Innovative Urban Village

East New York
Christian Cultural Center (CCC)

220311 ZSK
220312 ZMK
220313 ZRK
220314 ZSK

CPC Review Session | Certification

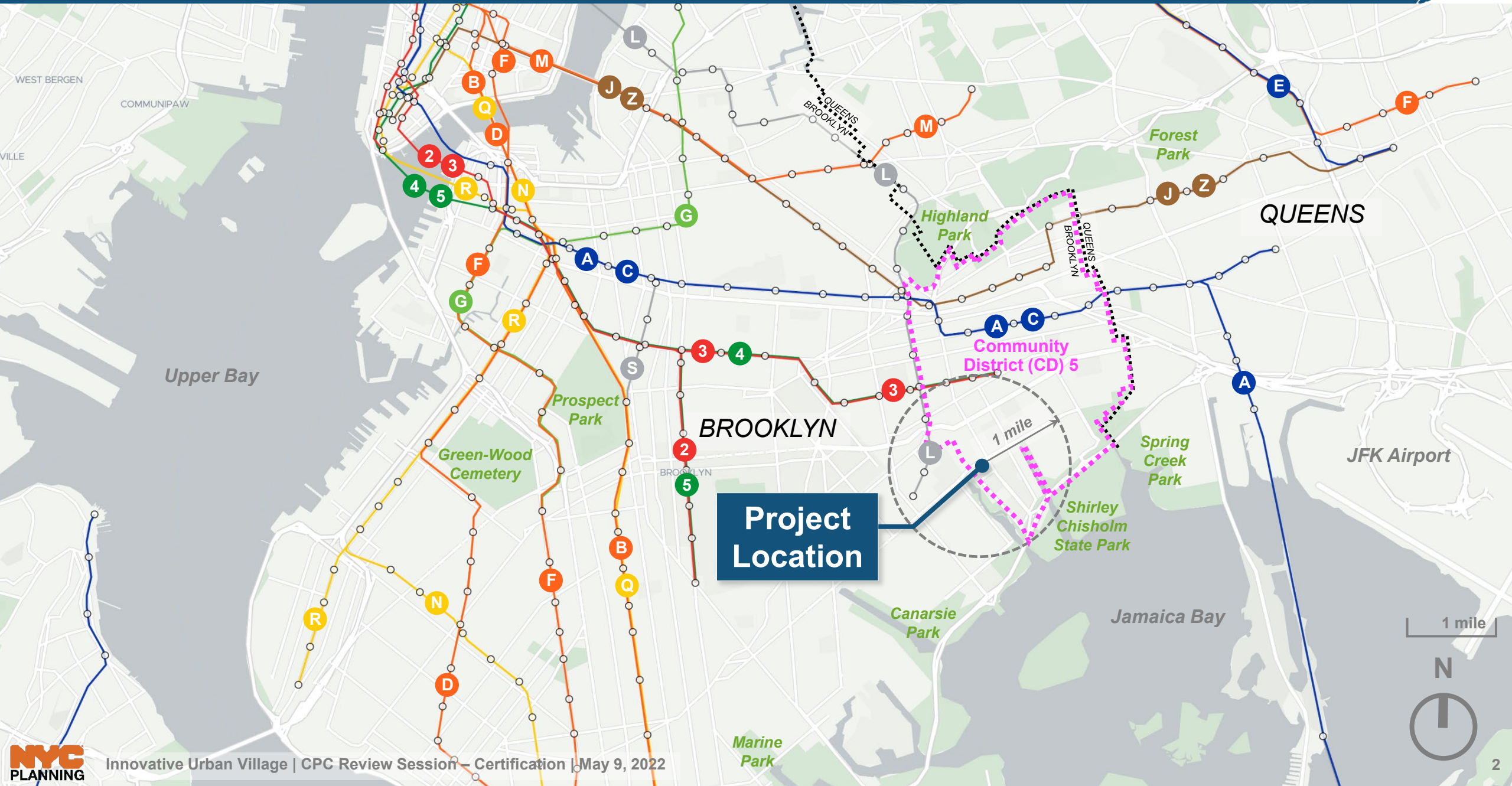
May 9, 2022



For illustrative purposes only

NYC PLANNING

Project Location



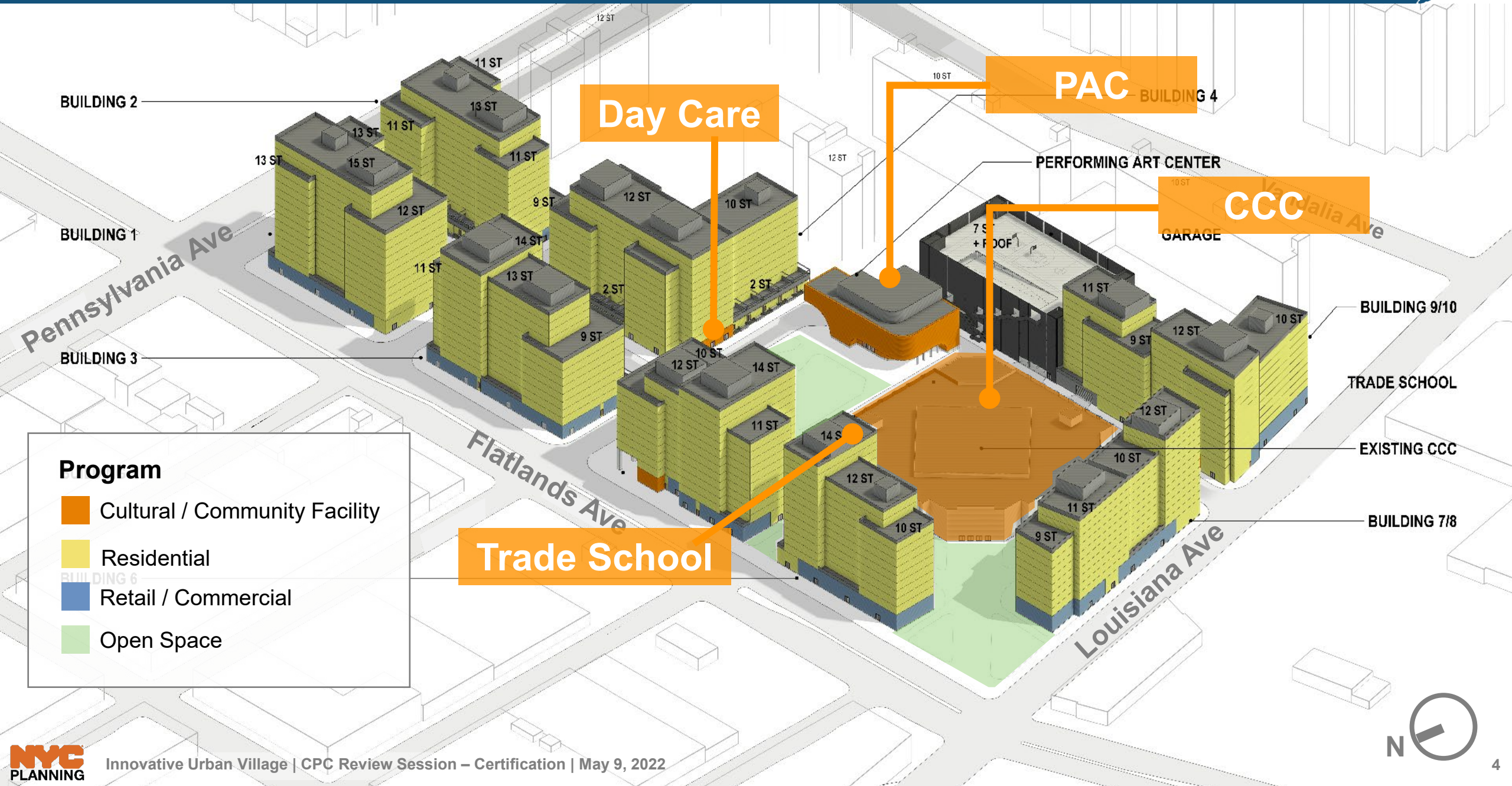
Project Overview – Applicant



Innovative Urban Village, LLC

- Gotham Organization
- Christian Cultural Center (CCC)

Project Overview – Proposed Development



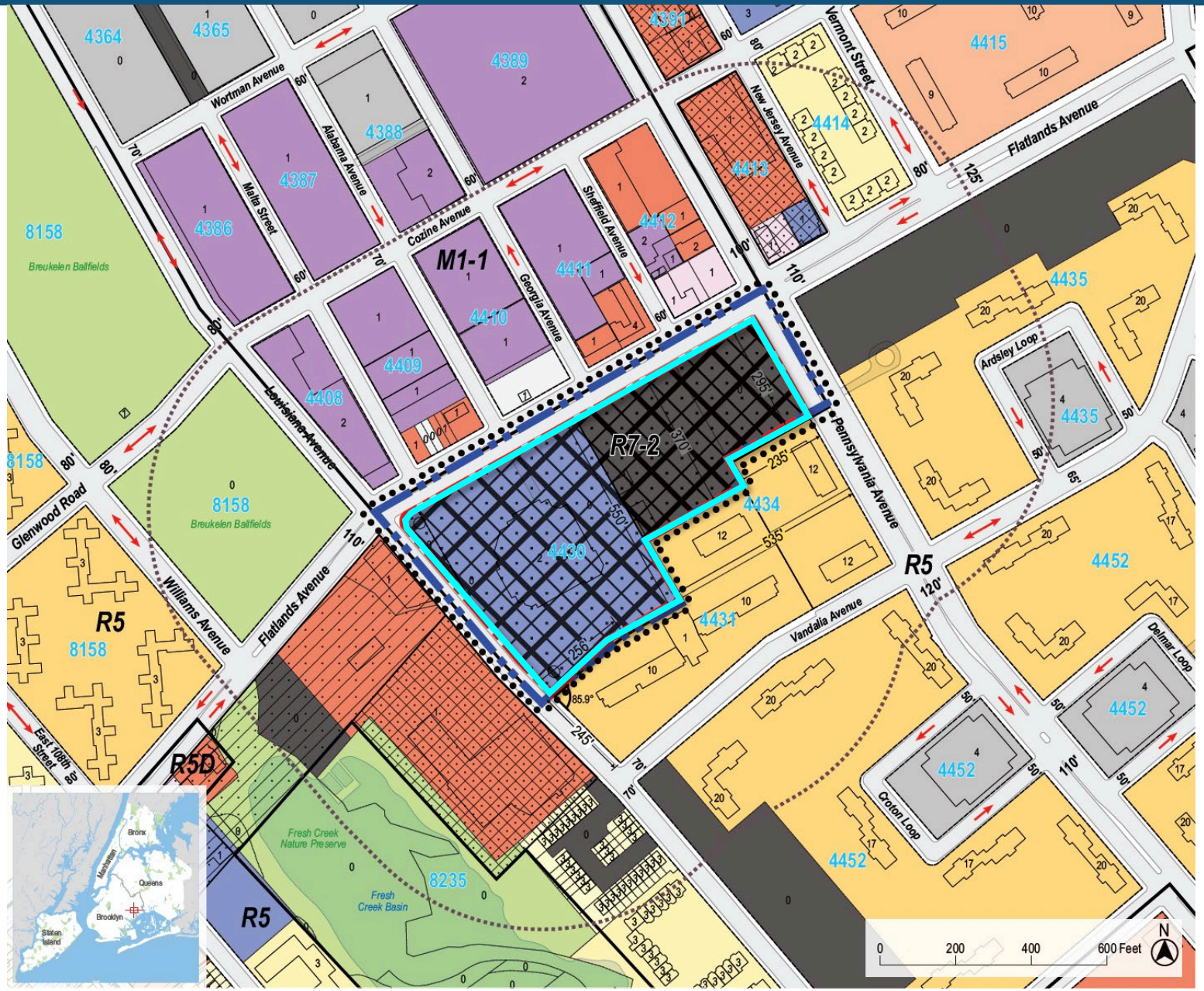
Surrounding Area



Surrounding Area



Land Use & Zoning



600' Radius
Development Site
LSGD Boundary
Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

Subway Entries
5037 Block Numbers
Property Lines
5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

Area Photographs - Flatlands Ave at Louisiana Ave



KEY PLAN

Area Photographs – Pennsylvania Ave at Flatlands Ave



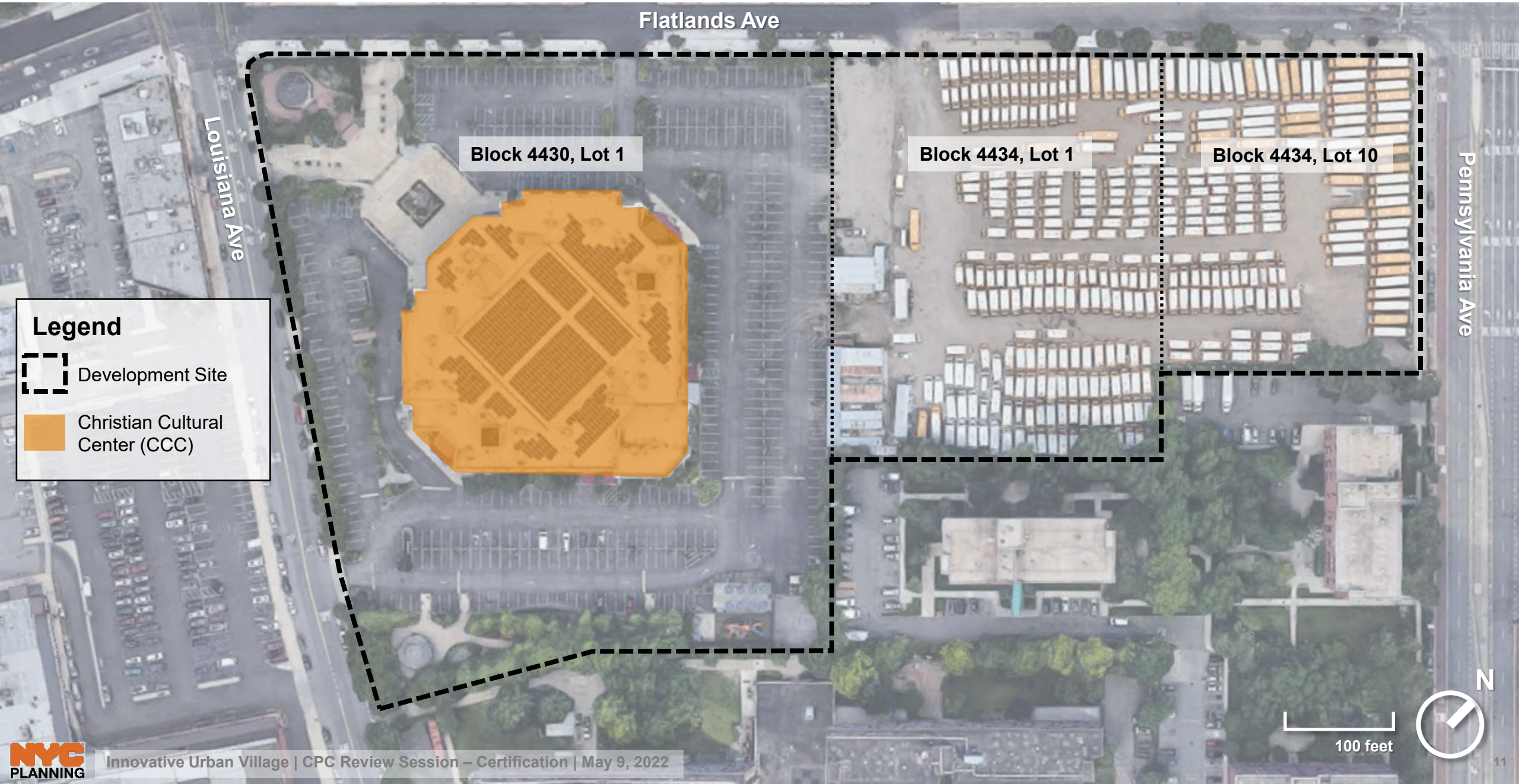
KEY PLAN

Area Photographs – Louisiana Ave near Vandalia Ave

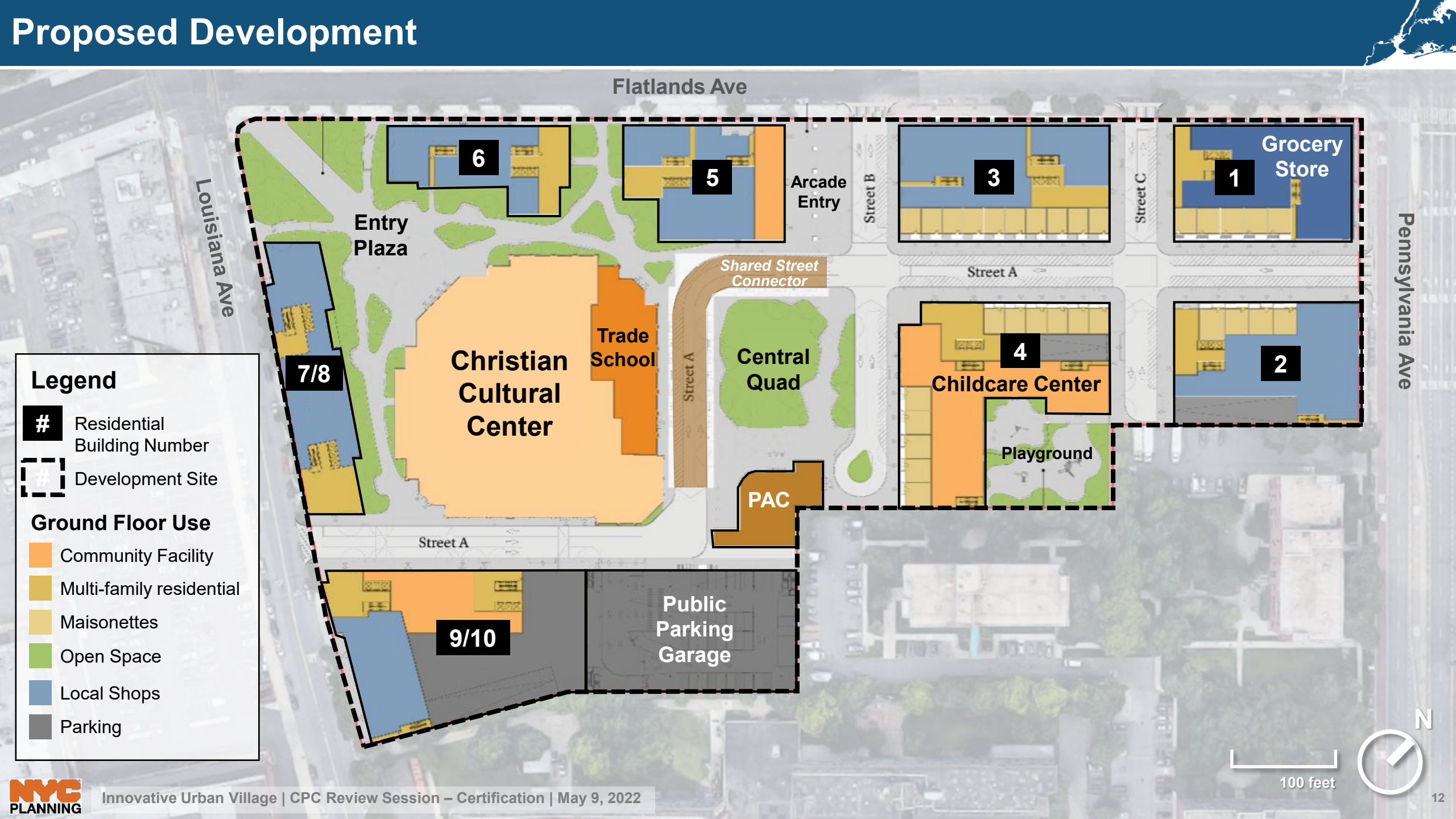


KEY PLAN

Development Site



Proposed Development



Illustrative View – Pennsylvania & Flatlands



KEY PLAN

Illustrative View – Street A



KEY PLAN

Illustrative View – Street B / Georgia Avenue Extension



KEY PLAN

Illustrative View – Entry Plaza



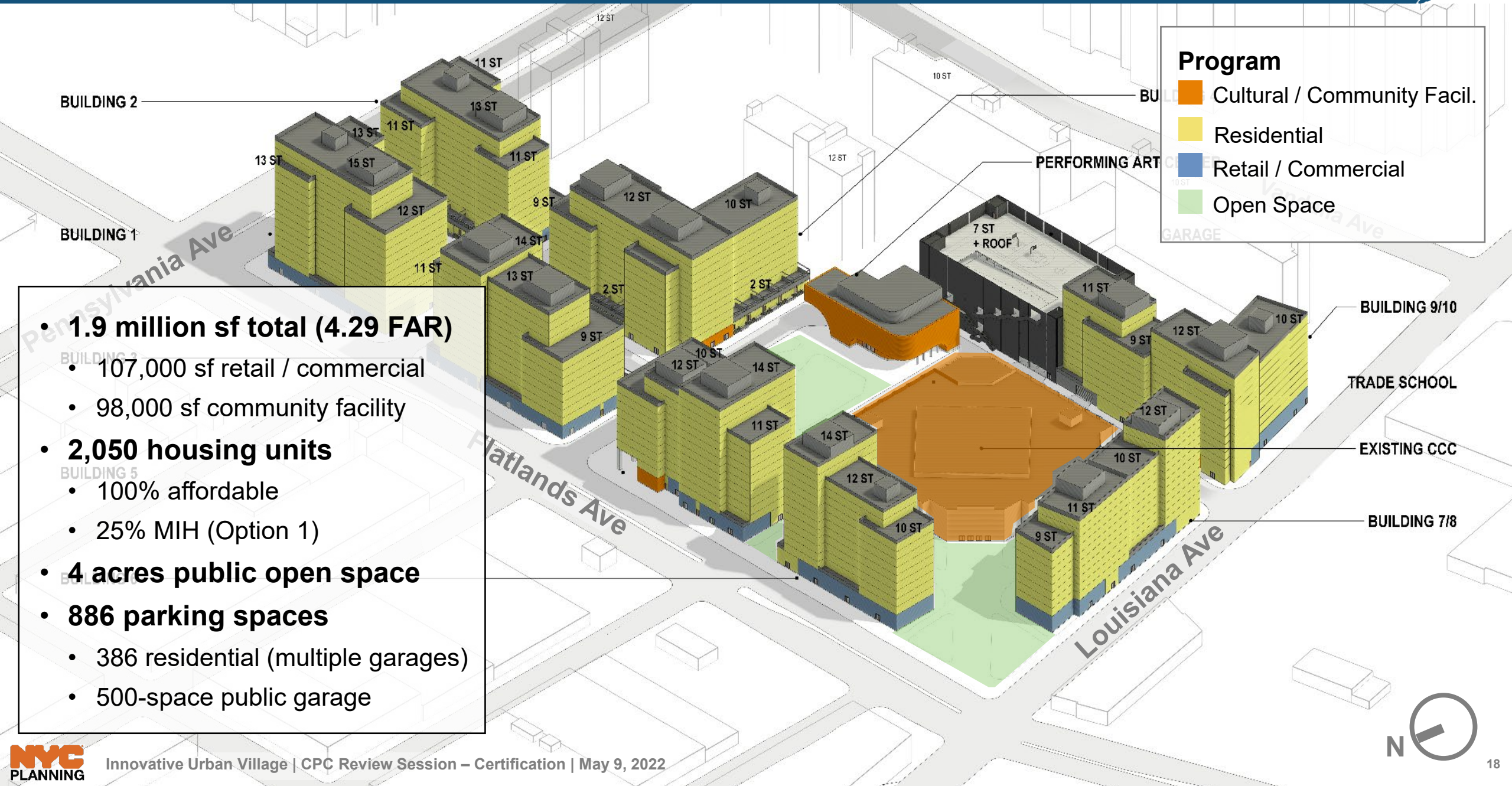
KEY PLAN

Illustrative View – Central Quad



KEY PLAN

Proposed Development

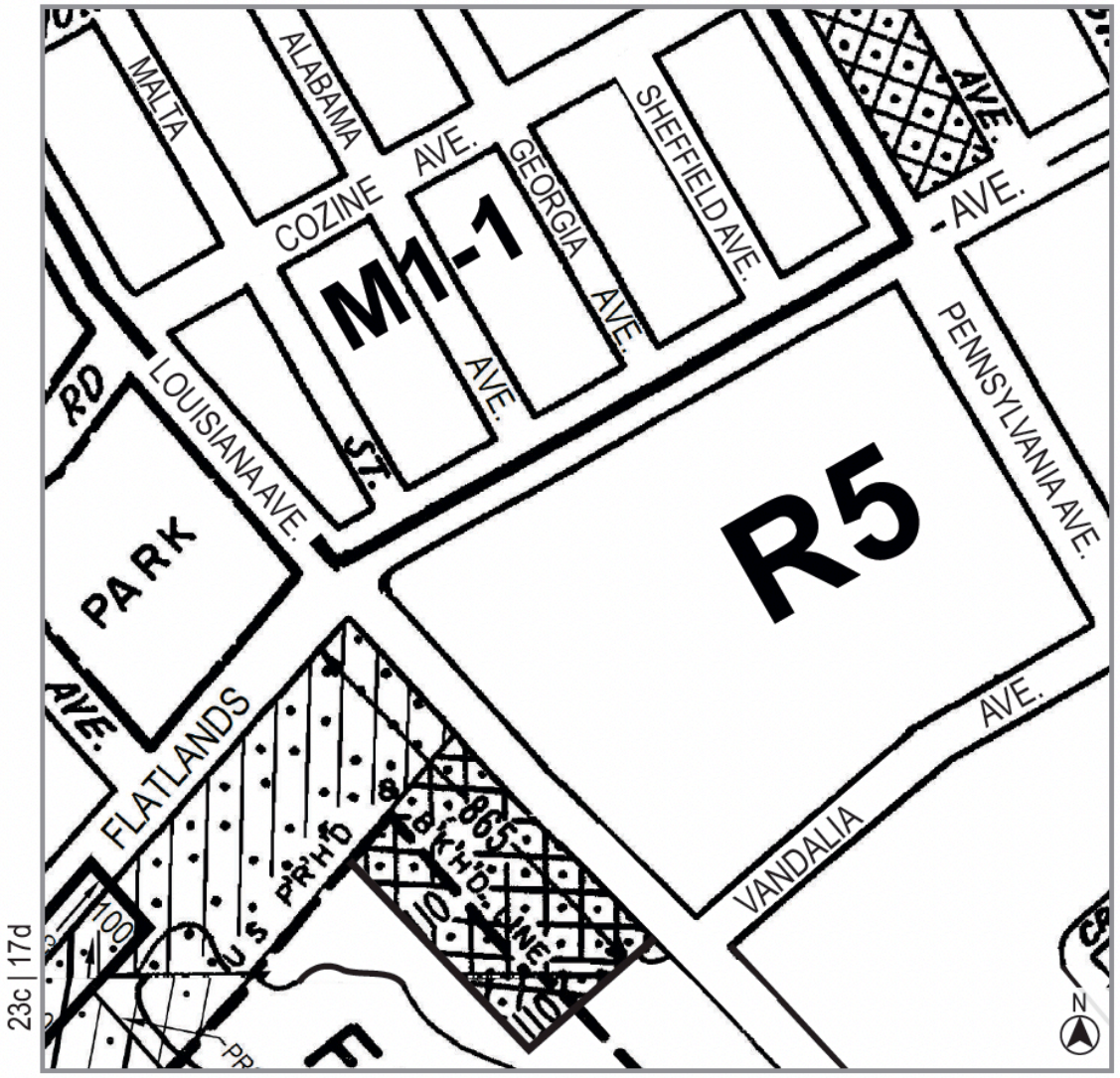


- **1.9 million sf total (4.29 FAR)**
  - 107,000 sf retail / commercial
  - 98,000 sf community facility
- **2,050 housing units**
  - 100% affordable
  - 25% MIH (Option 1)
- **4 acres public open space**
- **886 parking spaces**
  - 386 residential (multiple garages)
  - 500-space public garage

Actions Necessary to Facilitate Proposed Development

1. **Zoning Map Amendment (Rezoning)**
   - R5 to R7-2/C2-4
2. **Zoning Text Amendment**
   - Appendix F – MIH (Option 1)
   - Appendix I – Transit Zone expansion
3. **Large Scale General Development (LSGD) Special Permit** to waive bulk regulations; pursuant to **ZR 74-743(a)(2)**
   - Yards
   - Minimum Distance Between Buildings
   - Height & Setback
4. **Special Permit** for a **public parking garage** with 150+ spaces, roof parking; pursuant to **ZR 74-512**
   - 500-space garage including 45 spaces on roof

Zoning Map Amendment (Rezoning)



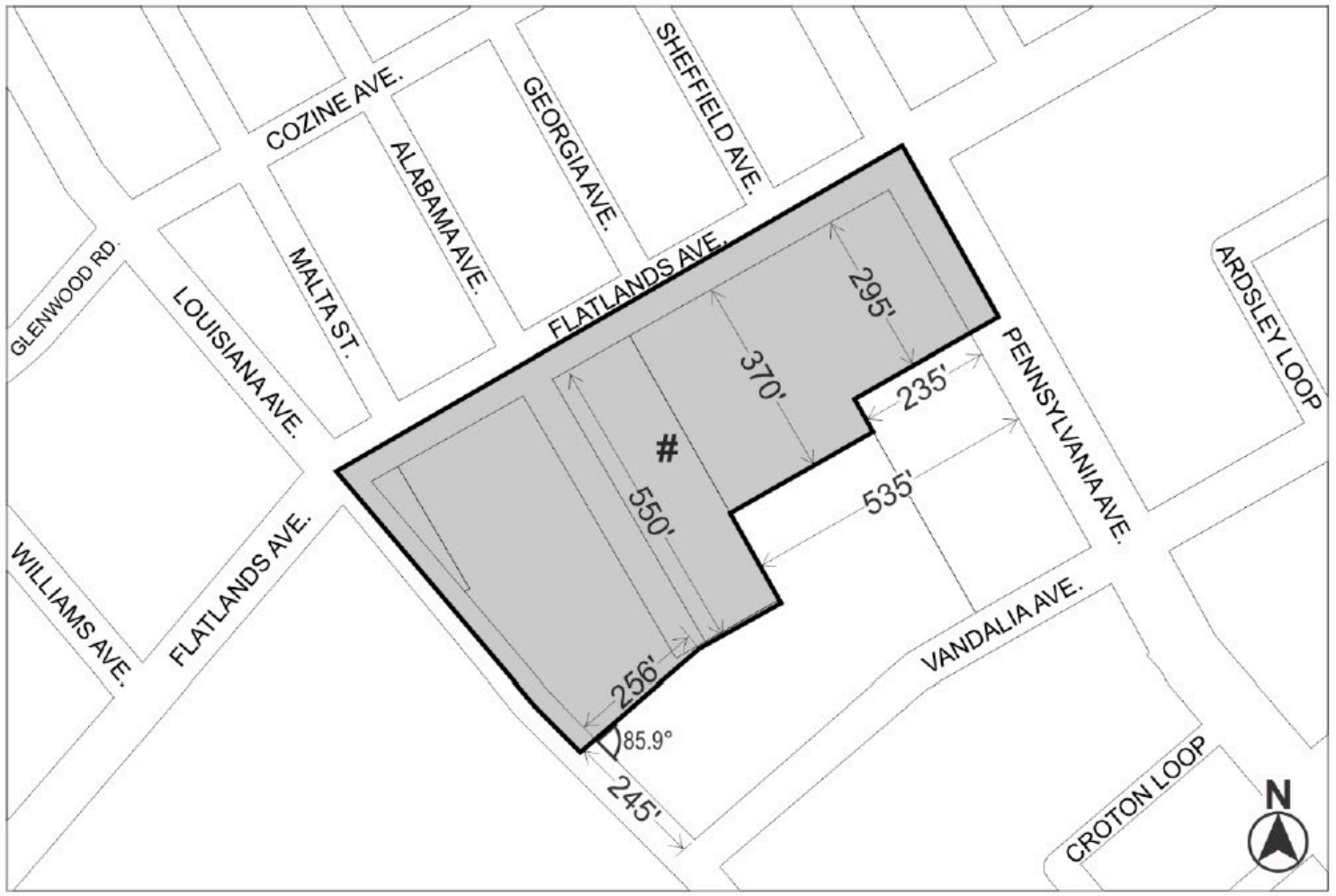
Current Zoning Map (17d & 23c)



Proposed Zoning Map (17d & 23c) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R7-2/C2-4

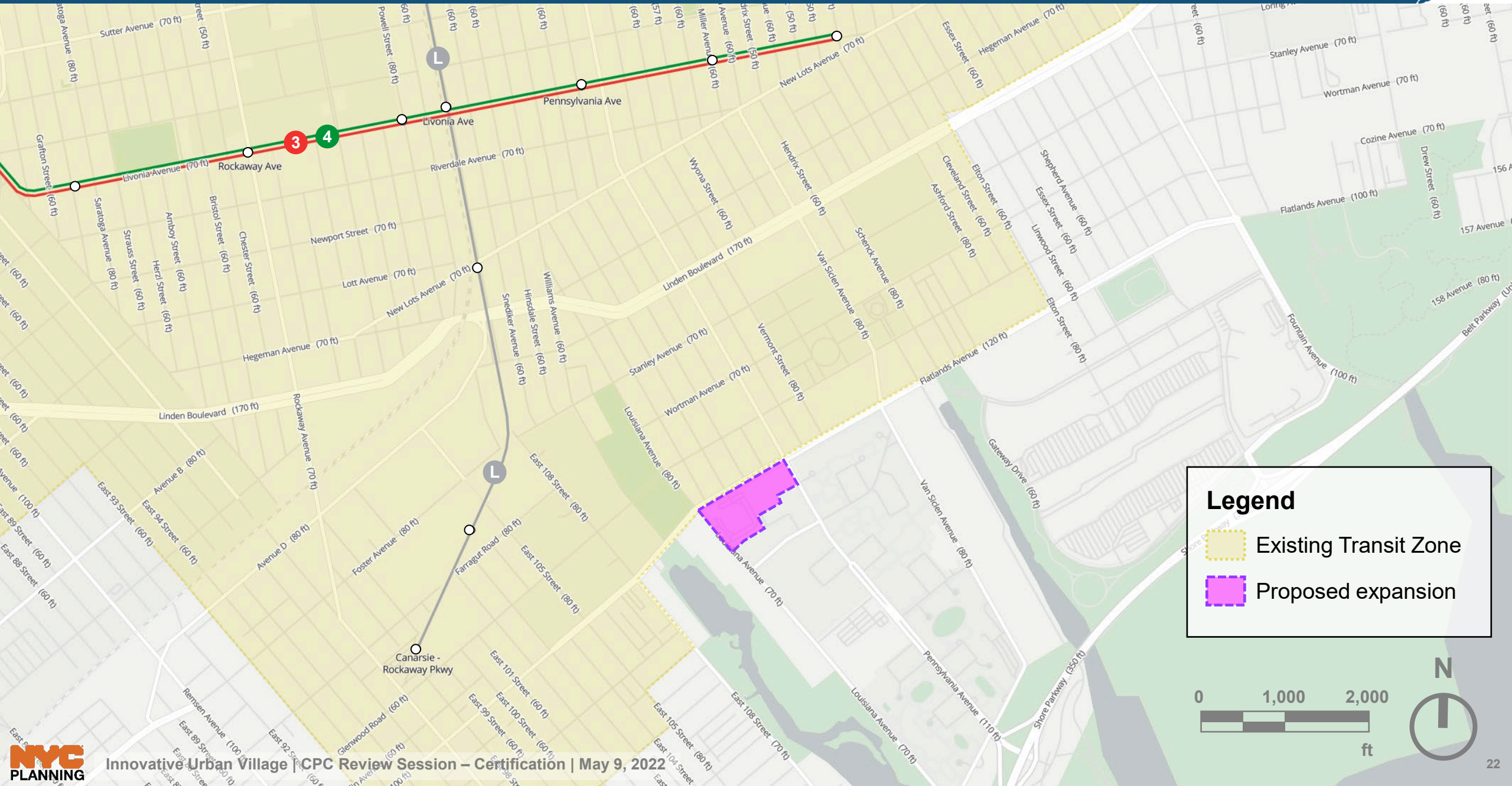
Zoning Text Amendment – Appendix F | Mandatory Inclusionary Housing (MIH)



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area # — [date of adoption] — MIH Program Option 1

Zoning Text Amendment – Appendix I | Transit Zone



Special Permit – ZR 74-743(a)(2) – Large Scale General Development (LSGD)

? What does an LSGD allow?

- CPC may modify underlying zoning district rules for increased flexibility
- Floor area, dwelling units, lot coverage, or open space can be shifted on a development site without regard for zoning lots or district boundaries

? How is a project eligible for LSGD action?

- Development/enlargement in a commercial or manufacturing district
- Minimum area of 1.5 acres (63,340 SF)

? What is required to grant an LSGD?

- CPC must find the proposed redistribution will create superior site plan and relationship between development site and neighborhood context
- Future development must occur pursuant to approved drawing package

Special Permit – ZR 74-743(a)(2) – Large Scale General Development (LSGD)

The applicant is seeking a Special Permit for a LSGD pursuant to ZR 74-743 that would modify the following:

- Yard requirements
- Distance between buildings requirement
- Height and setback requirements

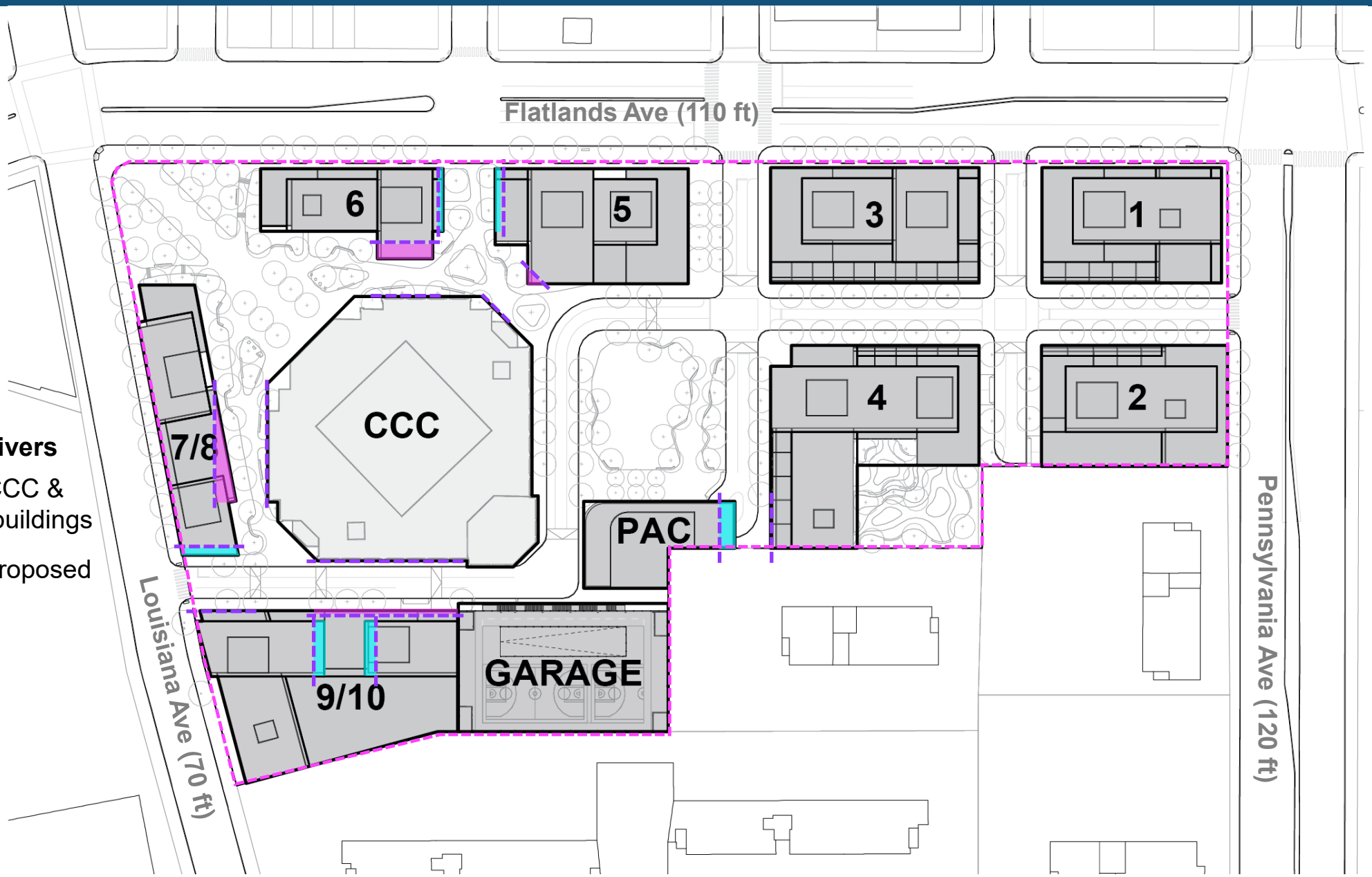
LSGD Bulk Waivers – Building Height & Number of Stories



LSGD Bulk Waivers – Base Height & Required Setback



LSGD Bulk Waivers – Minimum Distance Between Buildings



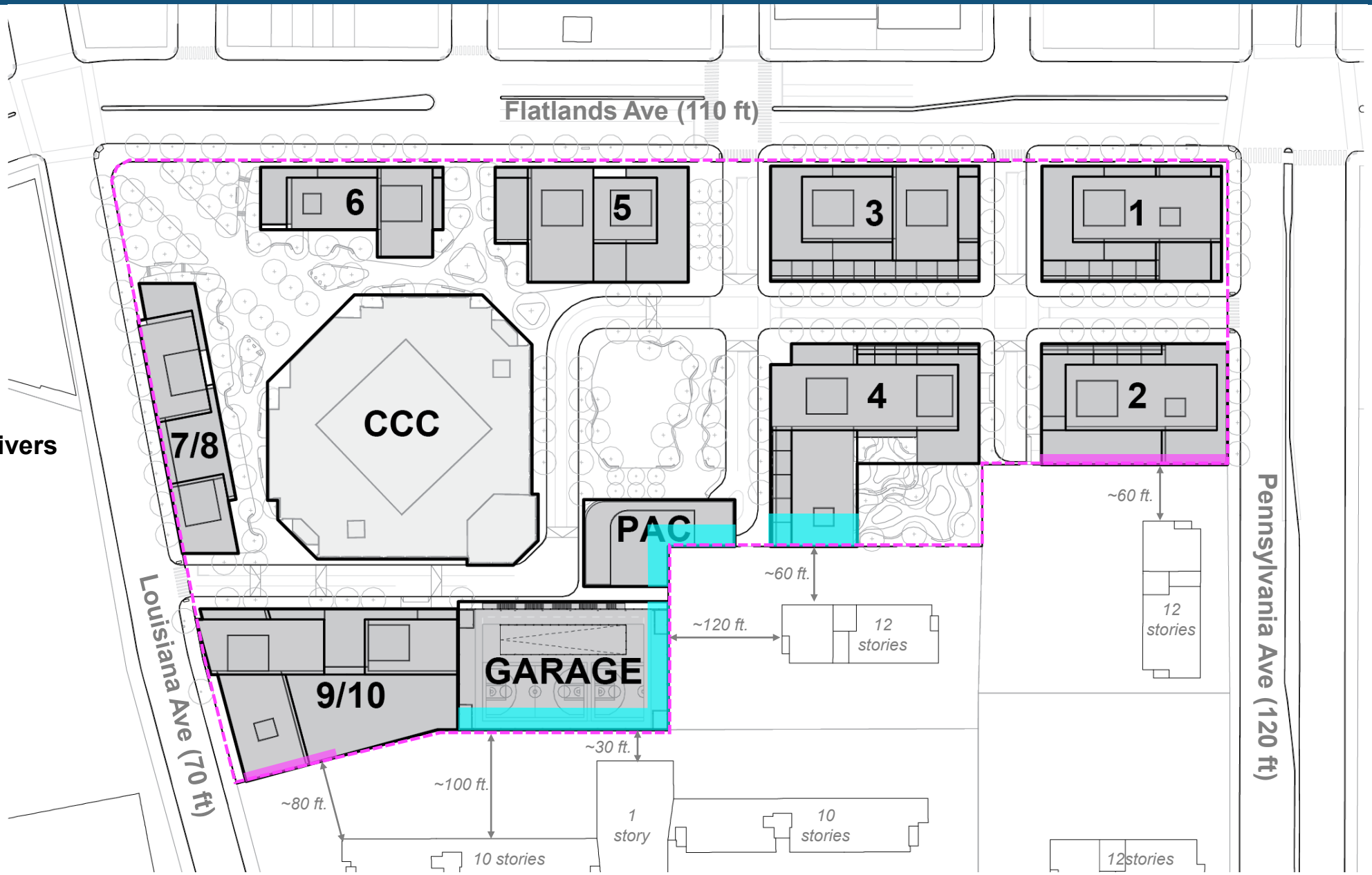
Requested Waivers

- Between CCC & proposed buildings
- Between proposed buildings

LSGD Bulk Waivers – Yards

Requested Waivers

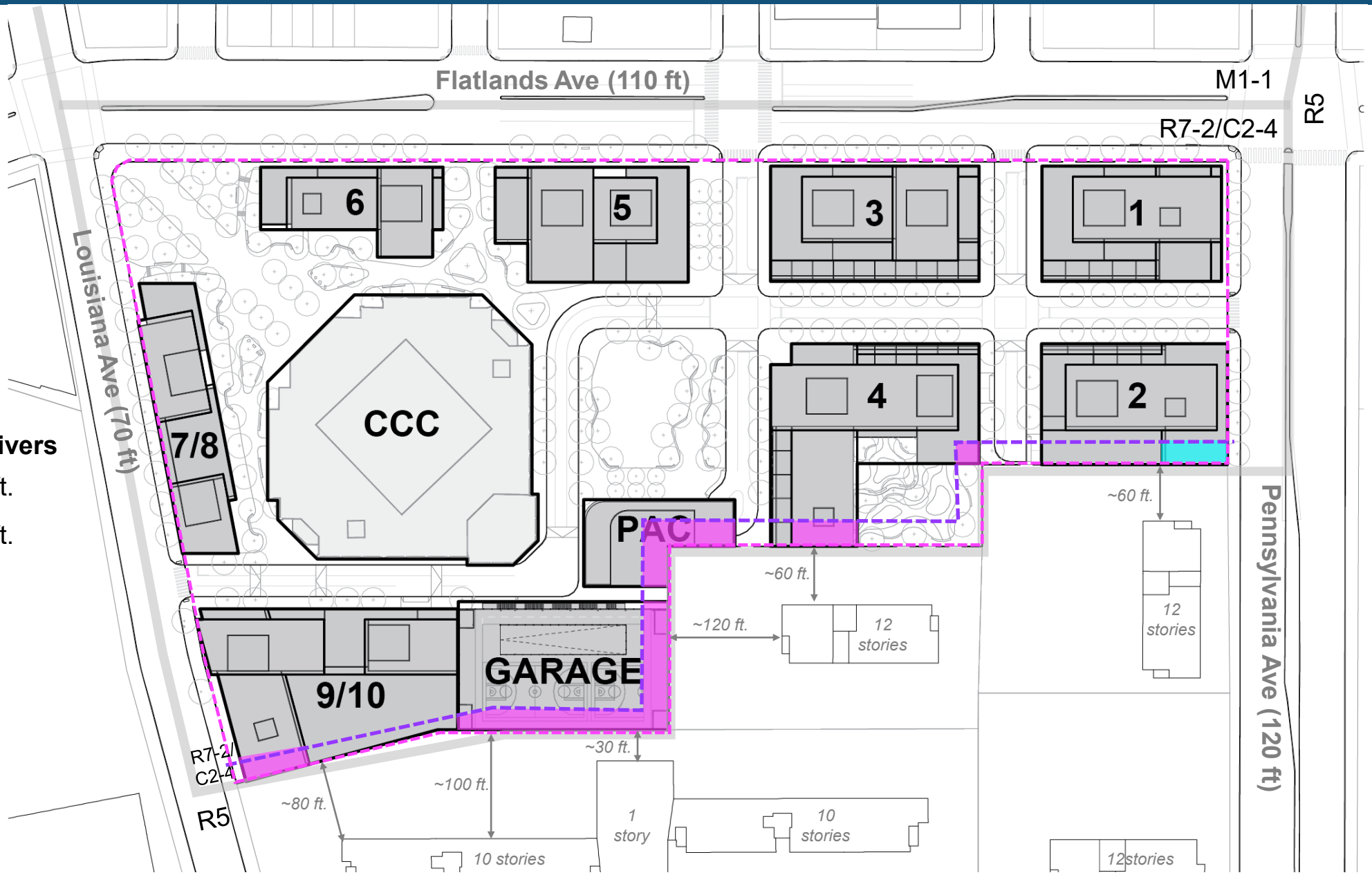
- Side yard
- Rear yard



LSGD Bulk Waivers – Building Height within 25 ft. of an R5 District

Requested Waivers

- Above 45 ft.
- Above 55 ft.



74-51 Public Parking Garages or Public Parking Lots Outside High Density Central Areas

…

74-512 In other Districts

In C2-1, C2-2, C2-3, **C2-4,** C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the **City Planning Commission may permit *public parking garages*** or *public parking lots* **with more than 150 spaces,** provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met. The **Commission may permit some of such spaces to be located on the roof** of such *public parking garage*, or may permit floor space on one or more *stories* and up to a height of 23 feet above *curb level* to be exempted from the definition of *floor area* as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such *use*, the Commission shall make the following findings:

…

Special Permit Findings

a) that the principal vehicular **access** for such *use* is located on an arterial highway, a major *street* or a **secondary *street* within one-quarter mile of an arterial highway or major *street,*** except in C5 or C6 districts such access may be located on a local *street;*

b) that such *use* is so located as to **draw a minimum of vehicular traffic to and through** local *streets* in nearby **residential areas;**

c) that such *use* has **adequate reservoir space** at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the *use*, whichever amount is greater, up to 50 spaces;

d) that the ***streets*** providing access to such *use* will be **adequate to handle the traffic generated** thereby;

e) that, where roof parking is permitted, such **roof parking is so located as not to impair the essential character or future use or development of adjacent areas;** and

f) that, where any floor space is exempted from the definition of *floor area*, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The **Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area,** including limitations on *signs* or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from *lot lines*.

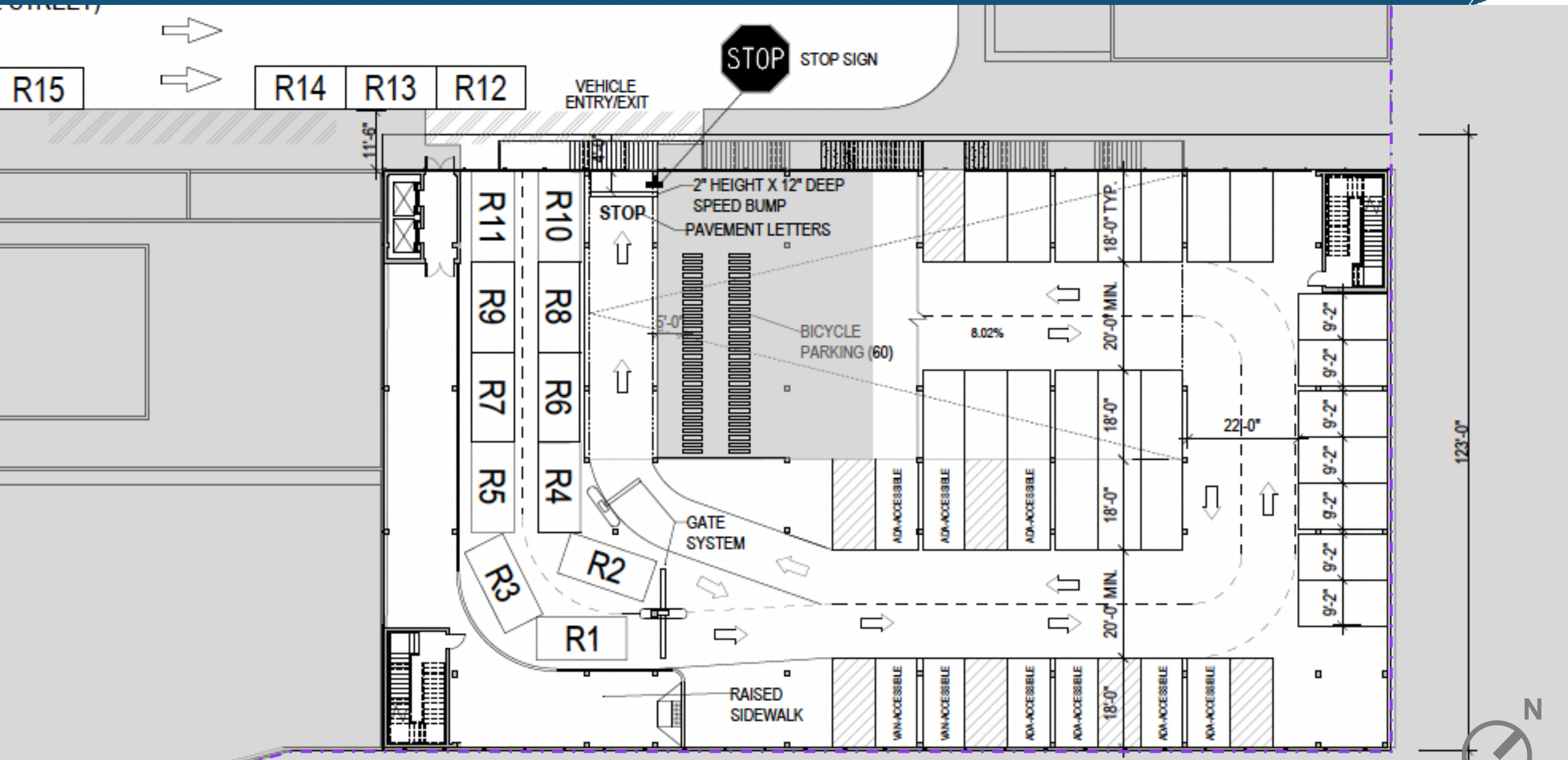
Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



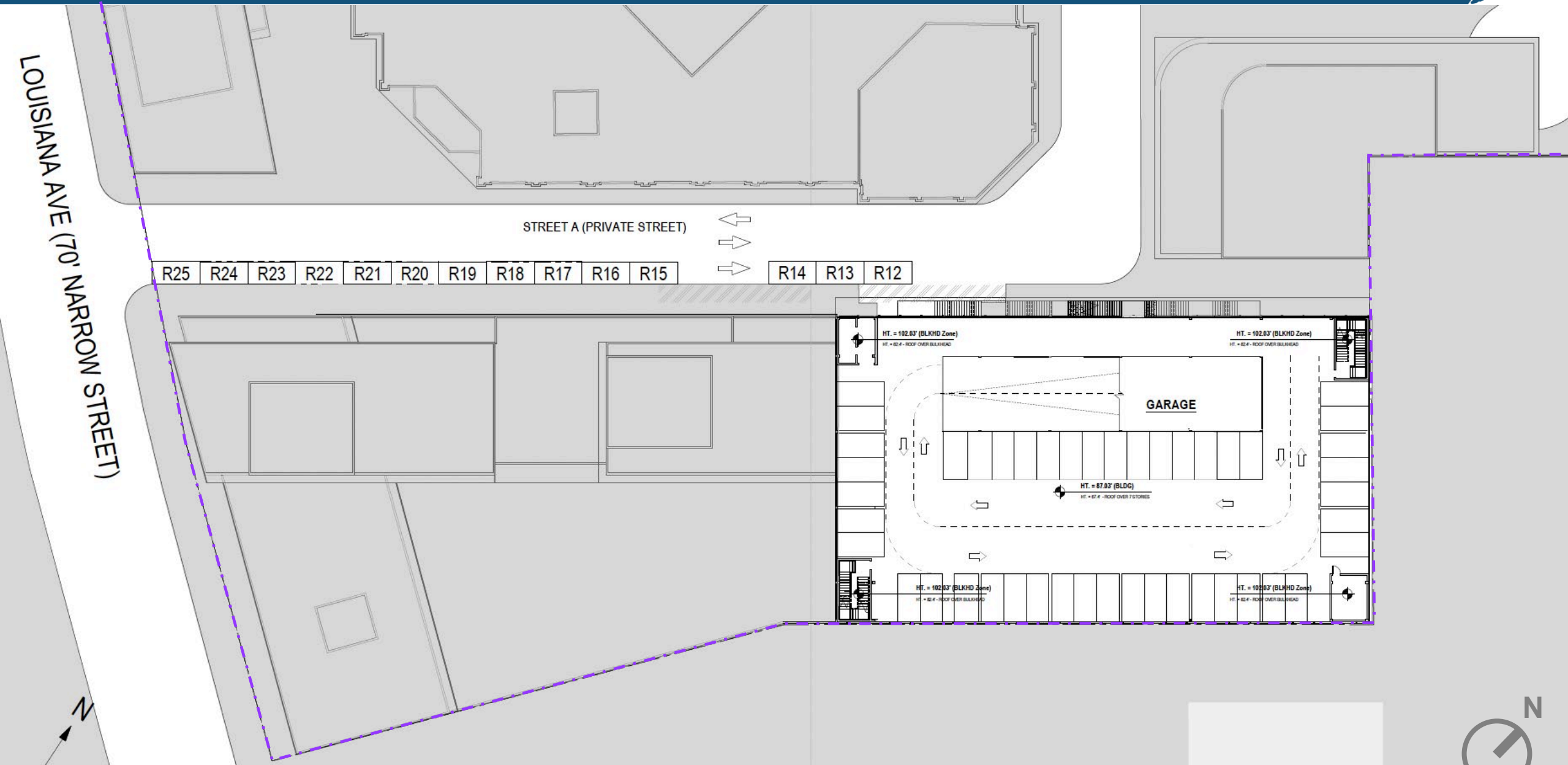
Proposed Parking Garage

- Max. 500 vehicular spaces
  - 45 rooftop spaces
  - 126 required non-residential accessory spaces
- 7 stories / 192,000 sf
- Primary access on Louisiana Ave
- Ticketing machines

Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 6, 2022.

Of these, the analysis found the potential for significant adverse impact in the following categories:

- Community Facilities (libraries and public childcare facilities)
- Open Space (active – *during construction only*)
- Transportation (traffic, pedestrian, and transit (bus & subway))
- Construction (transportation (traffic) and noise)
- Noise

No other significant adverse impacts were identified.

Mitigation measures are identified in the DEIS and will be further studied between the draft and final EIS.

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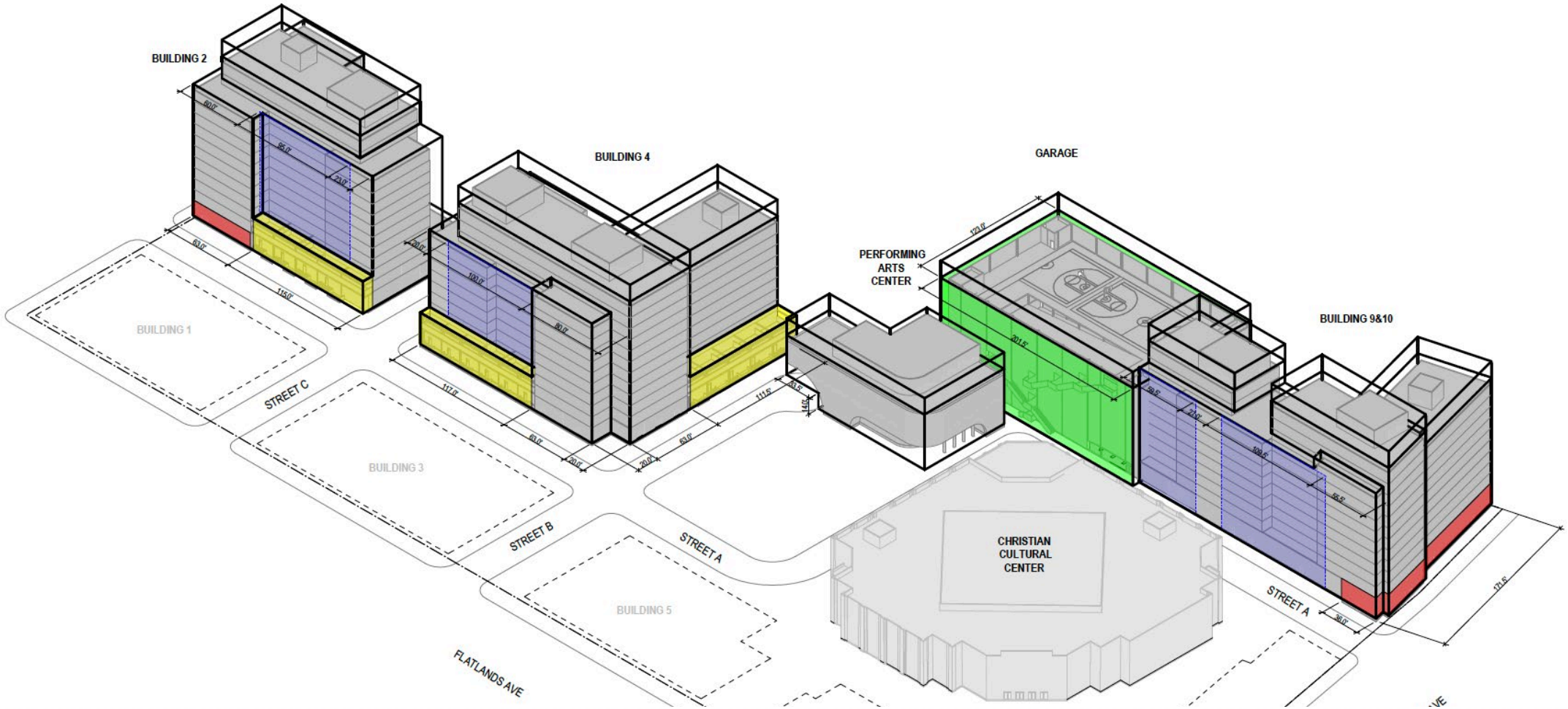
Appendix

Design Regulation by LSGD Drawings



GARAGE SCREENING: THE GARAGE SHALL BE SCREENED ALONG THE PRIVATE STREET AND NEIGHBORING PROPERTIES BY DECORATIVE SCREENING ELEMENT, FROM SECOND FLOOR LEVEL TO THE TOP PARKING FLOOR. A DISTINCTIVE, ARCHITECTURAL STAIR WILL BE PROVIDED, ALLOWING FOR CIRCULATION FROM THE PRIVATE STREET UP TO EACH FLOOR AND THE ROOF LEVEL.

Garage Capacity

Proposed Garage Area		
Floor/Level	**SF**	**Spaces**
Ground Floor/Parking 1	20,914	32
Second Floor/Parking 2	23,374	73
Third Floor/Parking 3	23,374	73
Fourth Floor/Parking 4	23,374	72
Fifth Floor/Parking 5	23,374	73
Sixth Floor/Parking 6	23,374	73
Seventh Floor/Parking 7	22,604	59
Roof Level/ Parking Roof	21,889	45
Total	182,277	500

Required Reservoir Spaces	5% of total parking spaces (ZR 74-512) = 25 spaces
Provided Reservoir Spaces	25 spaces
Required Bicycle Spaces	1 per 10 automobile parking spaces (ZR 36-711) = 50 spaces
Provided Bicycle Spaces	60 spaces