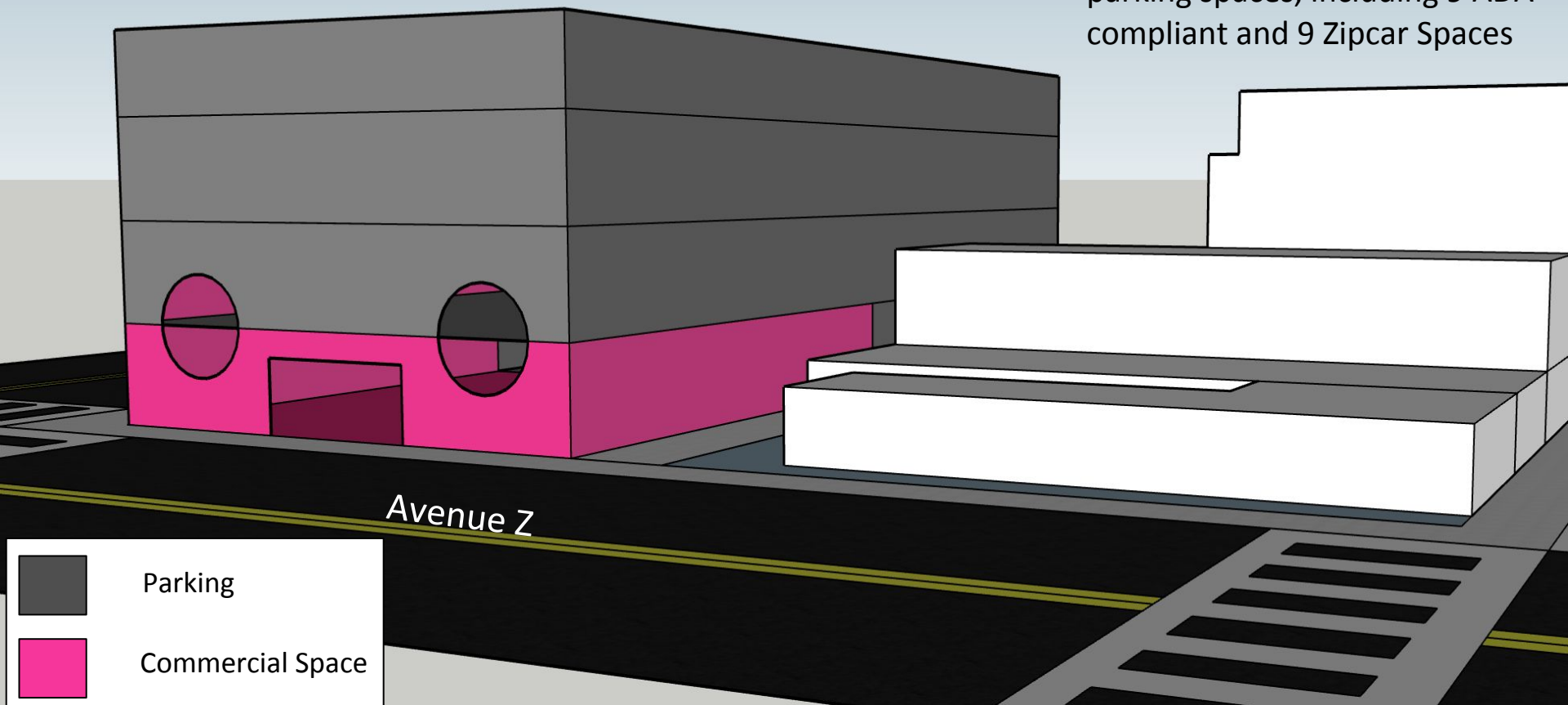
C4-3A

- 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

C4-3A	
Commercial FAR	3.00
Residential District Equivalent	R6A
	0.78 - 2.43 (height factor)
	3.0 (quality housing)
	3.90 AIRS LTCF 3.6
Residential FAR	
Community Facility FAR	3.00

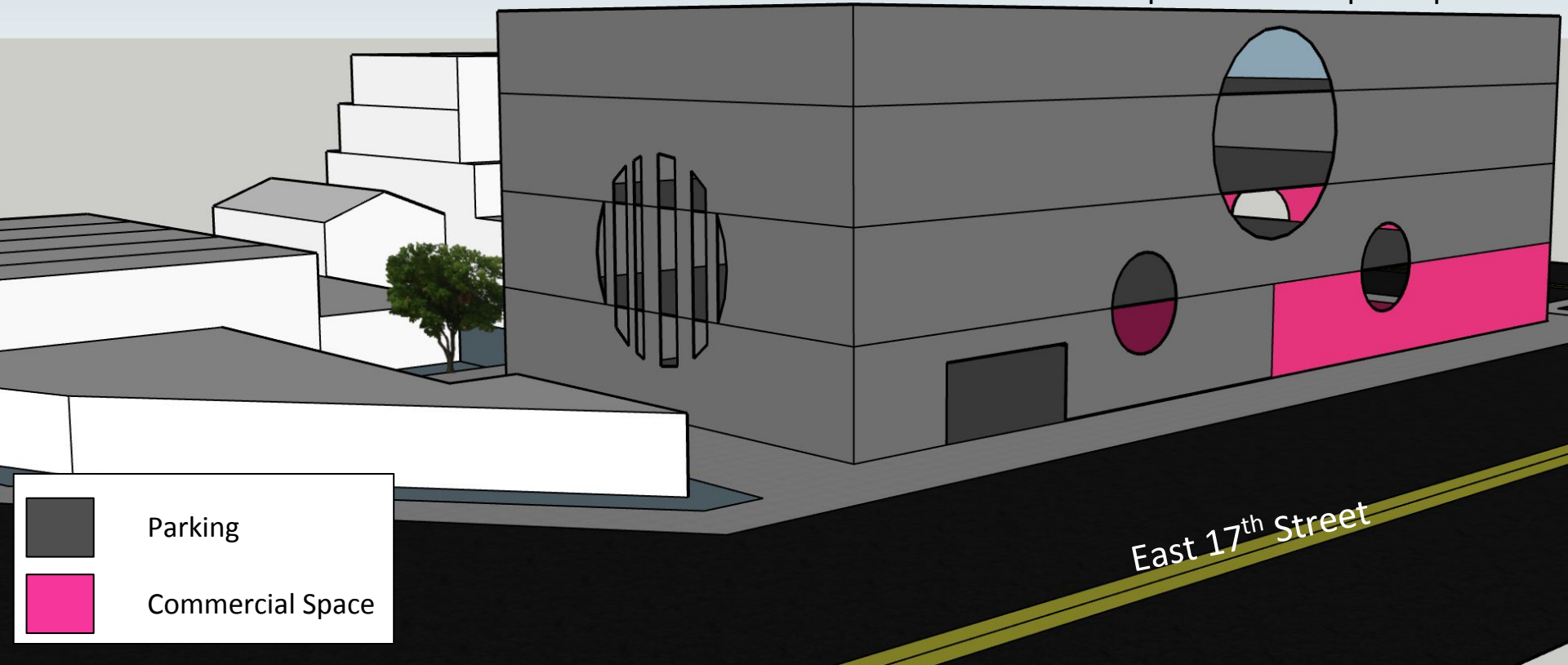
C4-3A

- 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



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

C4-4A	
Commercial FAR	4.00
Residential District Equivalent	R7A
Residential FAR	0.78 - 2.43 (height factor) 4.00 (Basic) 4.60 (MIH/VIH)
Community Facility FAR	4.00

2) C4-4A

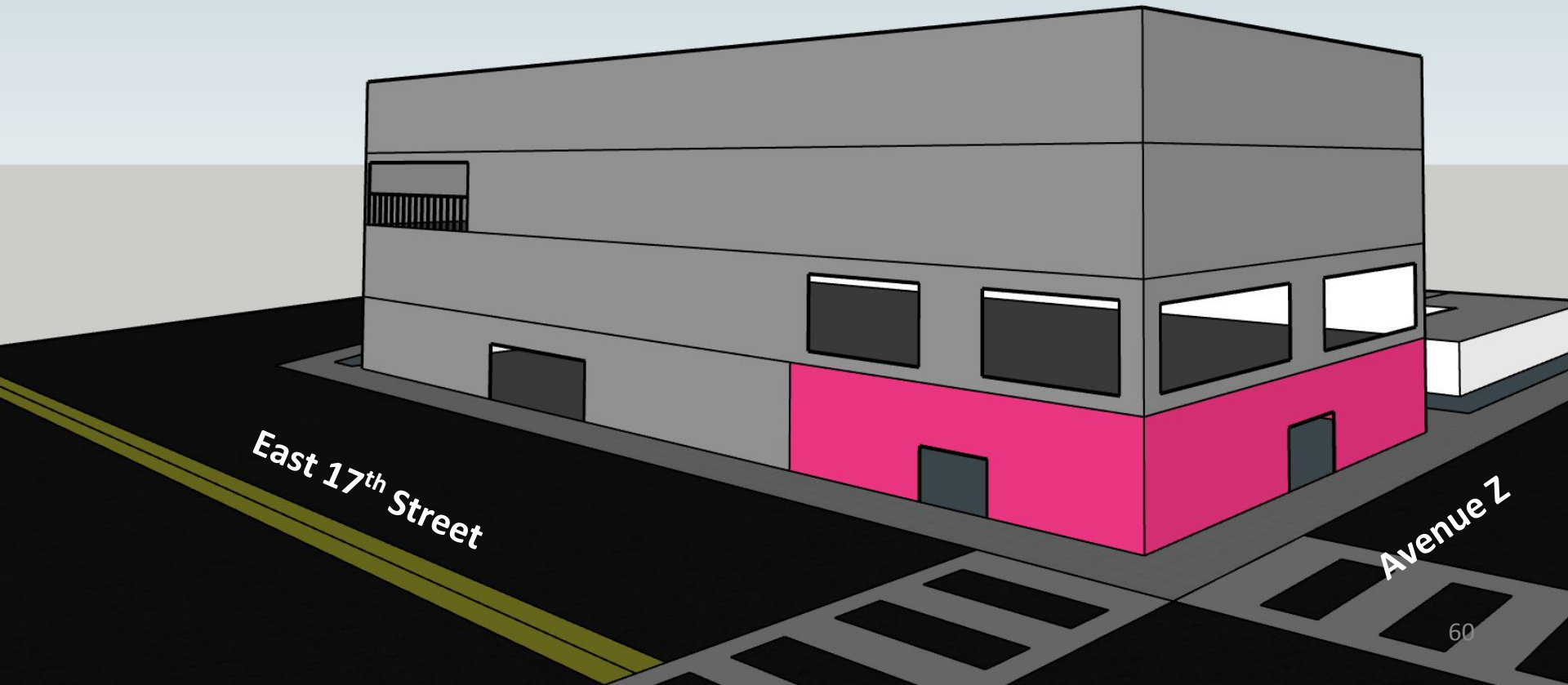


Parking



Commercial Space

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



2) C4-4A



Parking



Commercial Space

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



Summary of Changes

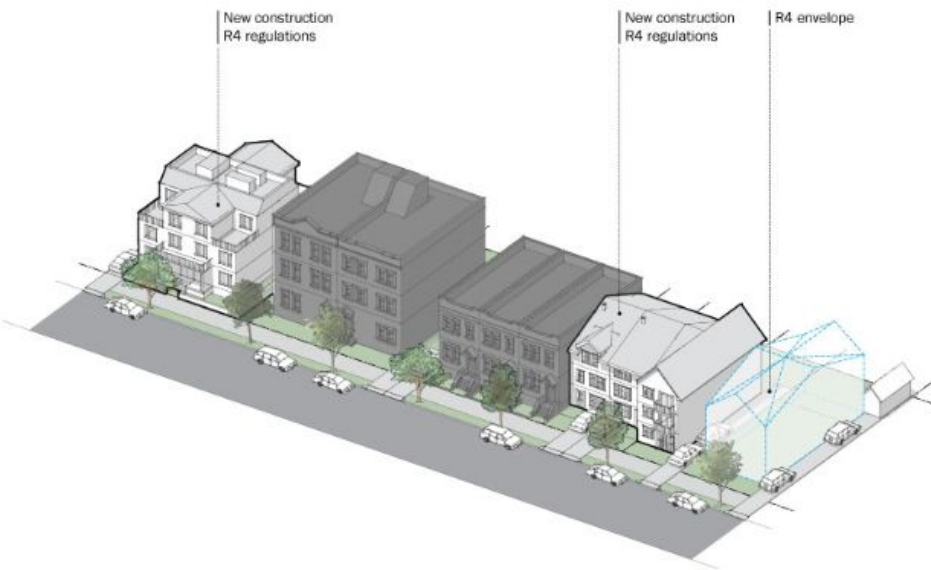
Number of Parking Spaces		
C4-2 (Current Zoning)	C4-3A	C4-4A
181 Spaces	181 Spaces	174 Spaces

Number of Stories		
C4-2 (Current Zoning)	C4-3A	C4-4A
4 Stories	4 Stories	4 Stories

Sheepshead Bay Municipal Parking Lot #2

Affordable Senior Housing

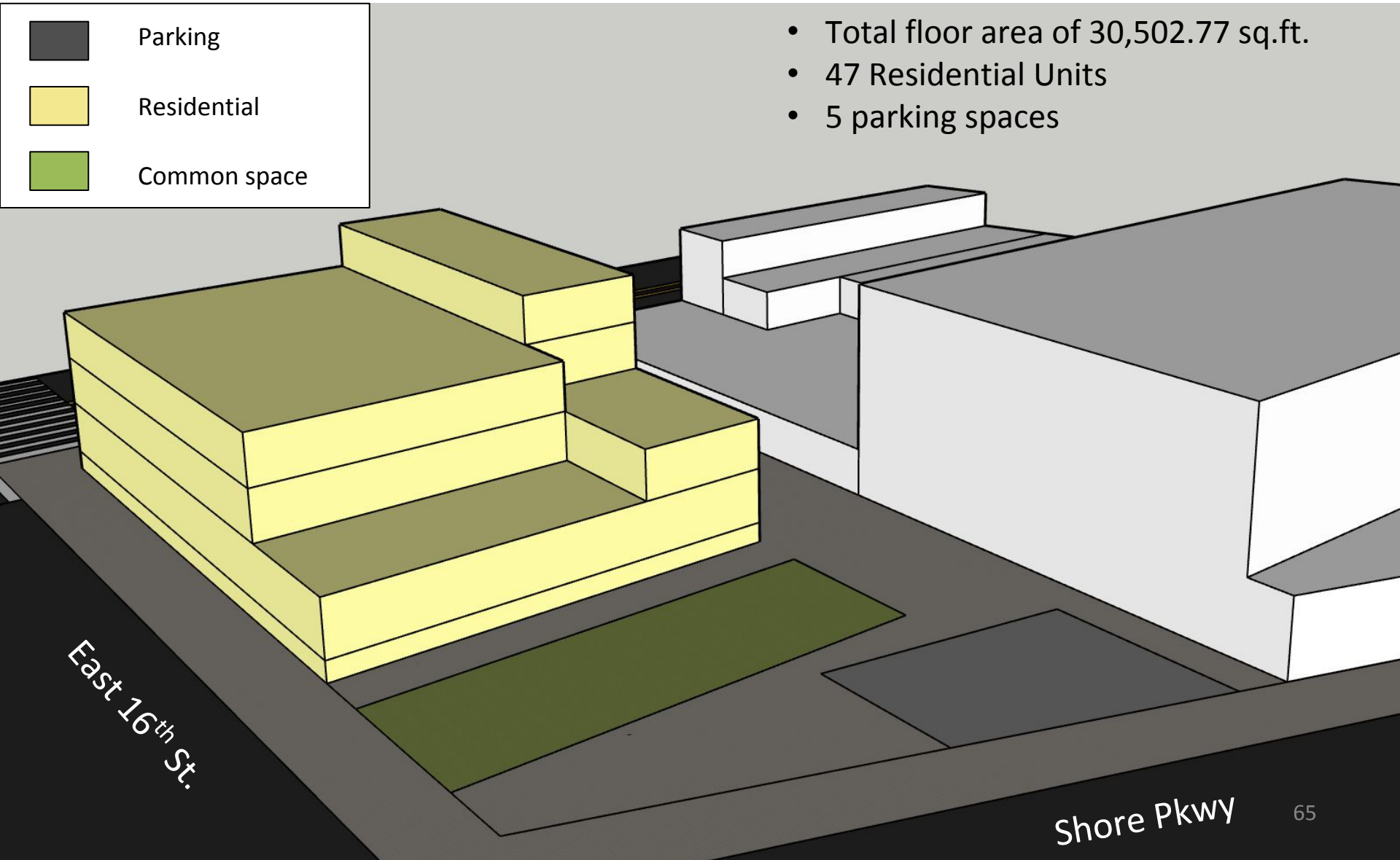
1) R4 with C2-2 Overlay (Maintain Current Zoning)



- 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

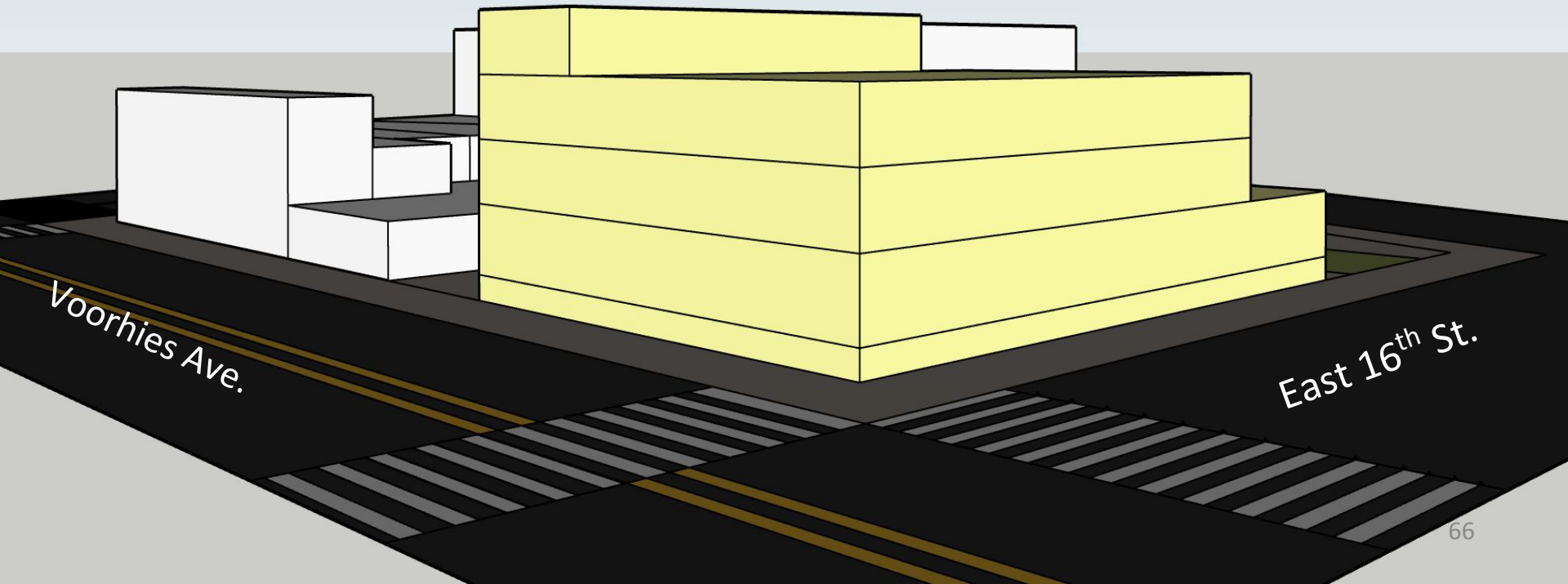
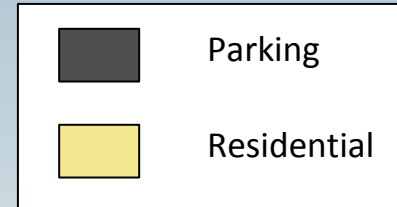
R4 General Residence District					
R4	FAR Max.	Lot Coverage (max.)	Perimeter Wall/ Building Height (max.)	Required Parking (min.)	
				Standard	IRHU
	0.75	45%	25/35 ft	1 per DU	50% of IRHU

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

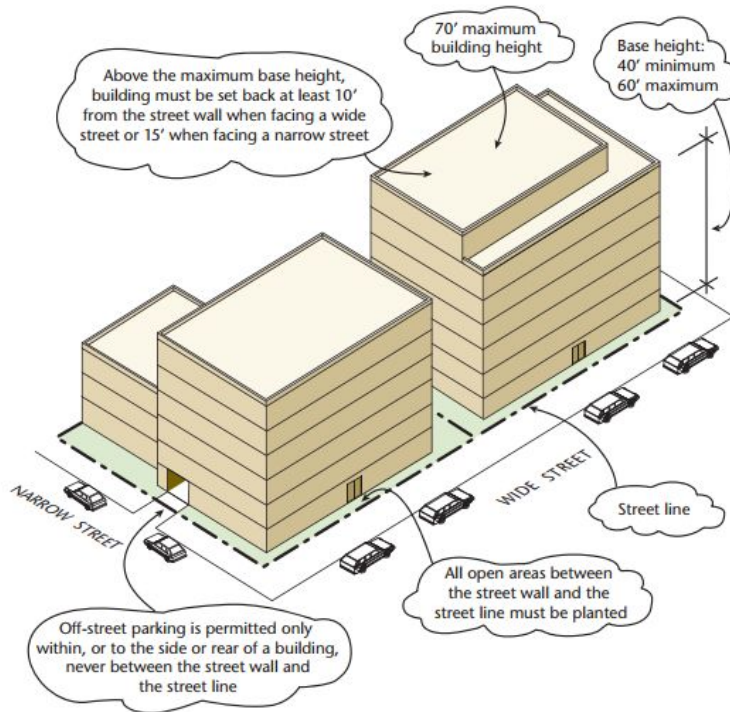


1) R4 with C2-2 Overlay (Maintain Current Zoning)

- 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

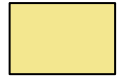
R6A General Residence District						
R6A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
		Corner Lot	Interior/Through Lot			
	3.0 ¹	80%	65%	40–60 ft	70 ft	50% of dwelling units

¹ 3.6 FAR with Inclusionary Housing designated area bonus

² Waived if 5 or fewer spaces required

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

3) R6A



Residential

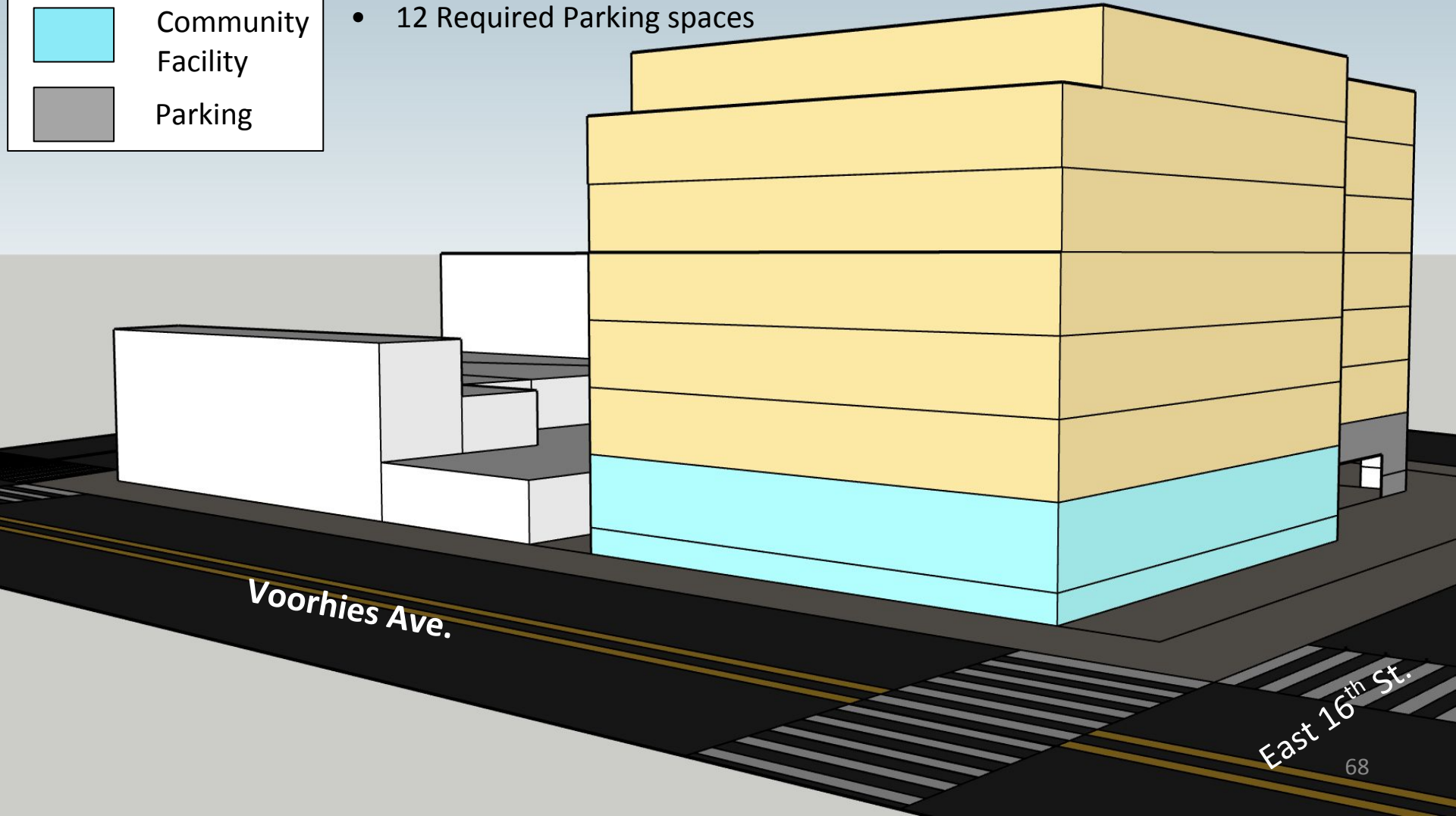


Community
Facility



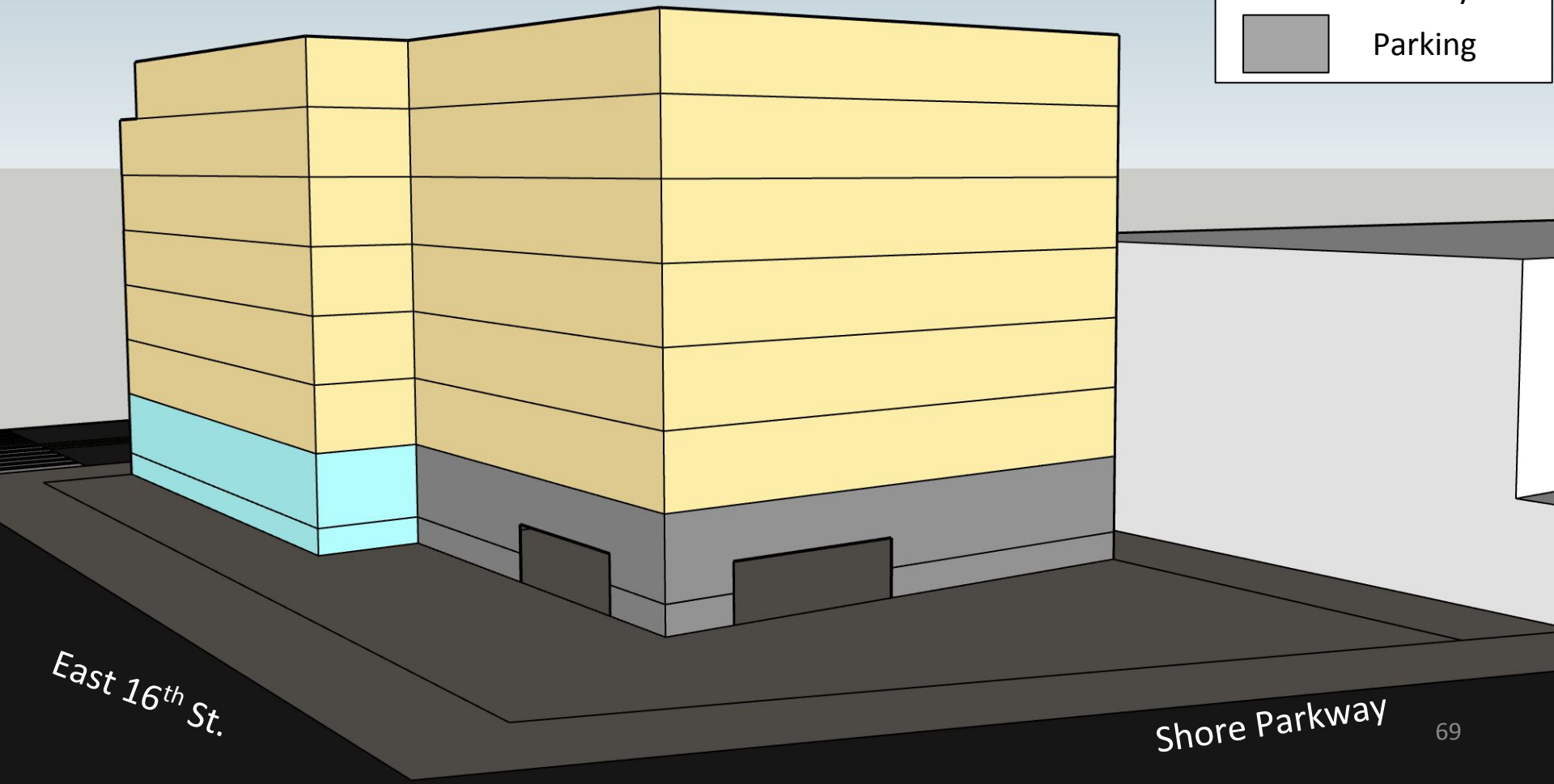
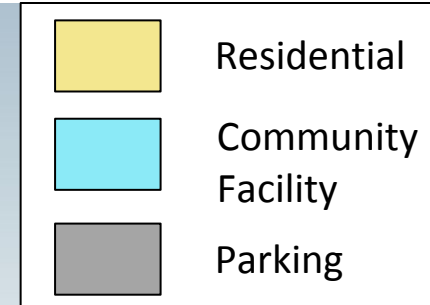
Parking

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

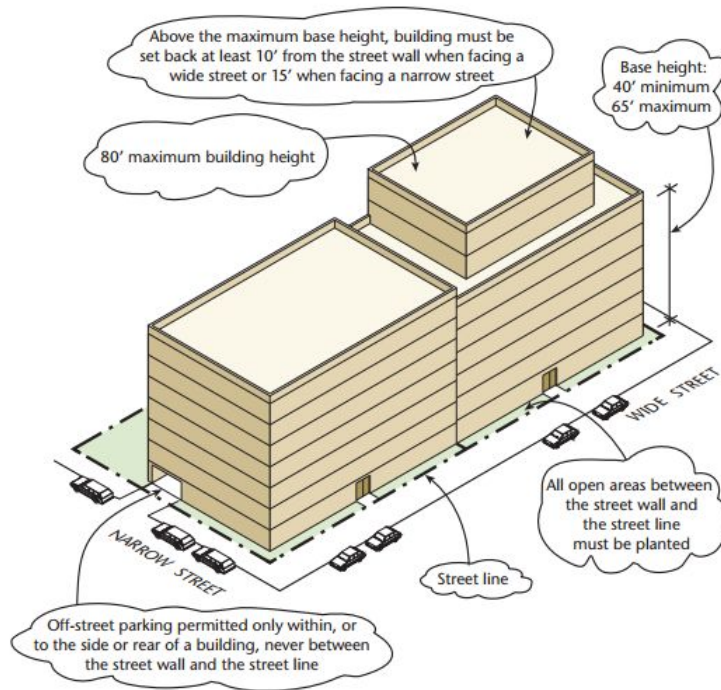


3) R6A

- 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

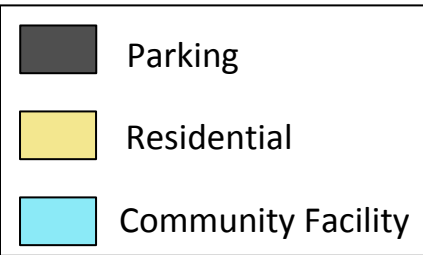
R7A General Residence District						
R7A	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
		Corner Lot	Interior/Through Lot			
	4.0 ¹	80%	65%	40–65 ft	80 ft	50% of dwelling units

¹ 4.6 FAR with Inclusionary Housing designated area bonus

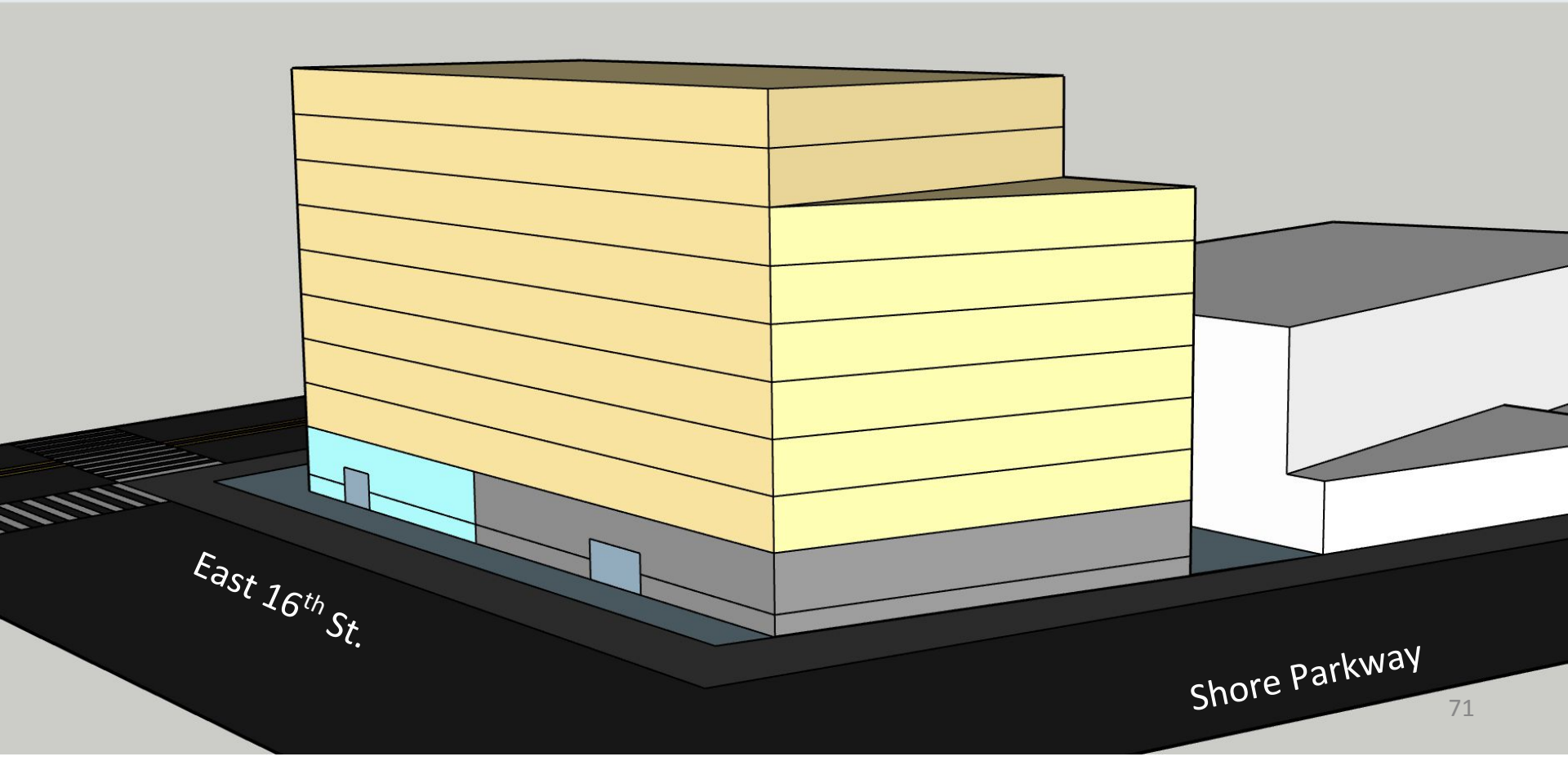
² 30% if zoning lot is 10,000 square feet or less; waived if 15 or fewer spaces required

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

4) R7A

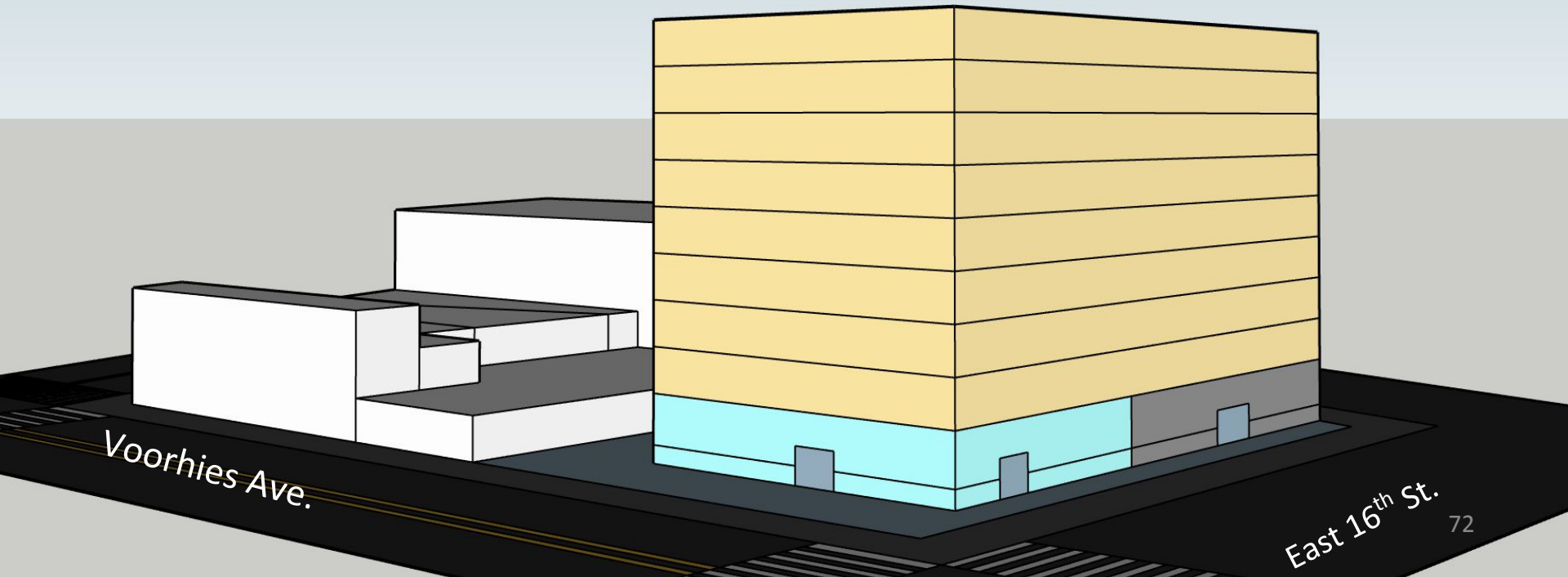


- 9-story residential with street-level community facility and parking
- 160 residential units
- 16 required parking spaces

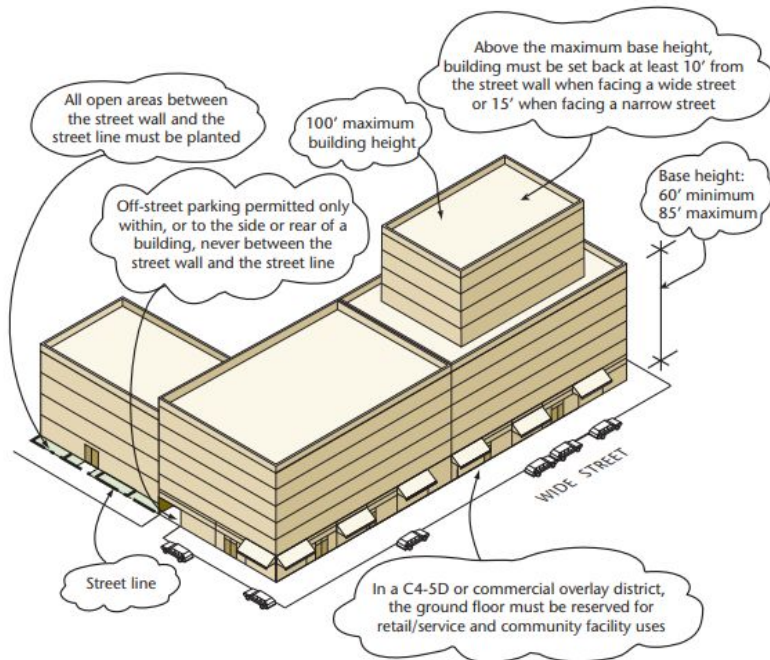


4) R7A

- 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

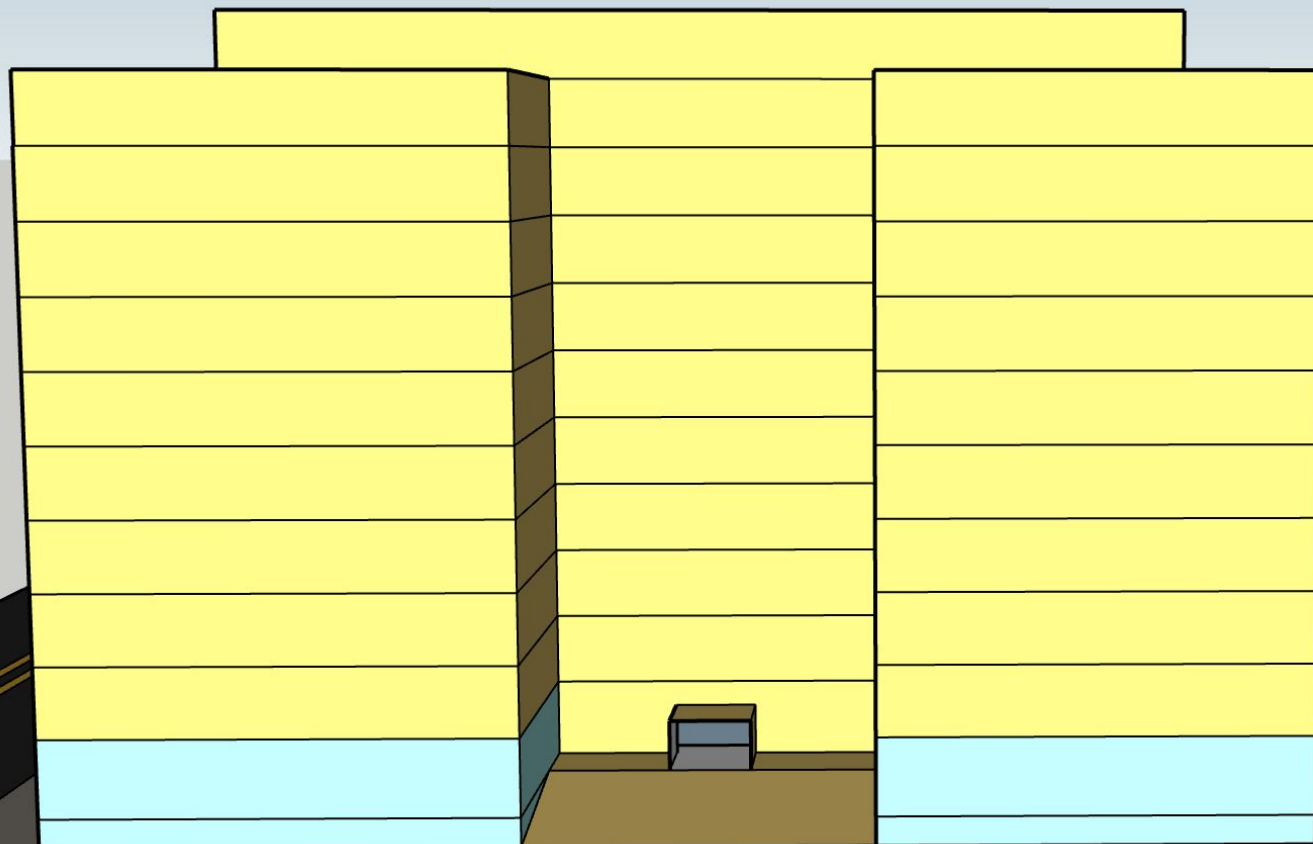
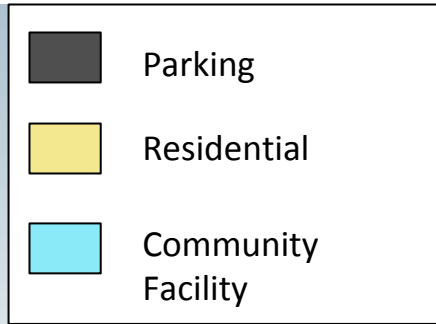
R7D General Residence District						
R7D	FAR (max)	Lot Coverage (max)		Base Height (min/max)	Building Height (max)	Required Parking ² (min)
		Corner Lot	Interior/Through Lot			
	4.2 ¹	80%	65%	60–85 ft	100 ft	50% of dwelling units

¹ 5.6 FAR with Inclusionary Housing designated area bonus

² 30% if zoning lot is 10,000 square feet or less; waived if 15 or fewer spaces required

5) R7D

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



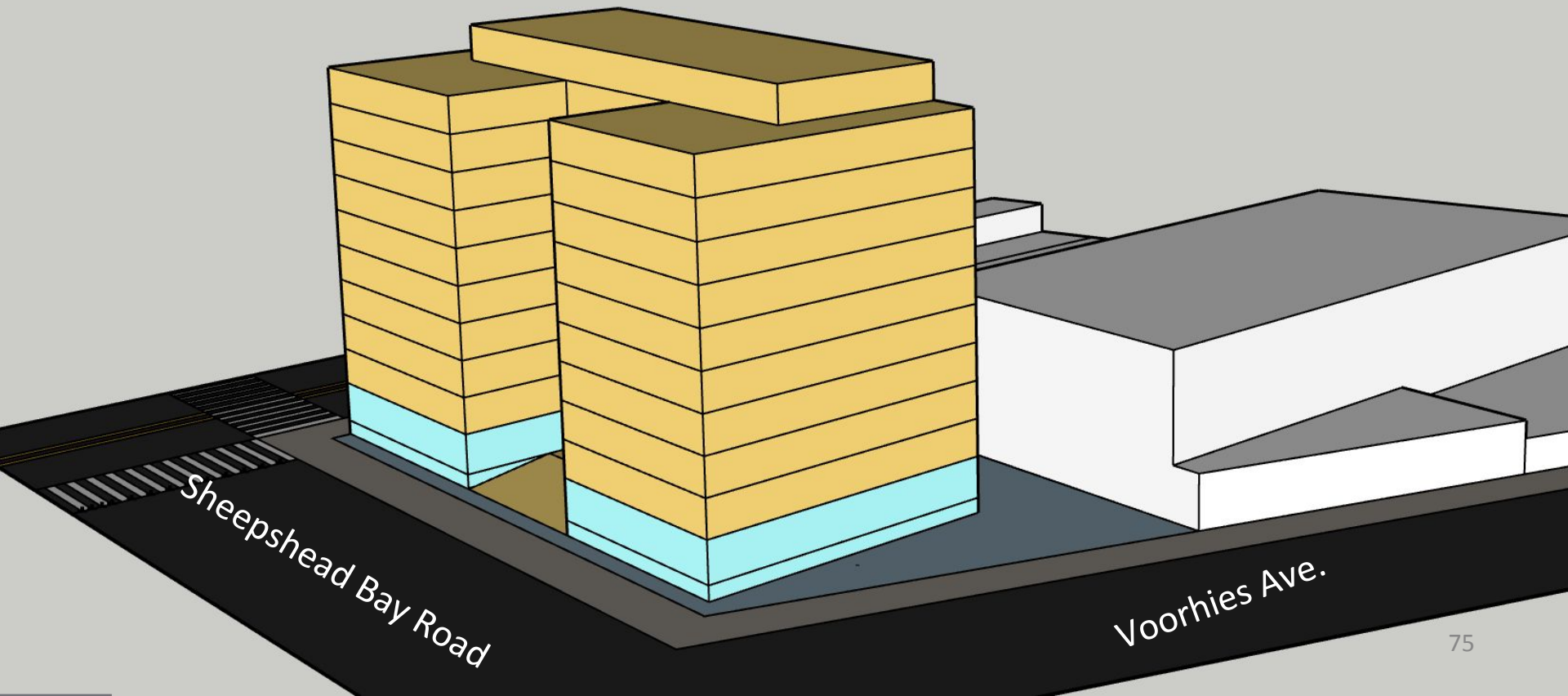
East 16th St.

Shore Parkway

5) R7D



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



Summary of Changes

Number of Apartment Units			
R4 with C2-2 Overlay	R6A	R7A	R7D
47	119	160	201

Number of Stories			
R4 with C2-2 Overlay	R6A	R7A	R7D
4	7	9	11

FAR			
R4 with C2-2 Overlay	R6A	R7A	R7D
1.28	3.78	4.92	5.59

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