ATTACHMENT 11 – STATEMENT OF FINDINGS

Brooklyn Yards
Brooklyn, NY

Authorization Pursuant to 25-82 – Zoning Lot 2
Applicant's Discussion of Findings

25-82
Authorization for Reduction of Spaces

In all districts, as indicated, the City Planning Commission may authorize a reduction in the number of required bicycle parking spaces set forth in Section 25-811 (Enclosed bicycle parking spaces), or a waiver of all such spaces, upon finding there are subsurface conditions, below grade infrastructure or other site planning constraints that would make accommodating such bicycle parking spaces on or below the first story of the building infeasible. The Commission may request reports from licensed engineers or registered architects in considering such reduction.

The Applicant is requesting an Authorization pursuant to ZR 25-82 to waive all 41 required enclosed bicycle parking spaces accessory to the proposed residential use that would be located in the apartment building ("Building 11") on Zoning Lot 2 (Block 5516, Lots 1 and 33).[1]

The entirety of Zoning Lot 2 is located within the right-of-way of the Bay Ridge line of the Long Island Railroad (the "LIRR ROW"), with freight trains running below-grade in this area approximately once daily. Building 11 would be located on a platform that would be constructed over the LIRR ROW and would provide the foundation for the building. The location of the LIRR ROW prohibits below-grade development, making it infeasible to locate required enclosed bicycle parking spaces in a cellar or basement as is typical in new developments. The ground floor of Building 11 would contain all of the building's mechanical space, as well as the building's lobby and circulation space, leaving no space to accommodate enclosed bicycle parking. However, 12 covered accessory bicycle parking spaces would be located on Zoning Lot 2, in an arched passageway.

The Proposed Development would include a total of 73 bicycle unenclosed accessory bicycle parking spaces, distributed throughout the three zoning lots, that would be memorialized as part of the Large-Scale General Development ("LSGD") plan. Unenclosed spaces do not satisfy the

[1] Zoning Lot 2 will only consist of that portion of Lots 1 and 3 that will be covered by a permanent platform. The Applicant intends to subdivide tax Lots 1 and 3 such that Zoning Lot 2 will comply with the ZR 12-10 definition of "zoning lot," as interpreted by the Department of Buildings.

requirements of ZR 36-73 and 25-83, but would ensure that the Proposed Development would provide 94 bicycle parking spaces.

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