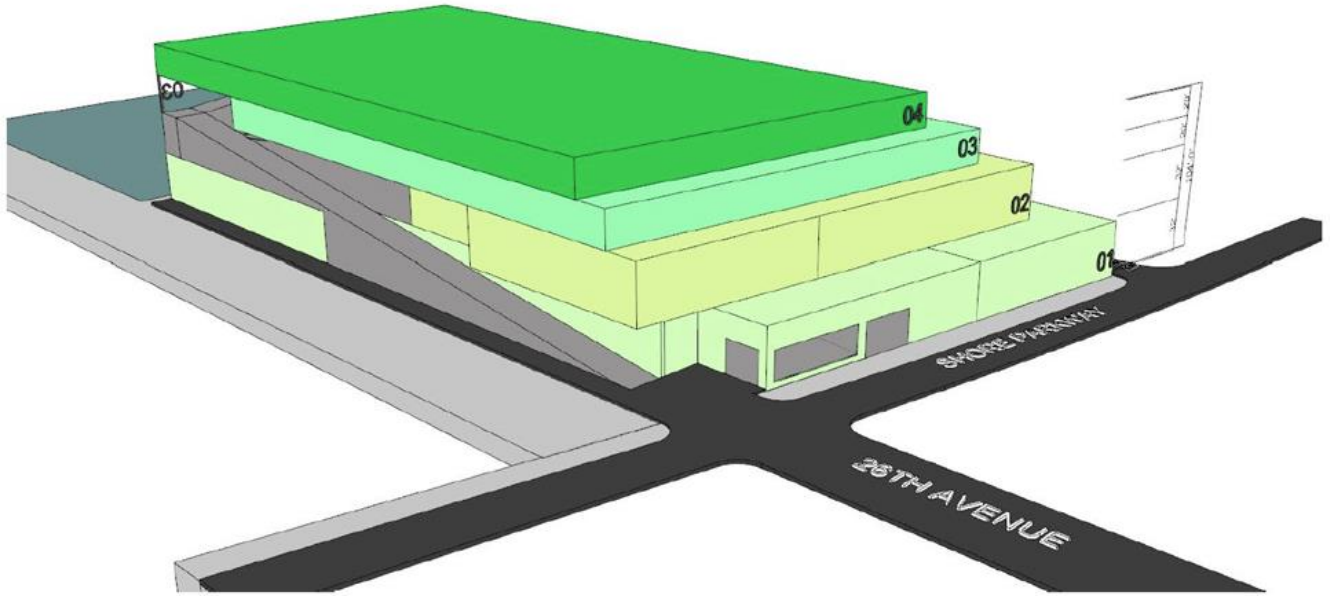
1900 Shore Parkway

Community District 11, Brooklyn

260245 ZMK



Proposed Project and Location

Applicant:
1900 Acquisition LLC

Actions Requested:
ZM: R4 and C3 to M1-1

Development:
4-story 490,000 sq foot (.66 FAR) distribution center

Location:
1900 Shore Parkway
Gravesend

Districts:
Brooklyn Community District 11
City Council District 47 (Kayla Santosuosso)




Project Area
Calvert Vaux Park
Project Area
Bay 41 St (40')
SW BK Marine Transfer Station
DSNY BK11
Ceasar's Bay Shopping Center
Block Institute of Brooklyn
Adventures Amusement Park
Belt Parkway (300')
Shore Parkway (300')
Gravesend
26 Ave (80')
Cropsey Ave (120')

Land Use and Zoning

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

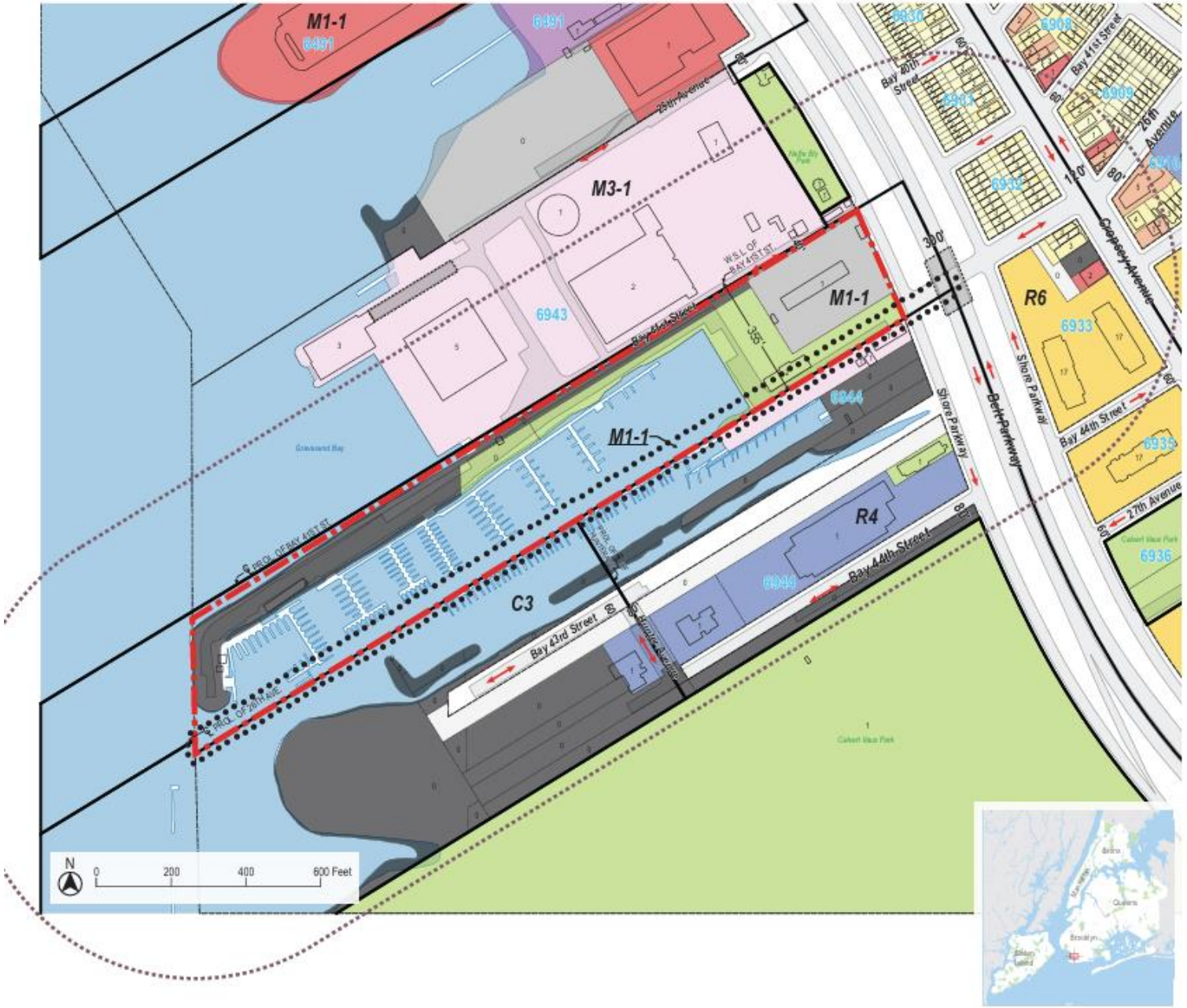
Existing Commercial Overlays & Zoning Districts

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

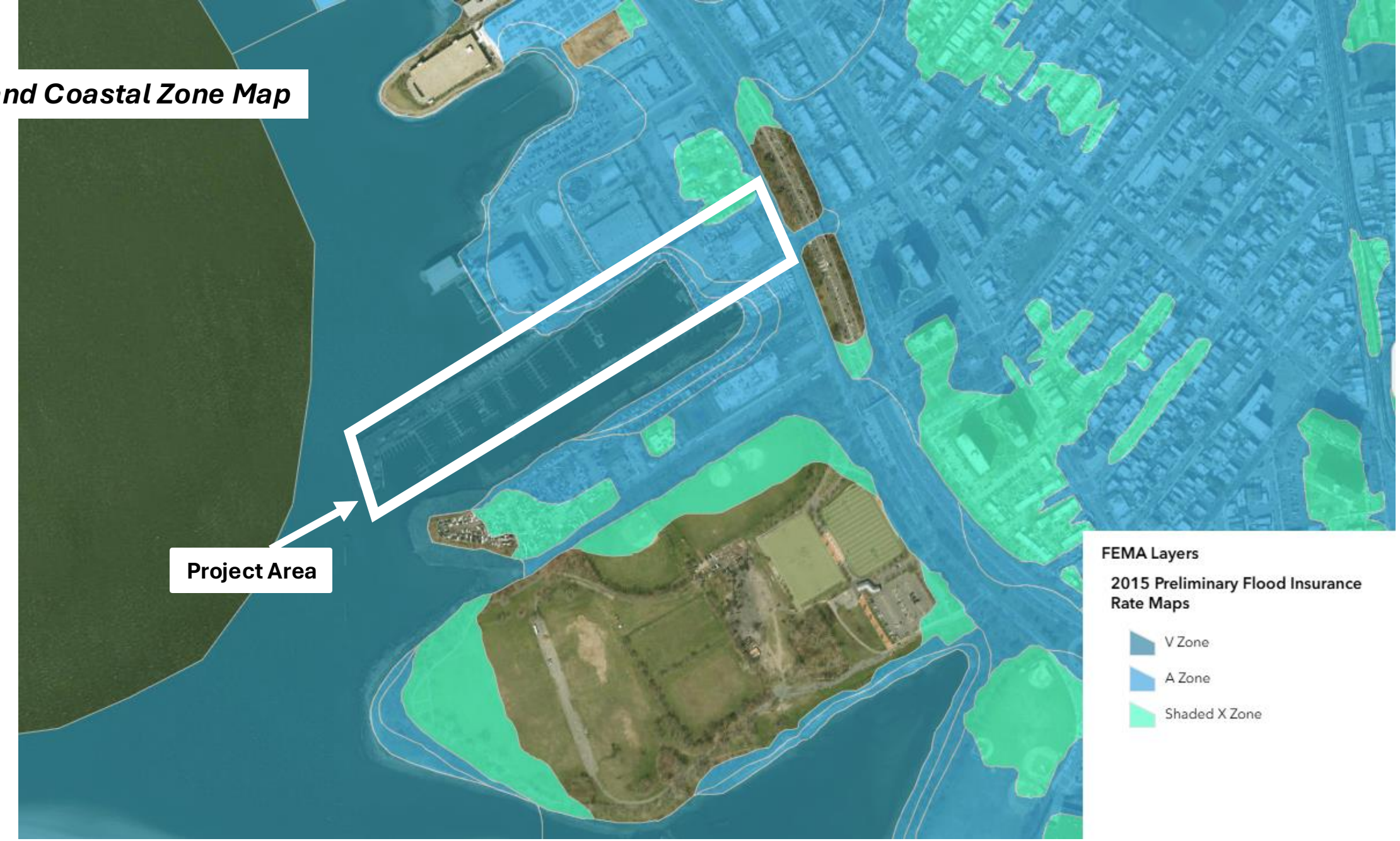
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

Land Uses

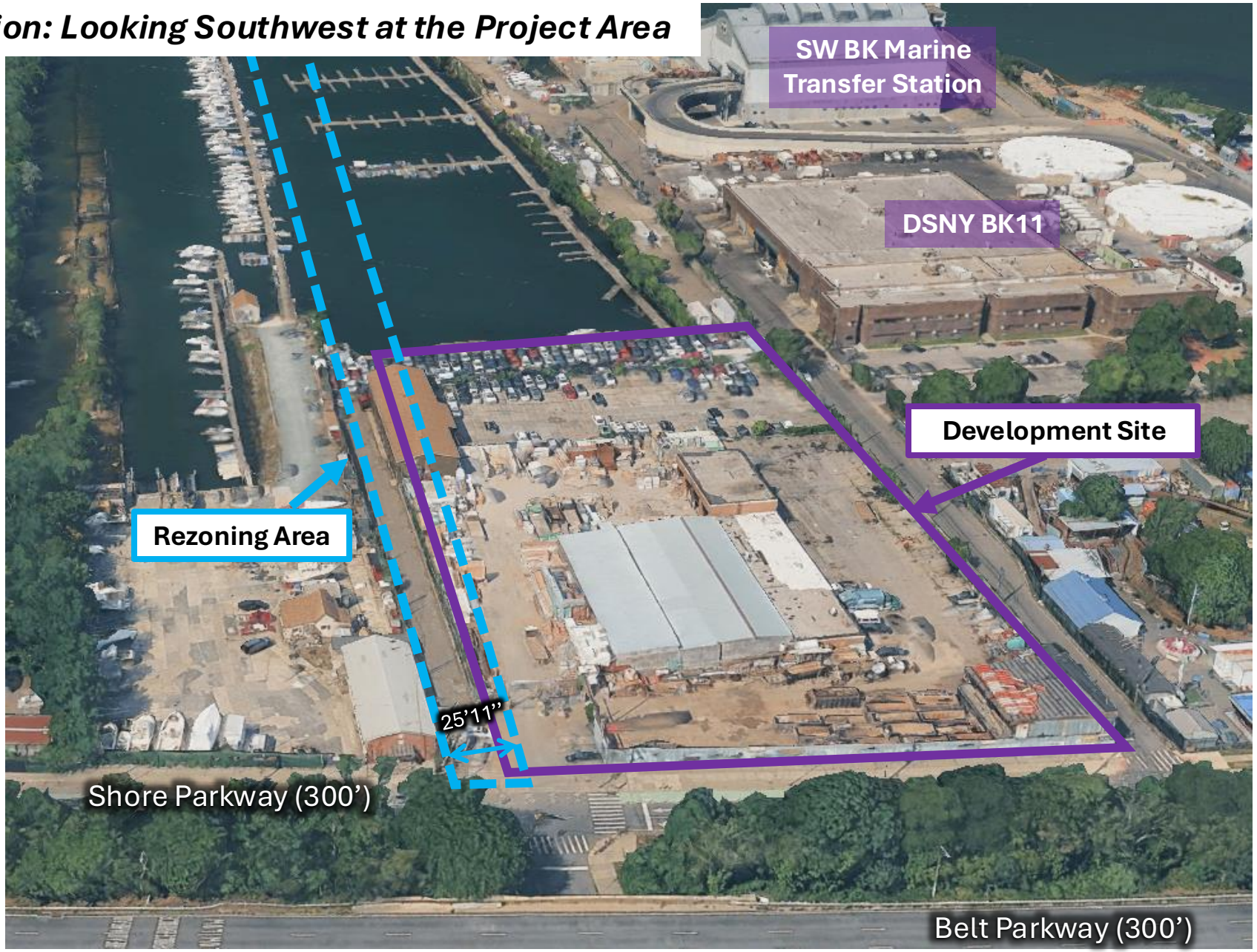
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open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

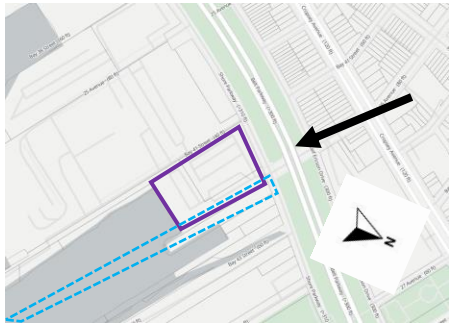


Flood and Coastal Zone Map



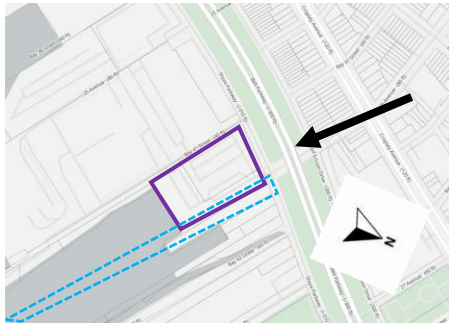
Project Location: Looking Southwest at the Project Area



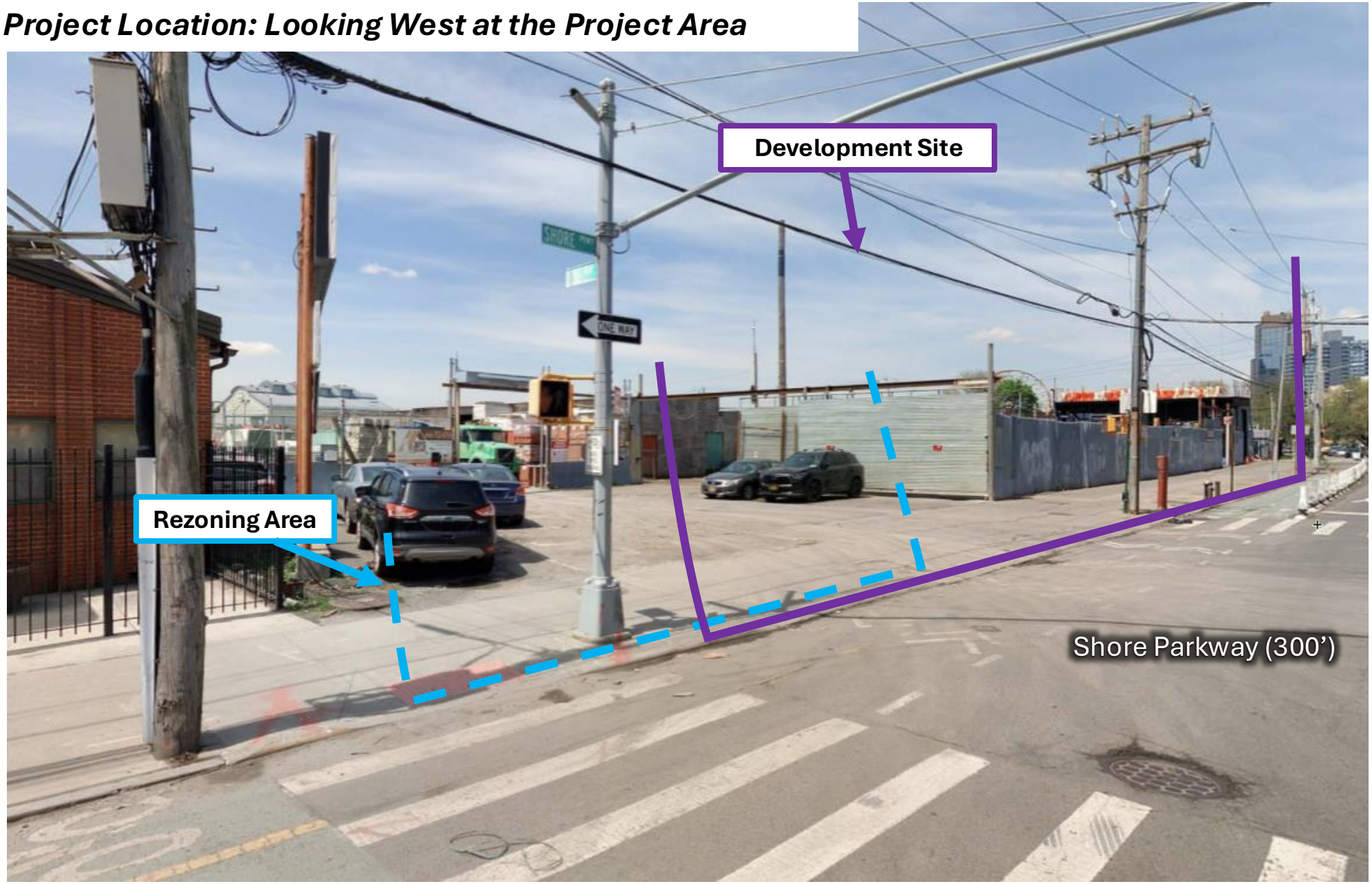


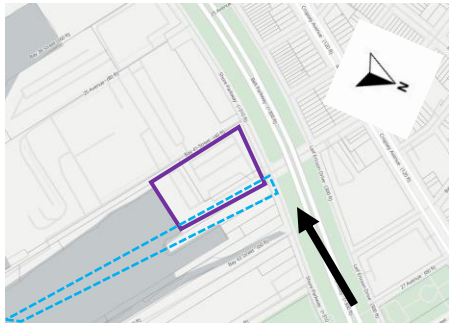
Project Location: Looking South at the Project Area



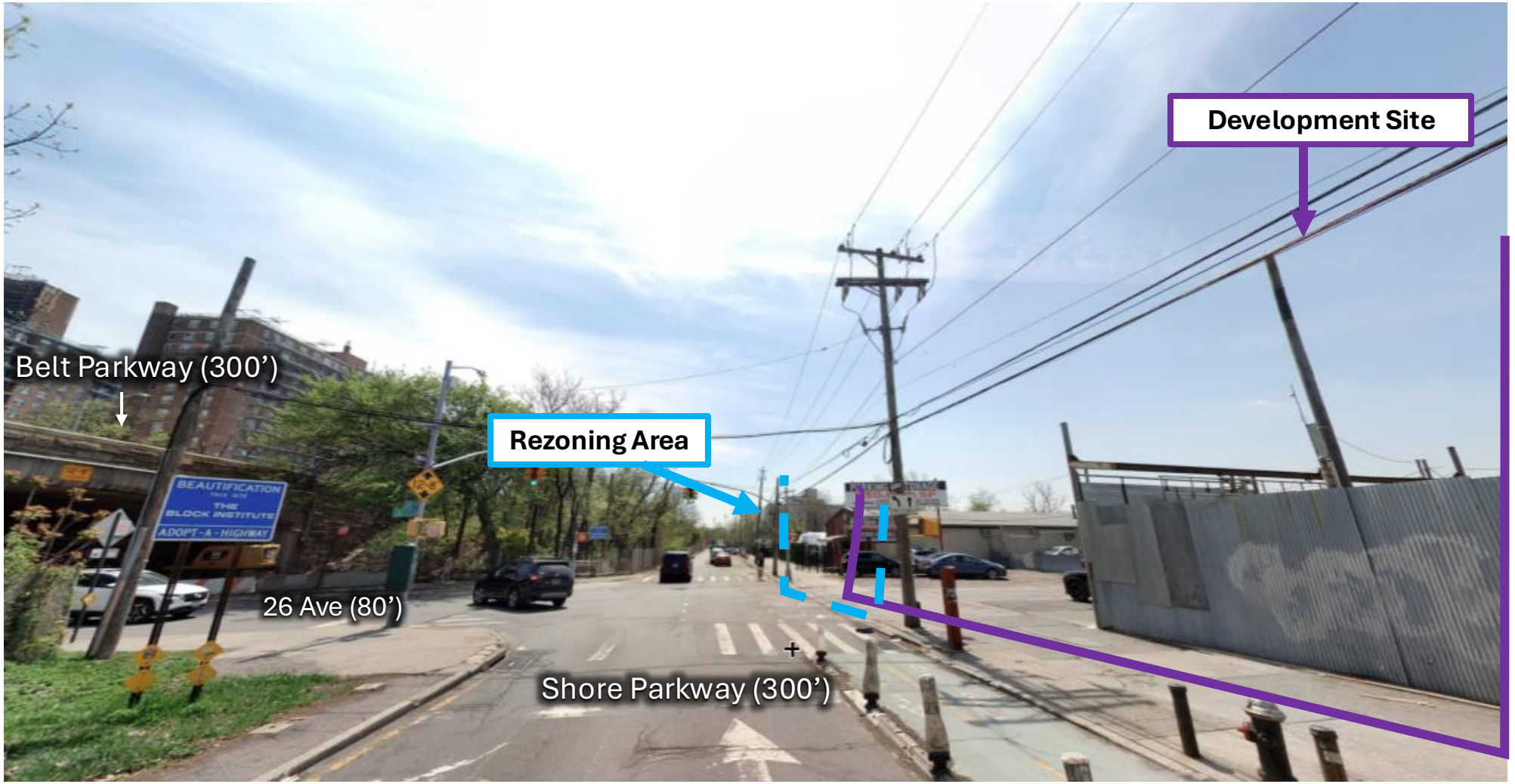


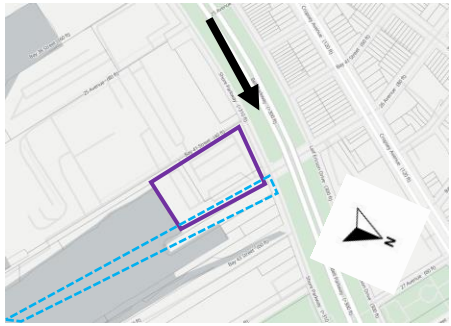
Project Location: Looking West at the Project Area



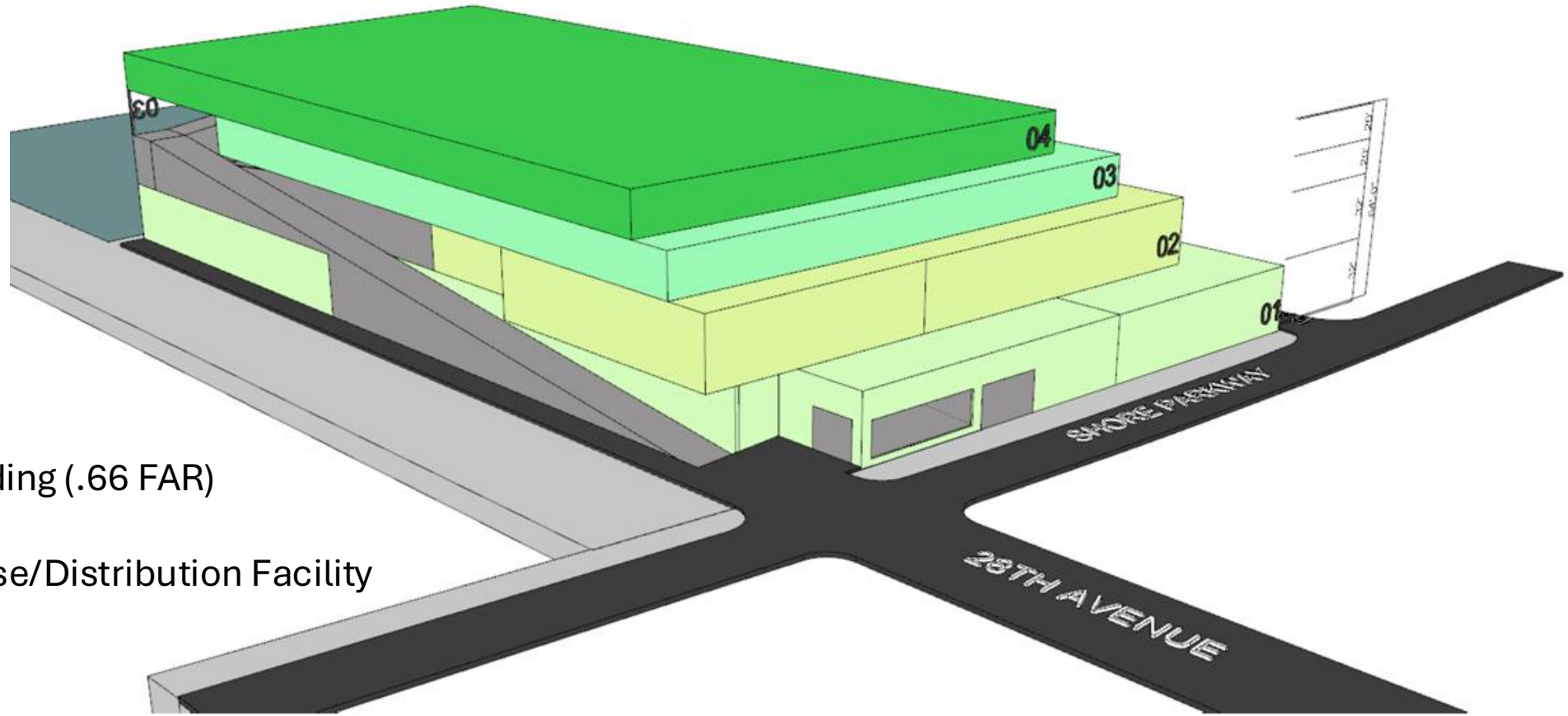


Project Location: Looking East at the Project Area





Proposed Development



- Four-story industrial building (.66 FAR)
  - 490,000 GSF
  - As of Right Warehouse/Distribution Facility
- 104’ Height

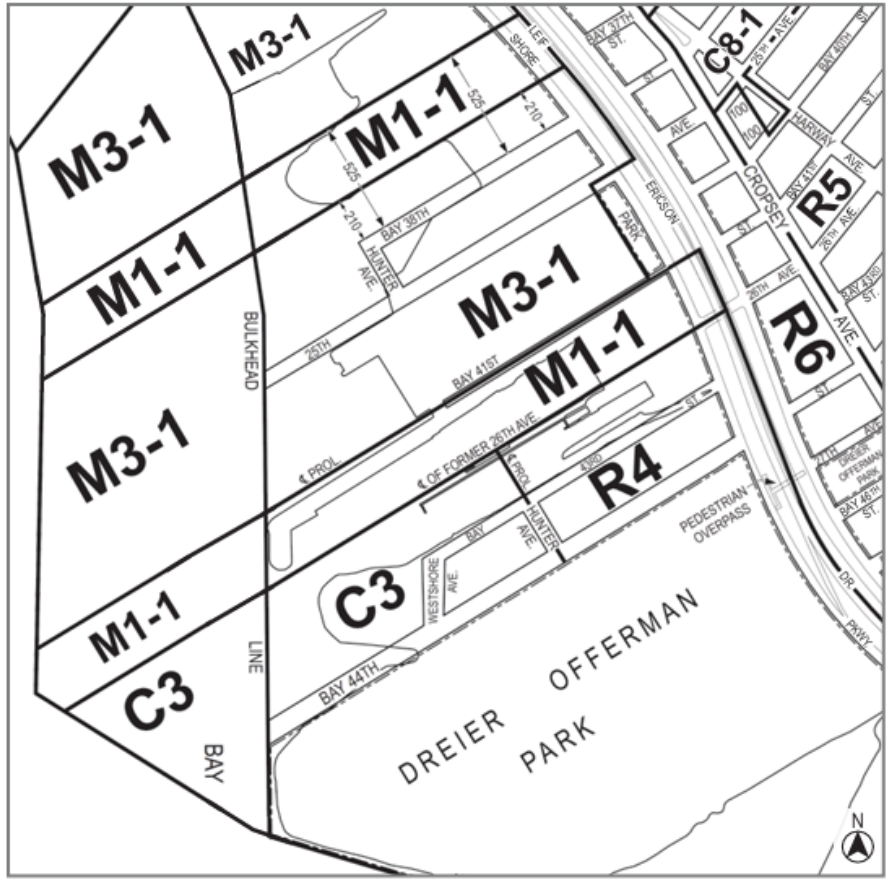
Proposed Actions

1. Zoning Map Amendment:

- Rezone the Rezoning Area from an R4 and C3 to M1-1

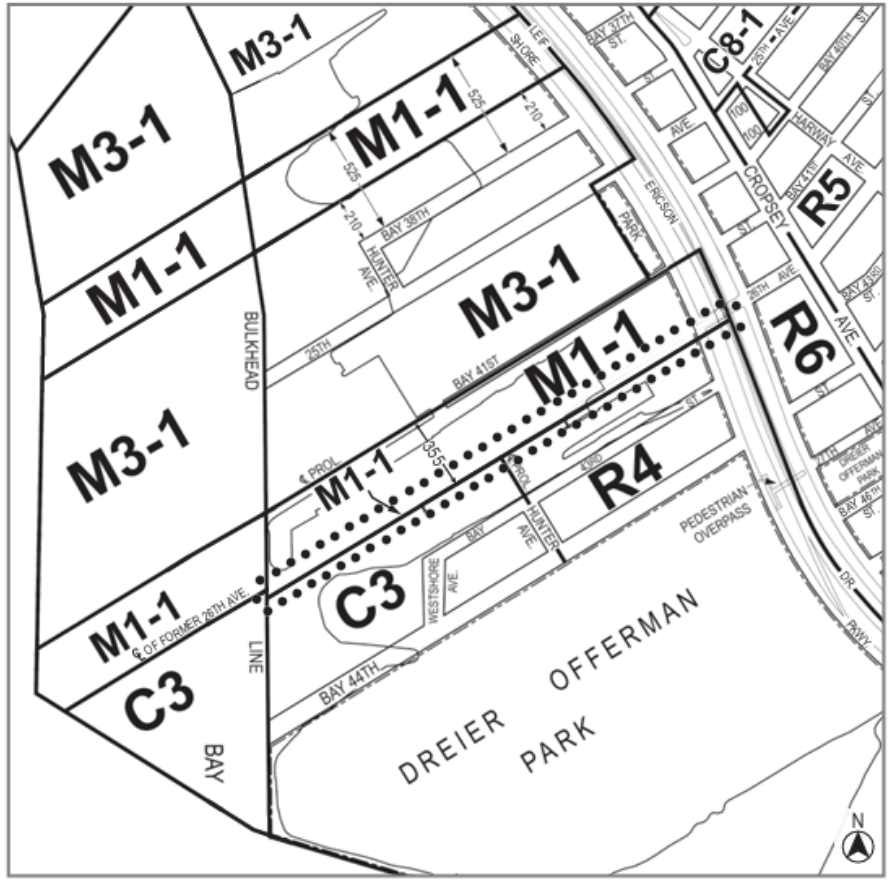
Proposed Action: Zoning Map Amendment

Current Zoning: R4 and C3



Current Zoning Map (28a & 28c)

Proposed Zoning: M1-1



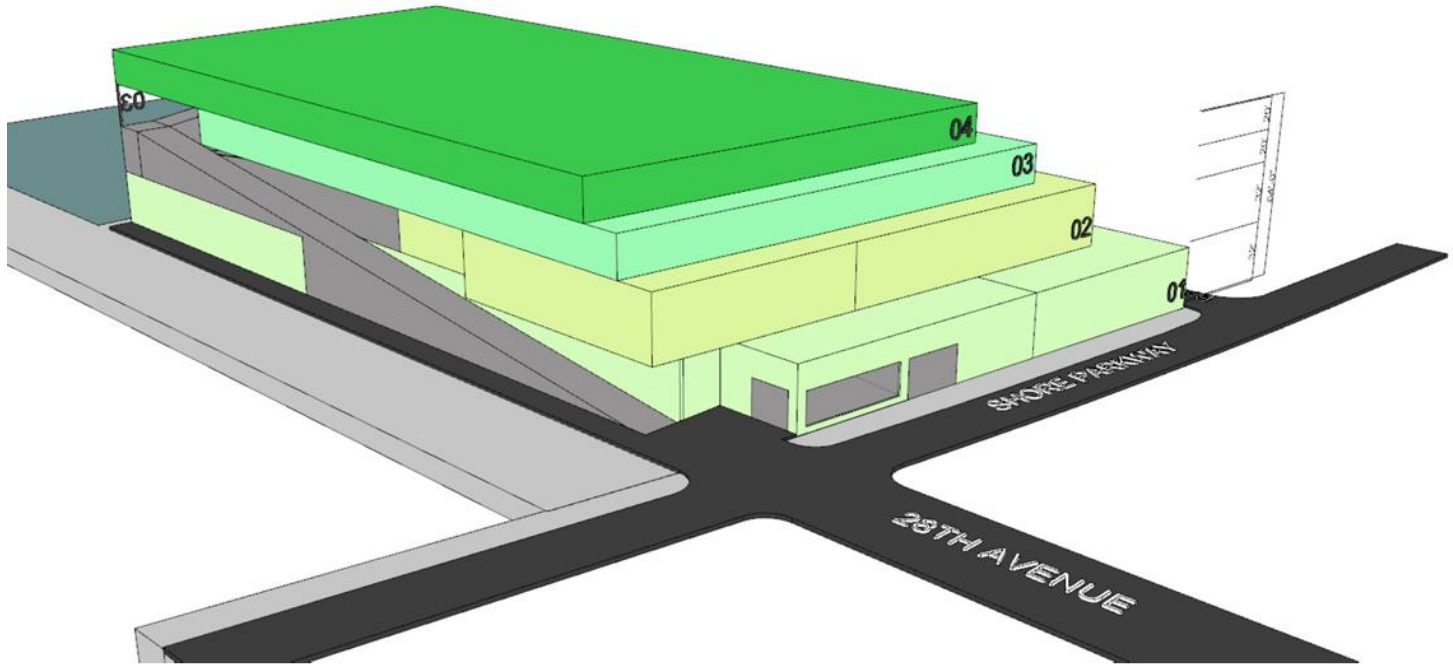
Proposed Zoning Map (28a & 28c) - Area being rezoned is outlined with dotted lines

Rezoning from R4 to M1-1
Rezoning from C3 to M1-1

Zoning Map Amendment: M1-1

	Current		*Proposed*
	R4	**C3**	**M1-1**
Permitted Use Groups	I-IV	I-IV, VI, VIII, IX	I, III(B)-X
Max Building Height	45’	Sky Exposure Plane	Sky Exposure Plane
Max Manufacturing FAR	n/a	n/a	1.0
Commercial FAR	n/a	.5	1.0

1900 Shore Parkway Rezoning Summary



Applicant:
1900 Acquisition LLC

Actions Requested:
ZM: R4 and C3 to M1-1

Development:
4-story 490,000 sq foot (.66 FAR) distribution center

Location:
1900 Shore Parkway
Gravesend

Districts:
Brooklyn Community District 11
City Council District 47 (Kayla Santosuosso)

Appendix

Table I-2 Future No-Action and With-Action Comparison

	Existing Condition	No-Action Condition	With-Action Condition	Increment
Manufacturing/Industrial (GSF)	16,900	-	-	-
Distribution Facility (GSF)	-	238,000	262,000	24,000
Vehicle Storage / Circulation Space (GSF)	-	261,898	290,192	28,294
Building Number of Stories	2	4	4	-
Building Height	25'	104'	104'	-
Parking	-	-	-	-
Number of Workers	40	253	277	24
Total GSF Total ZSF	16,900	499,898 *(454,453 zsf)*	552,192 *(499,993 zsf)*	52,294 *(45,540 zsf)*

Figure I-2 Illustrative No-Action Development Massing

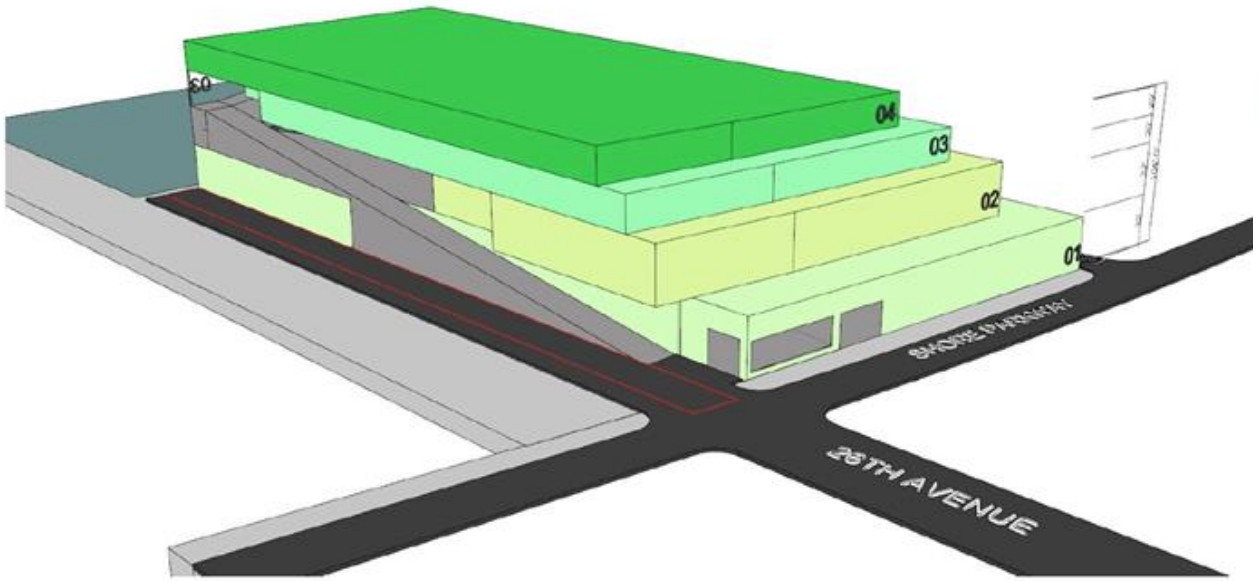
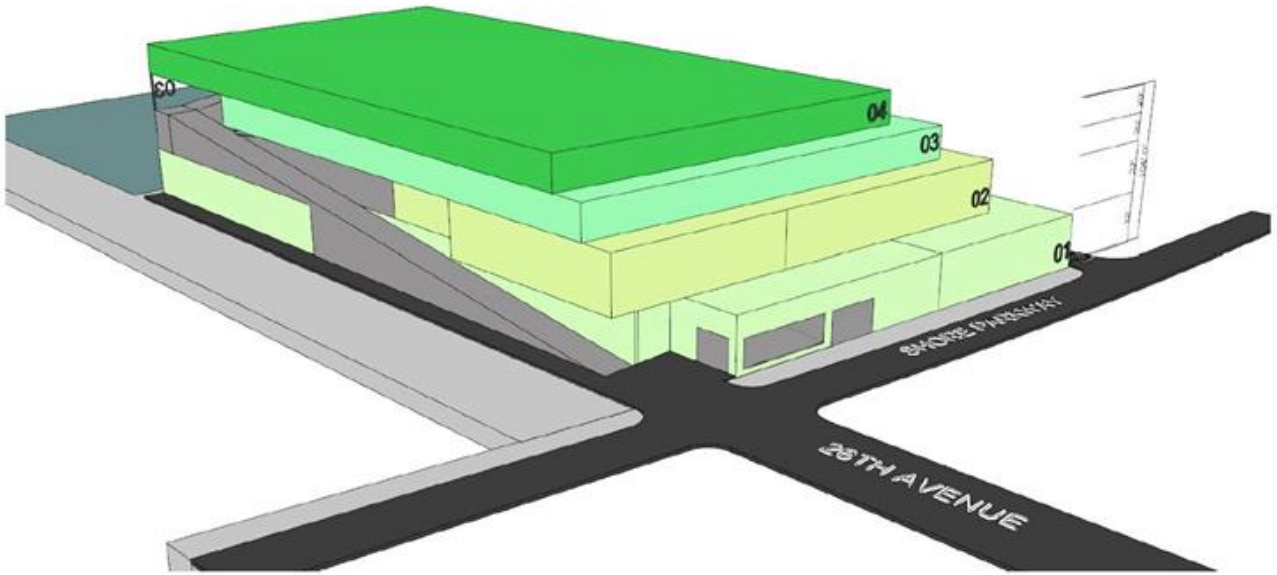
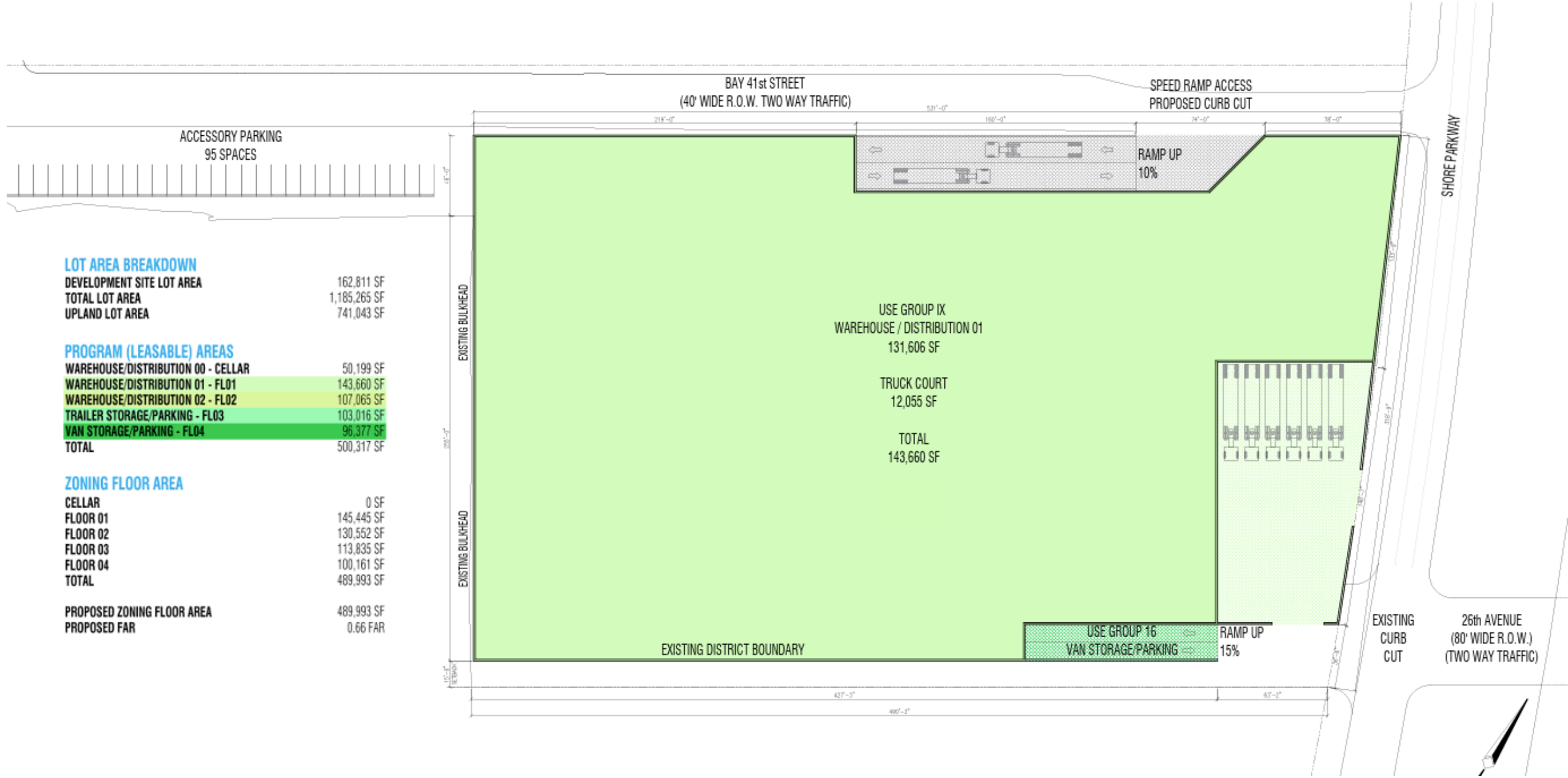


Figure I-4 Illustrative With-Action Condition Massing





LOT AREA BREAKDOWN

DEVELOPMENT SITE LOT AREA	162,811 SF
TOTAL LOT AREA	1,185,265 SF
UPLAND LOT AREA	741,043 SF

PROGRAM (LEASABLE) AREAS

WAREHOUSE/DISTRIBUTION 00 - CELLAR	50,199 SF
WAREHOUSE/DISTRIBUTION 01 - FL01	143,660 SF
WAREHOUSE/DISTRIBUTION 02 - FL02	107,065 SF
TRAILER STORAGE/PARKING - FL03	103,016 SF
VAN STORAGE/PARKING - FL04	96,377 SF
TOTAL	500,317 SF

ZONING FLOOR AREA

CELLAR	0 SF
FLOOR 01	145,445 SF
FLOOR 02	130,552 SF
FLOOR 03	113,835 SF
FLOOR 04	100,161 SF
TOTAL	489,993 SF
PROPOSED ZONING FLOOR AREA	489,993 SF
PROPOSED FAR	0.66 FAR

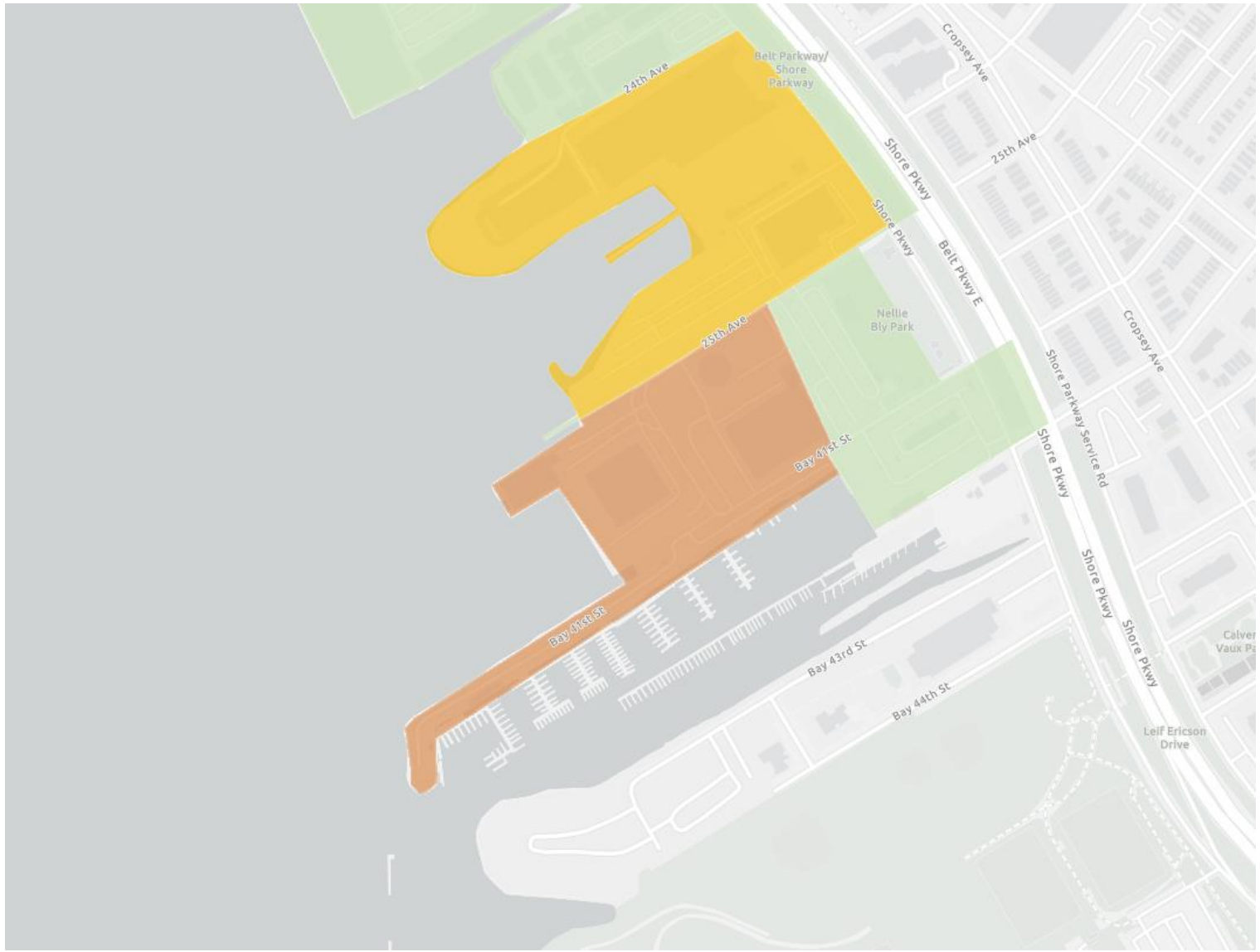
Industrial Plan (2025): *Neighborhood Industrial Area*

Designated Industrial Areas

Primary Industrial Areas

Secondary Industrial Areas

Neighborhood Industrial Areas

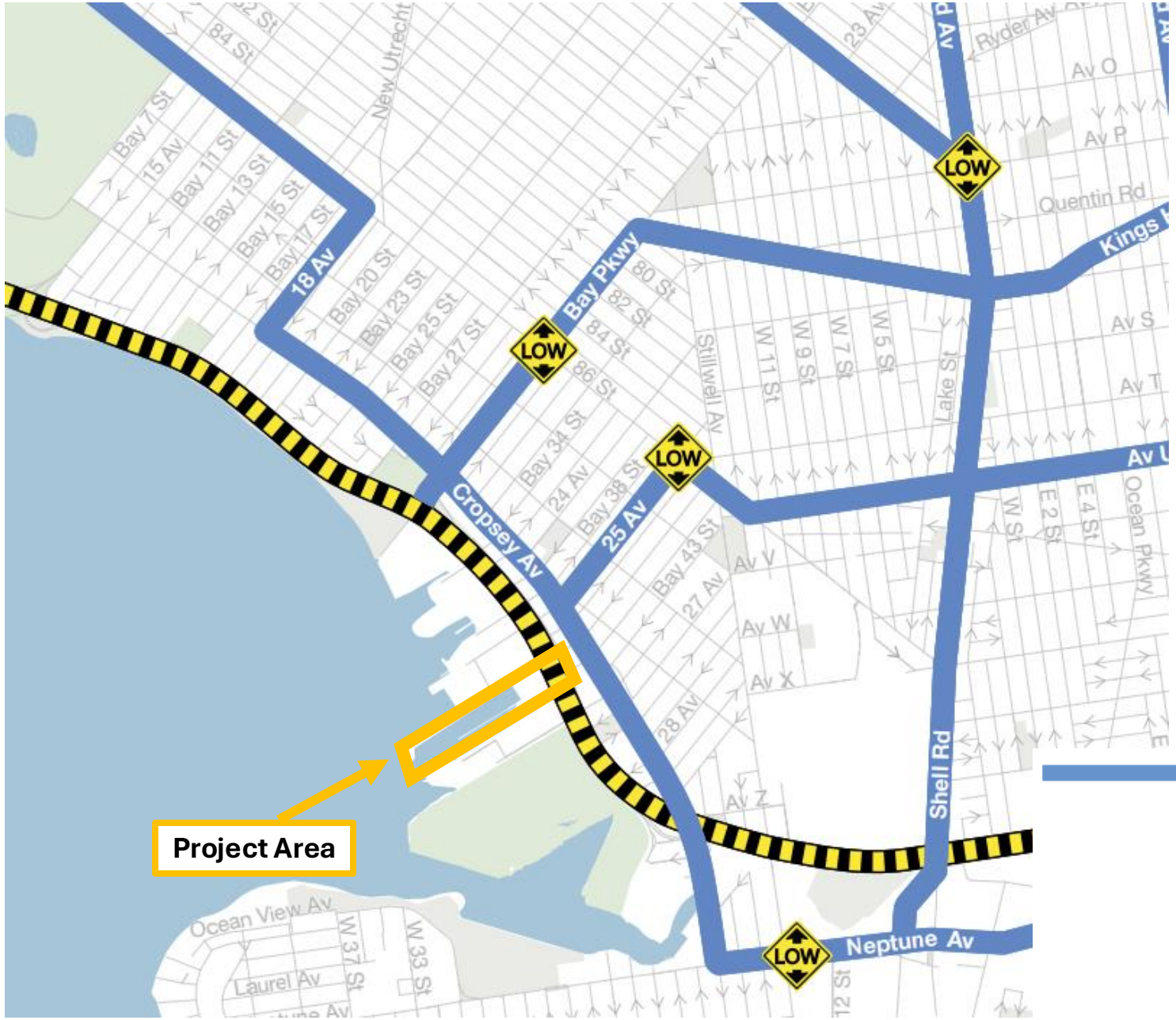


Traffic and Parking

Table 5-4 summarizes the total peak hour vehicular volumes ("ins" plus "outs") expected to be generated by the Proposed Development compared to the No-Action development. The Proposed Development would result in an hourly trip increment of 15 vehicles per hour (vph) during the weekday AM peak hour, five vph during the weekday midday peak hour, 15 vph during the weekday PM peak hour, and 12 vph during the Saturday peak hour. As the volume of vehicle trips generated by the Proposed Development does not exceed the 50-vehicle trip threshold, a Level 2 Screening assessment (trip assignment) is not required, and a detailed traffic analysis is not needed.

Table 5-4 Trip Generation Summary – Vehicle Trips

	Weekday AM			Weekday Midday			Weekday PM			Saturday		
Mode	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total
Auto	4	5	9	2	2	4	5	3	8	3	4	7
Taxi	0	0	0	0	0	0	0	0	0	0	0	0
Truck	0	1	1	0	0	0	1	0	1	1	0	1
Light Goods	0	5	5	0	1	1	5	1	6	2	2	4
Total	4	11	15	2	3	5	11	4	15	6	6	12



Local Truck Route

Trucks with an origin or destination for the purpose of delivery, loading or servicing within the respective Borough, shall only operate on designated local routes, except that an operator may operate on a non-designated street for the purpose of arriving at their destination. This shall be accomplished by leaving a designated truck route at the intersection that is nearest to their destination, proceeding by the most direct route, and then returning to the nearest designated truck route by the most direct route. If the operator has additional destinations in the same general area, they may proceed by the most direct route to their next destination without returning to a designated truck route, provided that the operator's next destination does not require that they cross a designated truck route.