Land Use Review Application

Department of City Planning **22 Reade Street, New York, NY 10007-1216**

City Planning will assign and stamp reference numbers here

C 2000086 ZMK
APPLICATION NUMBER

N 200087 ZRK
APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

1529-33 60TH STREET LLC
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

1533 60th Street
STREET ADDRESS

Brooklyn CITY | **NY** STATE | **11219** ZIP

(718) 435-0333 AREA CODE TELEPHONE # | FAX#

Eric Palatnik
APPLICANT'S PRIMARY REPRESENTATIVE

Eric Palatnik P.C.
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

32 Broadway, Suite 114
STREET ADDRESS

New York CITY | **NY** STATE | **10004** ZIP

212 425 4343 AREA CODE TELEPHONE # | **212-968-7129** FAX#

* **List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

1501-1555 60th Street, Brooklyn
STREET ADDRESS

1501-1555 60th Street Rezoning
PROJECT NAME (IF ANY)

60th Street between 15th and 16th Avenues
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

M1-1
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

22d
ZONING SECTIONAL MAP NO(S).

See Attached Site Data Sheet
TAX BLOCK AND LOT NUMBER

Brooklyn
BOROUGH

12
COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☒ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☐	CHANGE IN CITY MAP.....MM	$
☒	ZONING MAP AMENDMENT.....ZM	$6,425
☒	ZONING TEXT AMENDMENT..... ZR	$5,445
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION.....ZA	$
☐	ZONING CERTIFICATION.....ZC	$
☐	PUBLIC FACILITY, SEL./ACQ.....PF	$
☐	DISPOSITION OF REAL PROP.....PD	$
☐	URBAN DEVELOP=T ACTION.....HA	$
☐	URBAN RENEWAL PROJECT.....*	$
☐	HOUSING PLAN & PROJECT.....*	$
☐	FRANCHISE.....*	$
☐	REVOCABLE CONSENT.....*	$
☐	CONCESSION.....*	$
☐	LANDFILL.....*	$
☐	OTHER (Describe)	$

☐	MODIFICATION	$
☐	FOLLOW-UP APPLICATION NO.	$
☐	RENEWAL APPLICATION NO.	$
☐	OTHER SPECIFY	$

TOTAL FEE (For all actions) $ **11,870**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☐

Has pre-application meeting been held? ☐ NO ☒ YES

If yes **Brooklyn/Jonah Rogoff** DCP Office/Representative | **07/15/2015** Date of meeting

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **DCP** CEQR NUMBER **18DCP038K**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: ☐ Date determination was made: ☐

☐ TYPE I } Has EAS been filed? Yes ☐ No ☒

☒ UNLISTED } If yes, Date EAS filed: ☐

Has CEQR determination been made? Yes ☐ No ☐

If yes, what was determination? Negative Declaration ☐

CND ..... ☐

Positive Declaration ☐

} Date determination made: ☐ (Attach Copy)

If Positive Declaration, has PDEIS been filed? ☐

Has Notice of Completion (NOC) for DEIS been issued? ☐ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? ☐ If yes, date issued: ☐

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☒ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
☐	☐	☐	☐
☐	☐	☐	☐

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
375-04-BZ	**Variance to expand existing building at Block 5509, Lots 64, 65, 68**	☐	**December 2005**
☐	☐	☐	☐

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

☐

☐

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Eric Palatnik, Esq. 10/8/19

NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF APPLICANT — DATE

Eric Palatnik P.C.

APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

☐

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

☐

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

☐

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

☐

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

☐

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

City Map Change . . . . . MM

APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW…….☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING…… ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET…… ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
   Delineate New.....☐ Remove Existing……☐ Modify Existing……..... ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY .....☐

Zoning Map Change . . . . . ZM

C 200086 ZMK
APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING		PROPOSED
CHANGE #1	FROM:	**M1-1** ☐	TO:	**R7A/C2-4** ☐
CHANGE #2	FROM:	☐	TO:	☐
CHANGE #3	FROM:	☐	TO:	☐
CHANGE #4	FROM:	☐	TO:	☐
CHANGE #5	FROM:	☐	TO:	☐

Zoning Text Amendment . . . . . ZR

N 200087 ZRK
APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE
APPENDIX F ☐	**"Inclusionary Housing Designated Areas and** ☐
☐	**Mandatory Inclusionary Housing Areas"** ☐
☐	☐
☐	☐
☐	☐
☐	☐

Land Use Review Application (LR) .....Item 2. Site Data

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Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
5509	58	1547 60th Street (Development Site) (Applicant Owned or Controlled)
5509	64	1533 60th Street (Development Site) (Applicant Owned or Controlled)
5509	65	1529 60th Street (Development Site) (Applicant Owned or Controlled)
5509	68	1527 60th Street (Development Site) (Applicant Owned or Controlled)
5509	70	1525 60th Street (Development Site) (Applicant Owned or Controlled)
5516	14	1514 60th Street (Development Site) (Applicant Owned or Controlled)
5516	17	1522 60th Street (Development Site) (Applicant Owned or Controlled)
5516	20	1528 60th Street (Development Site) (Applicant Owned or Controlled)
5516	21	1530 60th Street (Development Site) (Applicant Owned or Controlled)
5509	1	1501 60th Street
5509	62	1541 60th Street
5509	71	1523 60th Street
5509	72	1521 60th Street
5509	73	1519 60th Street
5516	4	6013 15th Avenue
5516	9	1502 60th Street

Land Use Review Application (LR)..... Item 2. Site Data

.....
Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
5516	10	1504 60th Street
5516	11	1506 60th Street
5516	12	1510 60th Street
5516	13	1512 60th Street

1501 – 1555 60th Street, Brooklyn

November 8, 2019

1. Introduction

This application is made on behalf of 1529-33 60th Street LLC, the owner of the development sites ("the Applicant"), for a zoning map amendment and zoning text amendment (the "Proposed Actions"). The Proposed Actions would affect 20 properties on two opposite blocks with frontage along 60th Street (Block 5509, Lots 1, 58, 62, 64, 65, 68, 70, 71, 72 and 73 & Block 5516, Lots 4, 9, 10, 11, 12, 13, 14, 17, 20 and 21; collectively referred to as the "Project Area") within the Borough Park section of Brooklyn Community District #12. The Proposed Actions include a zoning amendment from M1-1 to R7A/C2-4 and would also include a zoning text amendment to make the Project Area applicable as a Mandatory Inclusionary Housing (MIH) area mapped as Option 1 and Option 2. At this time, the Proposed Actions would seek compliance with MIH through Option 2 of the program.

The Proposed Actions would facilitate the development of three separate mixed-use buildings. The first building ("Building A") would be constructed on Block 5509, Lot 58 and would consist of a seven-story (and cellar) mixed use (residential-commercial) building to contain 36,856 sf of floor area (4.6 FAR) with 8,014 sf of ground floor commercial retail space and residential space on the remaining floors. The building would contain 23 dwelling units, 7 of which would be affordable pursuant to MIH. The building would rise to a height of 75 feet.

The second building ("Building B") would be constructed on Block 5509, Lots 64, 65, 68 and 70 and would consist of a seven-story (and cellar) mixed use (residential-commercial) building to contain 62,094 square feet of floor area (4.6 FAR) with 10,619 sf of ground floor commercial retail space and residential space on the remaining seven floors. The building would contain 39 dwelling units, 13 of which would be affordable pursuant to MIH. The building would rise to a height of 75 feet and provide 15 accessory parking spaces at the cellar level.

The third building ("Building C") would be constructed on Block 5516, Lots 14, 17, 20 and 21 and would consist of an eight-story (and cellar) mixed use (residential-commercial) building to contain 62,499 sf (4.6 FAR) with 13,586 sf of ground floor commercial retail space and residential space on the remaining floors. The building would contain 40 dwelling units, 12 of which would be affordable pursuant to MIH. The building would rise to a maximum height of 85 feet and provide 16 accessory parking spaces at the cellar level. The cellar level would contain 13,586 square feet.

2. Background

In December of 2005, a variance was granted (375-04-BZ) for three lots within the Project Area (Block 5509, Lots 64, 65 and 68) which permitted a proposed expansion of an existing jewelry manufacturer and wholesaler establishment within the M1-1 zoning district, which did not comply with the zoning requirements for floor area, rear yard, street wall height and adequate parking, contrary to ZR 43-12, ZR 43-302, ZR 43-43 and ZR 44-21. This approved development was never finalized. Prior to formally initiating the application for the Proposed Actions that are the subject of this application in late 2015, permits were filed with the Department of Buildings (DOB) in July of 2014 for an as-of-right building on Block 5509, Lot 68, pursuant to the underlying M1-1 zoning district. A three-story building with ground-floor accessory parking and two floors of office space (4,327 square feet or 1.27 FAR) was subsequently constructed in 2016-2017 with a Certificate of Occupancy (CO) issued in June of 2018 (CO 320780981). The building was constructed with the understanding that it would be demolished, contingent on the approval of the Proposed Actions. The tenant of the building is an ambulatory medical use with a five-year lease term and would be relocated within 12 months of approval.

In July of 2007 the City Council adopted the Dyker Heights/Fort Hamilton Rezoning (C 070387 ZMK), which included map changes to 160 blocks in Brooklyn Community District #10, which is to the west of the Project Area. The rezoning created new R3X, R3A, R4-1, R4B and R5B districts to preserve the existing scale and character of Dyker Heights' and Fort Hamilton's low-rise blocks. C4-2A and R6B districts were mapped along commercial corridors already defined by three-to four-story row houses with ground floor retail uses – 86th Street, Fort Hamilton Parkway, 11th and 13th Avenues.

In February of 2013, the City Council adopted the Maple Lane Views Rezoning (C 090154 ZMK) which rezoned an M1-1 district to R6A to facilitate the construction of a residential development to the east of the Project Area within an area bound by 60th Street to the north, 16th Avenue to the east, the Long Island Railroad ("LIRR") right-of-way and 15th Avenue to the west, and 61st Street in the south. This development is currently under construction with a series of 13 six-story apartment buildings rising to 70 feet. Three buildings (1570-1578 60th Street) would contain 6 dwelling units each, while the remaining units along 16th Avenue (6004-6020 16th Avenue) and 61st Street (1555-1575 61st Street) would contain 11 dwelling units each. In total, 128 dwelling units will be provided with 64 total accessory parking spaces, of which 48 would be enclosed. The northern and western boundary of this R6A district is adjacent to the southern boundary of the LIRR railroad right-of-way, with that area remaining as an M1-1 district (Block 5516, Lots 1 and 33).

In July of 2013, a variance was granted (242-12-BZ) for a single lot to the south of the Project Area (Block 5517, Lot 85) which permitted the construction of a Use Group 4A house of worship (Congretation Toldos Yehida) contrary to the underlying regulations of the M1-1 zoning district.

Additionally, in December of 2013, a variance was granted (55-13-BZ) for a single lot adjacent to the east of the Project Area (Block 5517, Lot 39) which permitted a proposed enlargement of an existing yeshiva and dormitory (Yeshiva Novminsk) contrary to floor area (ZR 24-11), wall height and sky exposure plane (ZR 24-521), and side year setback requirements (ZR 24-551) of the underlying R5 zoning district.

There are no other relevant approved land use actions in the last ten years within 1,000 feet of the proposed Project Area.

3. Description of the Surrounding Area

The Project Area is contained within a cluster of industrial/manufacturing, warehouse and automotive uses, as well as some nonconforming residential/mixed-use buildings that predate the 1961 Zoning Resolution. The LIRR Bay Ridge right-of-way runs through the eastern portion of the Block 5516 and a bridge on 60th Street crosses the LIRR tracks[1]. The area to the south of the LIRR contains a higher concentration of light industrial/manufacturing, warehouse and automotive uses to 64th Street before returning to a predominance of residential uses.

The predominant building type varies within the surrounding area and reflects the underlying zoning districts. Buildings range in height from one-story manufacturing/warehouse buildings to three-story community facilities (religious institutions and houses of worship). The surrounding area to the north is zoned R5. To the south of the Project Area on Block 5516, Lot 33 is a R6A district, which was recently mapped in 2013 as part of the Maple Lanes Rezoning (C 090154 ZMK; 11DCP022K). This project rezoned portions of an M1-1 district to the south and east of the LIRR right-of-way to facilitate 24 attached and semi-detached four-story residential buildings, 21 of which would be townhouse-style buildings containing four dwelling units each. The construction of this project was finalized in early 2019. As noted above, the rezoning borders to the north and west are adjacent to the LIRR right-of-way and the M1-1 zoning district in this area was not altered.

The northern segment of Block 5509 is part of a larger R5 zoning district and the adjacent tax block to the north (Block 5502) contains a C2-2 commercial overlay at the intersection of 16th Avenue between 59th and 60th Street. To the east of the C2-2 district, opposite 16th Avenue, is a small C8-1 zoning district.

[1] According to the MTA, the LIRR is utilized approximately once daily.

The area to the north and west of the Project Area at 58th Street and beyond 15th Avenue contains a higher concentration of residential and community facility uses, which reflects the underlying R5 zoning district. Mid-blocks in this area contain two and three-story semi-detached and attached residences as well as community facility uses (primarily religious institutions and houses of worship). 15th Avenue contains some older apartment buildings that rise to six-stories, including one located at 15th Avenue and 57th Street, along with some older single-story commercial buildings.

There are no parks or open space resources within 1,000 feet of the Project Area. As noted above, community facility uses are scattered throughout the surrounding area. Notable community facility uses include a NYPD precinct located on 16th Avenue between 58th and 59th Streets and several houses of worship or religious schools (Block 5496, Lot 69; Block 5502, Lots 8 & 54; Block 5517, Lot 85; Block 5524, Lot 1).

The underlying M1-1 district is generally bound by 14th Avenue in the west, 64th Street in the south, 17th Avenue in the east and approximately 60th Street in the north. The district permits commercial or light-to-medium manufacturing/industrial uses (Use Group 4-14, 16-17). Commercial and industrial/manufacturing uses are permitted up to 1.0 FAR, while community facility uses are permitted up to 2.4 FAR. The maximum base height of M1-1 districts is 30 feet, with the sky-exposure plane governing maximum building height. Parking requirements vary by use.

As noted above, the R5 district is present to the north and east, as well to the south of the M1-1 district and encompasses a large area of residential South Brooklyn. The R5 district is a medium-density general residence district that permits residential buildings up to 1.25 FAR and community facility buildings up to 2.0 FAR. The maximum height of buildings within R5 districts is 40 feet, with a maximum street wall height of 30 feet, as well as a 15-foot setback above the street wall. R5 districts require side yards of at least 8 feet and a 10-foot front yard. Parking is required for 85 percent of dwelling units.

The C2-2 commercial overlay portion of the R5 district is commonly mapped in R5 districts in the surrounding area but within the immediate area is only mapped along the west side of 16th Avenue between 58th and 59th Street. The C2-2 districts allow for a wide variety of commercial uses (Use Groups 5-9 and 14) such as local retail, funeral homes and repair services. Within medium- density residential zoning districts (R5C/2-2) a maximum FAR of 1.0 is permitted for commercial uses. Parking requirements vary by use, with general retail typically requiring one space per 200 square feet of floor area.

The R6A zoning district is mapped to the east of the LIRR tracks and was recently created as a result of the Maple Lanes Rezoning. The R6A district is a contextual district with a maximum residential FAR of 3.0. Quality Housing regulations are mandatory in this district. Above a maximum base height of 60 feet, the building must set back by at least 10 feet on a wide street and

15 feet on a narrow street before rising to its maximum height of 75 feet with a qualifying ground floor. Off-street parking is required for 50 percent of a building's dwelling units or can be waived if five or fewer spaces are required.

There is a single C8-1 district at 16th Avenue and contains a portion of the LIRR right-of-way. The C8-1 district is a general commercial district that permits a wide range of commercial uses not generally suitable within residential districts (Use Groups 4-14 & 16). The C8-1 district permits a commercial FAR of 1.0. Parking requirements vary by use, but automotive service facilities require one space per 600 square feet.

The Project Area is in close proximity to two elevated New York City Transit (NYCT) subway lines. Approximately two blocks southeast of the Site is a D Train station located at 62nd Street and New Utrecht Avenue. Approximately three blocks south is an N Train station located at 63rd Street and New Utrecht Avenue. Both of these train lines offer service from South Brooklyn to points north. In terms of NYCT bus service, the B9 makes stops along 60th Street with service from Bay Ridge to Kings Plaza.

4. Description of the Proposed Project Area

The Proposed Project Area (the "Project Area") affects 20 properties on two opposite blocks with frontage along 60th Street (Block 5509, Lots 1, 58, 62, 64, 65, 68, 70, 71, 72 and 73 & Block 5516, Lots 4, 9, 10, 11, 12, 13, 14, 17, 20 and 21) near 15th Avenue in the Borough Park section of Brooklyn Community District 12. 60th Street is a local east-west arterial street and is classified as a 'wide' street with 80 feet in width. 15th Avenue is local north-south arterial street and is also classified as a 'wide' street with 80 feet in width.

The following properties are applicant-owned and consist of the Development Sites (Block 5509, Lots 58, 64, 65, 68 & 70; Block 5516, Lots 14, 17, 20 & 21):

Block 5509, Lot 58 (Building A) contains 8,000 square feet of lot area and is currently developed with an 8,000 square foot single-story building (1.0 FAR). The building currently contains an automotive use (Perfect Collision) that employs approximately eight workers.

Block 5509, Lot 64, 65, 68 & 70 (Building B) comprise of four tax lots with residential, light industrial and community use currently present. Lots 64 and 65 contain a two-story manufacturing use (Silver Speck, a jewelry manufacturer) that employs an estimated 20 employees in adjacent 11,864 and 8,200 square foot facilities (3.74 and 1.74 FAR, respectively). Lot 68 comprises of a recently constructed medical office building in three-stories with 5,722 square feet (1.27 FAR). The building employs an estimated 13 employees. Lot 70 is improved with a two-story multifamily residential building containing approximately 3,080 square feet and four dwelling units.

Block 5516, Lots 14, 17, 20 and 21 (Building C) comprise of four tax lots with automotive, warehouse and parking uses currently present. Lots 14 and 17 currently comprise of a single-story warehouse building containing an HVAC supply company in adjacent 5,862 and 3,800 square foot facilities (0.94 FAR for each). The business employs an estimated ten employees. Lot 20 consists of a single-story automotive use (SOS Auto Repair) with 1,128 square feet (1.0 FAR). Lot 21 is currently utilized for accessory parking for the adjacent automotive use.

The following properties are not applicant-owned and consist of the remainder of the Project Area (Block 5509, Lots 1, 62, 71, 72, 73 & Block 5516, Lots 4, 9, 10, 11, 12 and 13):

Block 5509, Lots 1 and 73 comprise of a two-story commercial facility (Accentuations By Design) that contains a furniture showroom and warehouse in adjacent facilities. Lot 1 contains the showroom (Use Group 12) and office space (Use Group 6) in a 21,000 square foot facility[2] (1.45 FAR). Lot 73 contains warehouse space (Use Group 16)[3] in a 3,000 square foot facility (1.5 FAR) It is estimated that the business employs approximately 25 workers total.

Block 5509, Lot 62 consists of a vacant single-story 4,000 square foot warehouse (1.0 FAR).

Block 5509, Lot 71 and 72 each comprise of two-story smaller multi-family residential buildings on separate tax lots, each with approximately 3,080 square feet and four dwelling units (1.54 and 1.52 FAR, respectively). This use is legally nonconforming with the residential use continuously occupied prior to the 1961 Zoning Resolution.

Block 5516, Lot 4 comprises of a single-story building containing an automotive use (Tov Automotive) in 1,776 square feet (0.59 FAR).

Block 5516, Lots 9 and 10 comprise of two mixed-use buildings on separate tax lots that rise to three-stories. Lot 9 contains 4,200 square feet (2.10 FAR) with the ground floor utilized as a convenience store (Kaimum Deli) with an estimated six employees. The remaining floors contain two dwelling units. Lot 10 contains 3,120 square feet (1.56 FAR) with a computer repair shop on the first floor and two dwelling units above. It is estimated the repair shop employs approximately four workers. Certificates of Occupancy indicate residential uses on the above-referenced properties since 1964, making the use nonconforming.

Block 5516 Lots 11, 12 and 13 comprise of three separate two-story residences. Lot 11 contains 1,220 square feet (0.61 FAR) and two dwelling units. Lots 12 and 13 each contain 1,564 square feet and two dwelling units (0.78 FAR each). The residences were constructed prior to the 1961 Zoning Resolution and are therefore legal nonconforming uses.

The Project Area is entirely within an M1-1 zoning district. The M1-1 district permits commercial or light-to-medium manufacturing/industrial uses (Use Group 4-14, 16-17). Commercial and

[2] According to the most recent Certificate of Occupancy from 1998.

[3] According to the most recent Certificate of Occupancy from 1987.

industrial/manufacturing uses are permitted up to 1.0 FAR, while community facility uses are permitted up to 2.4 FAR. The maximum base height of M1-1 districts is 30 feet, with the sky-exposure plane governing maximum building height. Parking requirements vary by use.

The Project Area is located adjacent to but outside the Transit Zone. Within the Transit Zone, accessory parking requirements for certain uses (Affordable Independent Residences for Seniors and Income-Restricted dwelling units) are reduced or eliminated.

5. Description of Proposed Development Sites

The Proposed Development Sites (the "Development Sites") are fully within the Project Area but are limited to areas that would be combined into three zoning lots as part of the Proposed Actions (Building A, Building B and Building C). These Sites contain frontage along 60th Street: Block 5509, Lot 58 (Building A); Block 5509, Lots 64, 65, 68 and 70 (Building B); and Block 5516, Lots 14, 17, 20 and 21 (Building C).

Building A (Block 5509, Lot 58) comprises of 8,014 square feet of lot area with 80 feet of frontage along 60th Street and a depth of 100 feet. The lot is developed with a single-story commercial warehouse/automotive building containing approximately 8,014 square feet of floor area (1.0 FAR) where 1.0 FAR is permitted as-of-right.

Building B (Block 5509, Lots 64, 65, 68 and 70) comprises of a total of 13,499 square feet of combined lot area. The lot is developed with a three-story single-story light industrial/manufacturing building (Lot 64), another three-story single-story light industrial/manufacturing building (Lot 65), a three-story community facility building (Lot 68) and a two-story multi-family family residential building (Lot 70). In total, the combined zoning lot contains 25,474 square feet of floor area or 1.88 FAR.

Building C (Block 5516, Lots 14, 17, 20 and 21) comprises of a total of 13,586 square feet of combined lot area. The lot is developed with a single-story light industrial manufacturing building (Lot 14), a single-story automotive-related use (Lot 17), another single-story automotive-related use (Lot 20) and an accessory parking lot (Lot 21). In total, the combined zoning lot contains 10,790 square feet of floor area or 0.79 FAR.

6. Description of Proposed Development

All existing buildings present on the Development Sites would be demolished, including the recently constructed three-story community facility building on Block 5509, Lot 68, which was intended to be temporary in nature, contingent on the approval of the Proposed Actions (as

discussed above). While the MIH area would be mapped with Options 1 and 2, the proposed affordable dwelling units would be provided pursuant to Option 2 of MIH, which requires that 30 percent of the proposed new residential floor area be reserved for incomes averaging 80 percent AMI and below.

The first building (Building A) would be constructed on Block 5509, Lot 58 and would consist of a 7-story mixed use (residential-commercial) on an 8,014-square foot zoning lot. The building will contain approximately 36,865 square feet of floor area (4.6 FAR) with 8,014 square feet of ground floor commercial retail space (1.0 FAR) and 28,851 square feet of residential space (3.6 FAR) on the remaining six floors. The building would contain 23 dwelling units, 7 of which would be affordable pursuant to MIH Option 2. The building would rise to a height of 75 feet. The building would waive out of the minimum accessory parking where less than 40 are required for the proposed commercial use and less than 15 are required for the proposed residential use. The two existing curb cuts on the zoning lot would be removed. Per bicycle parking requirements, 2 spaces would be provided.

The second building (Building B) would be constructed on Block 5509, Lots 64, 65, 68 and 70 and would consist of a 7-story mixed use (residential-commercial) building on a 13,499-square foot zoning lot. The building will contain approximately 62,094 square feet of floor area (4.6 FAR) with 10,619 square feet of ground floor commercial retail space (0.79 FAR) and 51,475 square feet of residential space (3.81 FAR) on the remaining seven floors. The building would contain 39 dwelling units, 13 of which would be affordable pursuant to MIH Option 2. The building would rise to a height of 75 feet. The building would provide 15 total accessory parking spaces for the proposed residential use in the cellar level, while the proposed commercial use would waive out of accessory commercial parking requirements. These spaces would be made accessible via ramp with a new 12-foot curb cut. The two existing curb cuts on the zoning lot would be removed. Per bicycle parking requirements, 2 spaces would be provided.

The third building (Building C) would be constructed directly across 60th Street on Block 5516, Lots 14, 17, 20 and 21 within a combined zoning lot with 13,568 square feet of lot area. The building would consist of an 8-story mixed use (residential-commercial) building to contain approximately 62,499 square feet of floor area (4.6 FAR) with 13,586 square feet of ground floor commercial retail space (1.0 FAR) and 48,912 square feet of residential space (3.6 FAR) on the remaining seven floors. The building would contain 40 dwelling units, 12 of which would be affordable pursuant to MIH Option 2. The building would rise to a height of 85 feet. The building would provide 16 total accessory parking spaces for the proposed residential use in the cellar level, while the proposed commercial use would waive out of accessory commercial parking requirements. These spaces would be made accessible via a ramp with a new 35’-2” wide curb cut. The four existing curb cuts on the zoning lot would be removed. Per bicycle parking requirements, 2 spaces would be provided.

For the commercial retail uses proposed under the C2-4 zoning district, one space is required per 1,000 square feet of floor area and is waived when under 40 spaces are required. Therefore, the Proposed Development is not required to provide accessory parking for the proposed commercial retail uses. However, since the Development Sites are outside the Transit Zone, Buildings B and C are required to provide accessory parking for the proposed residential use.

7. Actions Necessary to Facilitate the Project

The Proposed Actions consist of a Zoning Map Amendment from M1-1 to R7A/C2-4 and a Zoning Text Amendment to Appendix F of the Zoning Resolution (*Inclusionary Housing Designated Areas*) to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the Project Area. The MIH area would be mapped as both Option 1 and Option 2. Option 1 requires that 25 percent of the new residential floor be reserved for incomes averaging 60 percent AMI and below, while Option 2 requires that 30 percent of the new residential floor area be reserved for incomes averaging 80 percent AMI and below. The Proposed Development would comply with MIH under Option 2 at this time.

The proposed R7A (MIH) district permits a max of 4.6 FAR under MIH and generally yields 7- to 9-story buildings. Maximum lot coverage is 65 percent for interior and through lots and 100 percent on corner lots. Above a base height of 40 to 75 feet, the building must set back to a depth of 10 feet on a wide street, before rising to a maximum of 95 feet or 9-stories under MIH[4]. Parking is required for 50 percent of all dwelling units, with affordable units requiring 15 percent outside the Transit Zone. The C2-4 commercial overlay permits a wide range of neighborhood commercial retail uses (Use Groups 5-9 and 14) on the first and second floors at a maximum FAR of 2.0 within R7A districts. Parking requirements vary by use but most retail uses require one space per 1,000 square feet of floor area. The proposed R7A/C2-4 (MIH) district would alter the permitted uses within the Project Area from (Use Group 4-14, 16-17 to Use Groups 1-9 and 14 and would allow a maximum total FAR of 4.6. For commercial uses, the maximum FAR would increase from 1.0 to 2.0 FAR.

The R7A/C2-4 medium-density mixed-use zoning district under MIH would be appropriate for this area, which is located at the intersection of two wide corridors with 60th Street constituting a heavily trafficked east-west thoroughfare and 15th Avenue consisting of an 80-foot wide north-south corridor. The Development Sites are located immediately along the B9 bus route and two subway stations are located in close proximity (approximately 1,100 feet) to the west (the 62nd Street D Station) and the south (the New Utrecht Avenue N Train).

The proposed new R7A/C2-4 district would permit residential use and recognize nonconforming residential uses in the Project Area (Block 5509, Lots 70, 71, 72; Block 5516, Lots 9, 10, 11, 12

[4] With a qualifying ground floor

and 13). This use is appropriate given the high presence of the use in the surrounding area, including the Project Area itself. Examples include several 6-story apartment buildings along 15th Avenue, as well as a series of mixed-use developments under construction to the east, including numerous medium-density residential buildings facilitated as a result of the Maple Lanes Rezoning, which created a new R6A district immediately to the east that permits 75-foot tall buildings. When compared to the newly mapped R6A district, which is on 16th Avenue (a wide street) and 61st Street (a narrow street with 60 feet in width), the maximum 95-foot tall buildings under R7A with MIH are appropriate for the intersection of two wide streets (both 16th Avenue and 60th Street), both of which are 80 feet in width. It should also be noted that the proposed new R7A district under MIH would be mapped west of the R6A district described above, and in closer proximity to public transportation at New Utrecht Avenue.

Given the wide and heavily trafficked nature of 60th Street, this corridor is able to accommodate additional density with ground-floor local retail and other neighborhood services in line with existing commercial uses, overall serving to increase the vibrancy of the corridor, including an enhanced pedestrian experience. Furthermore, the required zoning text amendment to make the Project Area applicable to MIH would result in at least 32 new affordable dwelling units, a recognized need in all areas of the city. Lastly, the proposed R7A/C2-4 zoning district would map a contextual zoning district, where Quality Housing regulations are mandatory, and would result in a more uniform street wall along 60th Street, improving the urban design of this segment of 15th Avenue and 60th Street.

The Maple Lanes Rezoning amended a portion of the underlying M1-1 zoning district to R6A but did not alter any portions of the M1-1 district where the LIRR right-of-way is present. Under the Proposed Actions, a diagonal sliver of the M1-1 district would remain that follows the railroad right-of-way between the proposed R7A/C2-4 and existing R6A district. The Proposed Actions would continue to leave the M1-1 district to encompass the LIRR right-of-way area, as this area contains a below-grade transportation/utility use that is appropriate for an M1-1 district. Therefore, the resulting R7A/C2-4, M1-1 and R6A districts along 60th Street between 15th and 16th Avenues would still reflect the underlying and evolving uses present on the subject block.

In summary, the proposed medium-density zoning district would serve to permit an appropriate level of increased density along two vibrant wide thoroughfares, would increase the Project Area's conformance with zoning, would provide much needed new dwelling units for various income levels, and would continue to permit commercial retail uses to enhance the vibrancy of the corridors. These changes would be in line with the existing mixed-use character of the area and would be consistent with the increasing density of the immediate area with the recently mapped R6A district to the east.

8. Conclusion

The Proposed Actions would serve to facilitate the development of three medium-density buildings to contain new ground floor retail space and residential units above. The proposed new commercial retail space would serve to add much needed vibrancy to this segment of 60th Street and 15th Avenue, which are currently underdeveloped with a mix of residential, retail, warehouse and automotive uses.

The proposed new R7A/C2-4 district is appropriate for this area, which is located along a wide avenue in a predominantly mixed-use area and is located in close proximity to transit. The permitted bulk of the district would complement recently mapped medium-density contextual district to the east and require contextual qualify housing regulations along 60th Street and 15th Avenue.

Lastly, The Proposed Actions and resulting development would provide much needed new housing for various income levels and the proposed text amendment to make the area applicable as an MIH area would result in the creation of new permanently affordable dwelling units, a demonstrated need for Borough Park and all areas of the city.

1501-1555 60th Street
Community District 12, Brooklyn
8/13/19
Zoning Map 22d

Matter underlined is new, to be added;
Matter ~~struck out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution

* * *

APPENDIX F
Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

Brooklyn

* * *

Brooklyn Community District 12

* * *

Map 1 – [Date of Adoption]

PROPOSED MAP



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

Area **1** — [date of adoption] — MIH Program Option 1 and Option 2

Portion of Community District 12, Brooklyn

* * *

Land Use/Area Map

60th Street Rezoning, Brooklyn

Block 5509, Lots 1, 58, 62, 64, 65, 68, & 70-73

Block 5516, Lots 4, 9, 10-14, 17, 20 & 21

Project Information

- 600' Radius
- Development Site
- Project Area
- Zoning Districts

Existing Commercial Overlays

- C1-1
- C1-2
- C1-3
- C1-4
- C1-5
- C2-1
- C2-2
- C2-3
- C2-4
- C2-5

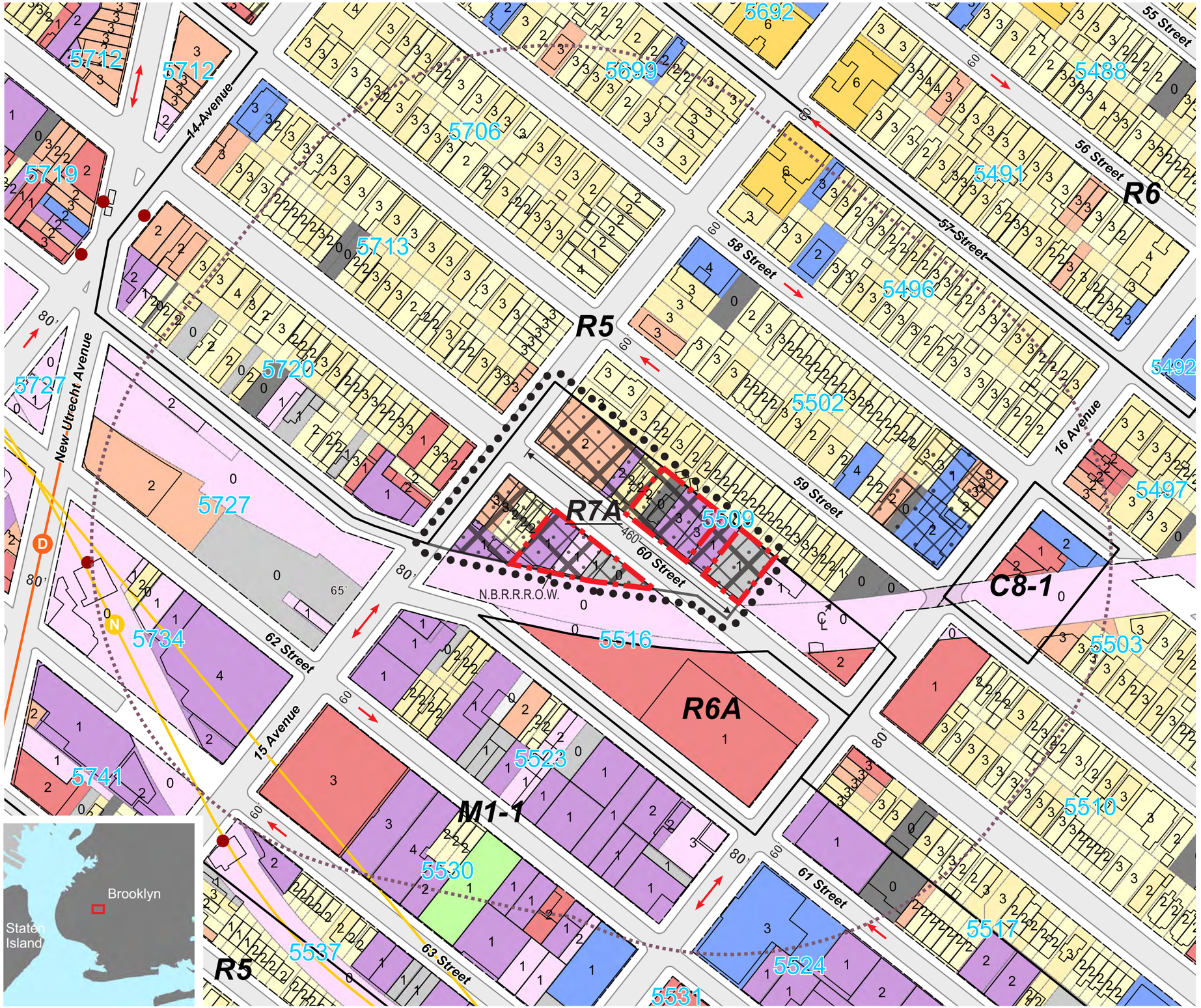
- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors

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

North

0 200 400 600 Feet



Prepared by Urban Cartographics February 2016

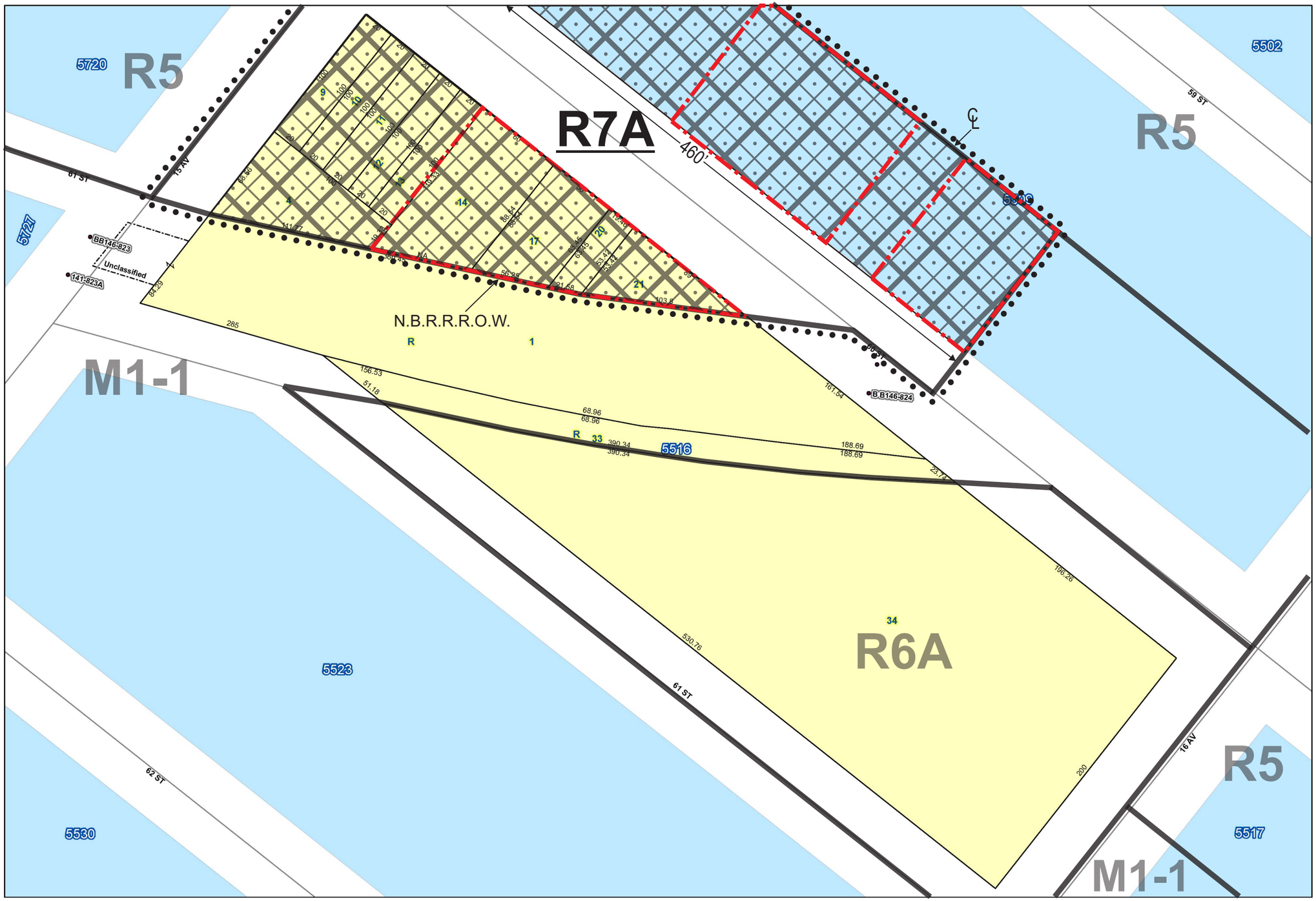
60th Street Rezoning, Brooklyn

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

NYC Digital Tax Map

Effective Date : 12-06-2008 19:30:44
End Date : Current

Brooklyn Block: 5516



Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

Zoning District Line

Development Site

Area Proposed to be Rezoned

C2-4 Commercial Overlay

M1-1 Existing Zoning District

R7A Proposed Zoning District

Feet
0 350 700 1,400

60th Street Rezoning, Brooklyn

FINANCE NEW • YORK
MARTHA E. STARK
COMMISSIONER

N
W E
S

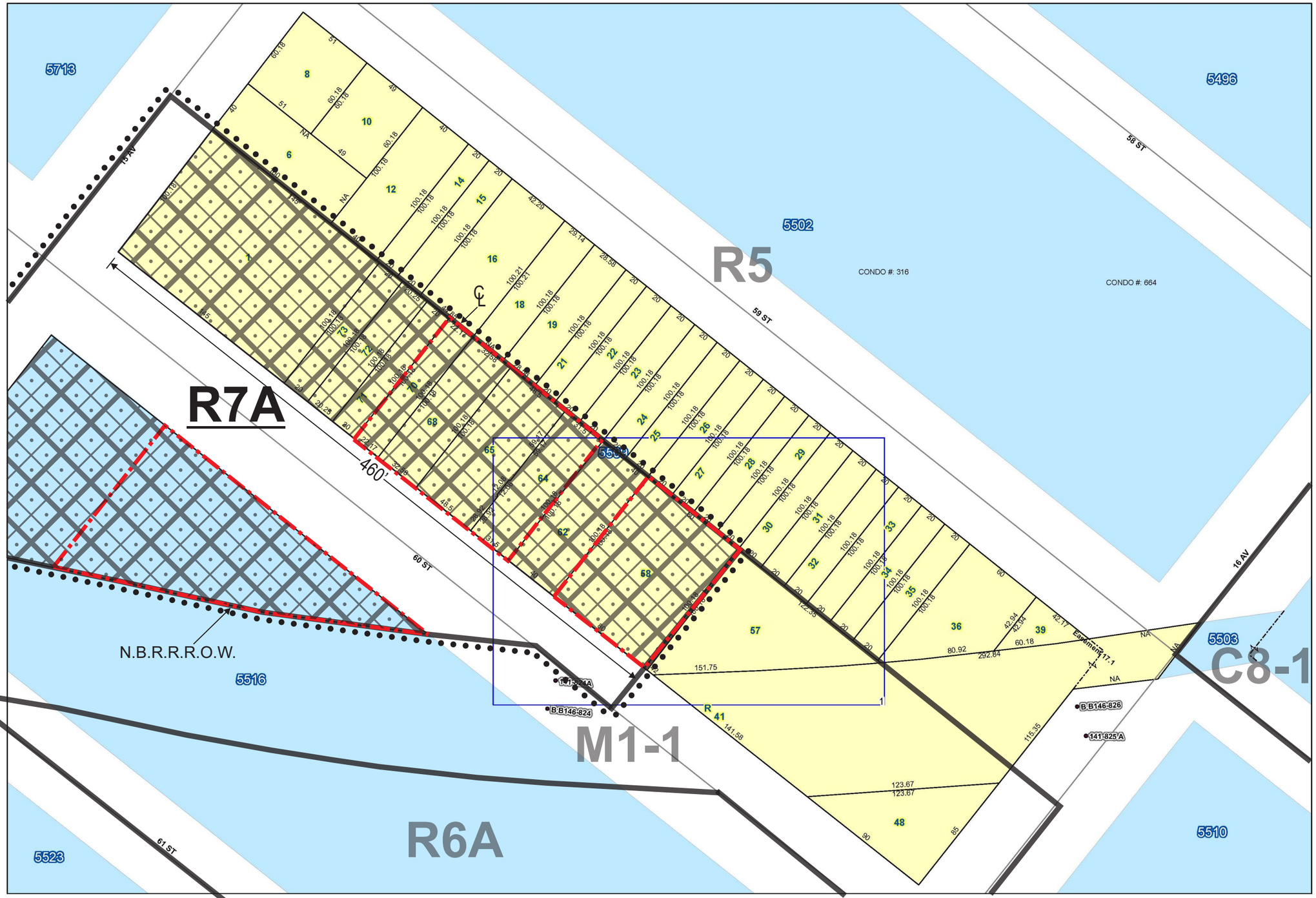
NYC Digital Tax Map

Effective Date : 12-06-2008 19:27:39
End Date : Current

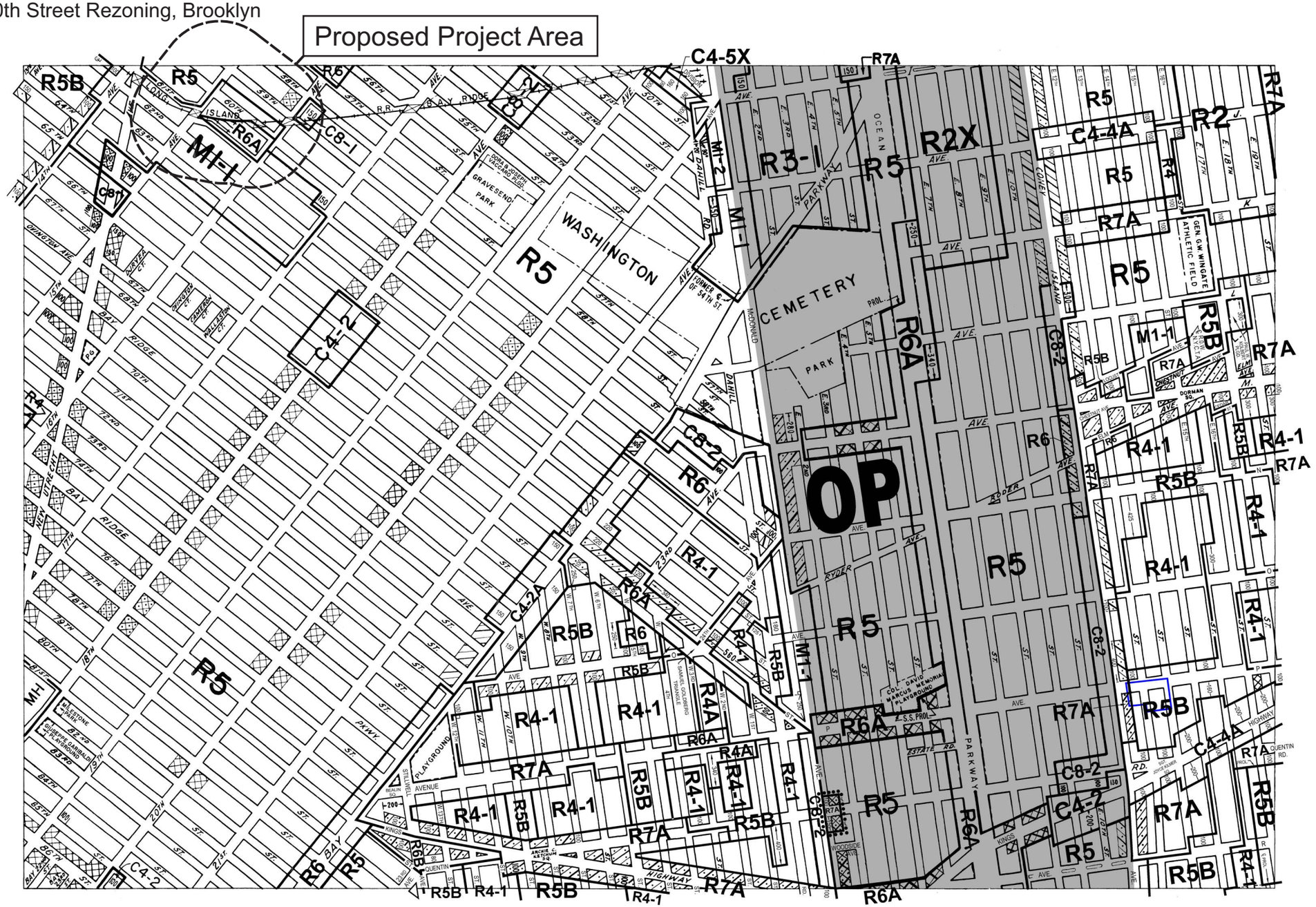
Brooklyn Block: 5509

Legend

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Zoning District Line
- Development Site
- Area Proposed to be Rezoned
- C2-4 Commercial Overlay
- M1-1 Existing Zoning District
- R7A Proposed Zoning District



60th Street Rezoning, Brooklyn



NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an **R**, **C** or **M** District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

09-26-2018 C 180029 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

22a	22c	23a
22b	**22d**	23b
28a	28c	29a

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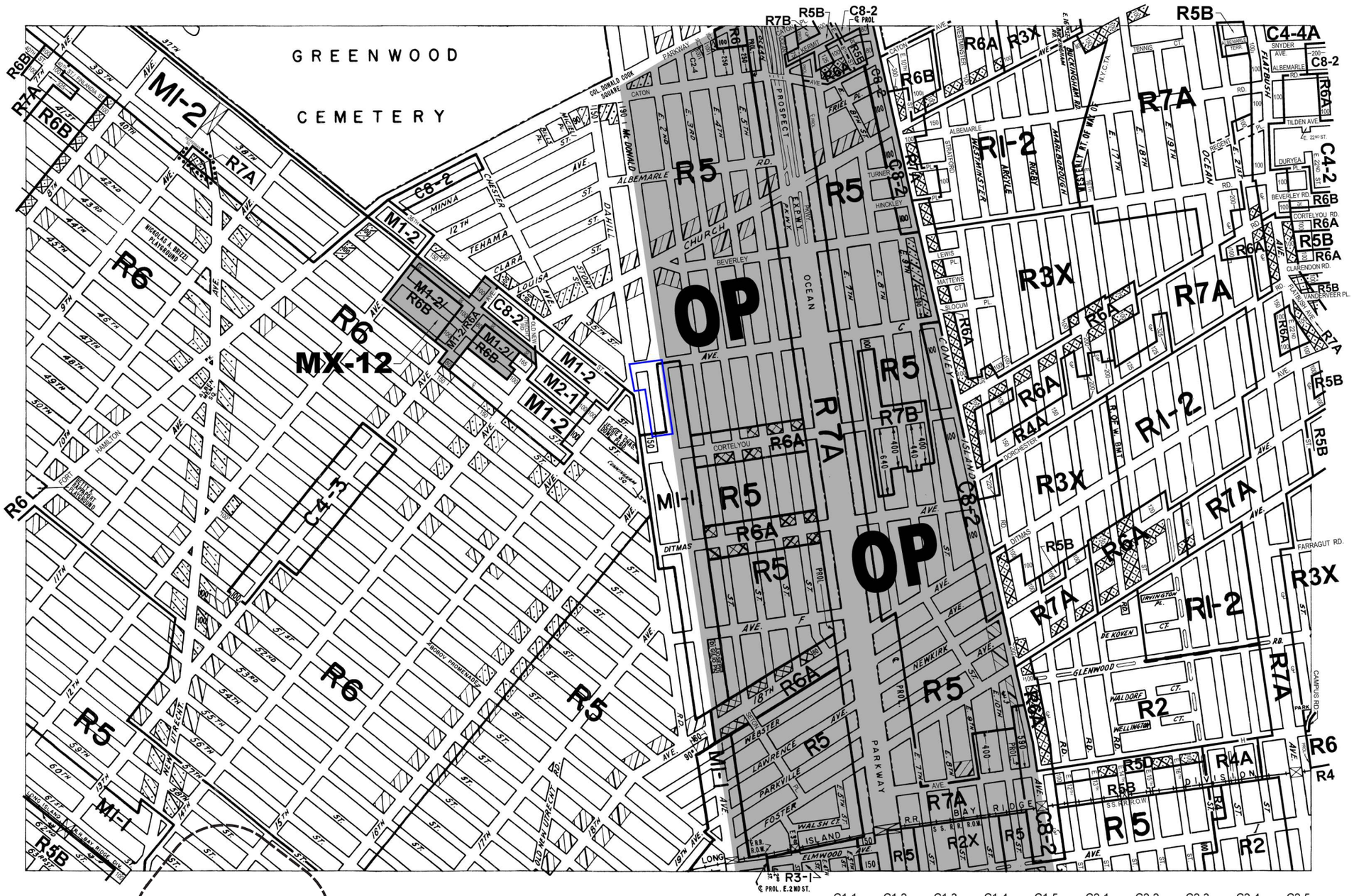
ZONING MAP **22d**

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

60th Street Rezoning, Brooklyn



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

R – RESIDENTIAL DISTRICT

C – COMMERCIAL DISTRICT

M – MANUFACTURING DISTRICT

SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.

AREA(S) REZONED

Effective Date(s) of Rezoning:

10–31–2018 C 180186 ZMK

Special Requirements:

For a list of lots subject to CEQR environmental requirements, see APPENDIX C.

For a list of lots subject to "D" restrictive declarations, see APPENDIX D.

For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

N

MAP KEY

16b	16d	17b
22a	**22c**	23a
22b	22d	23b

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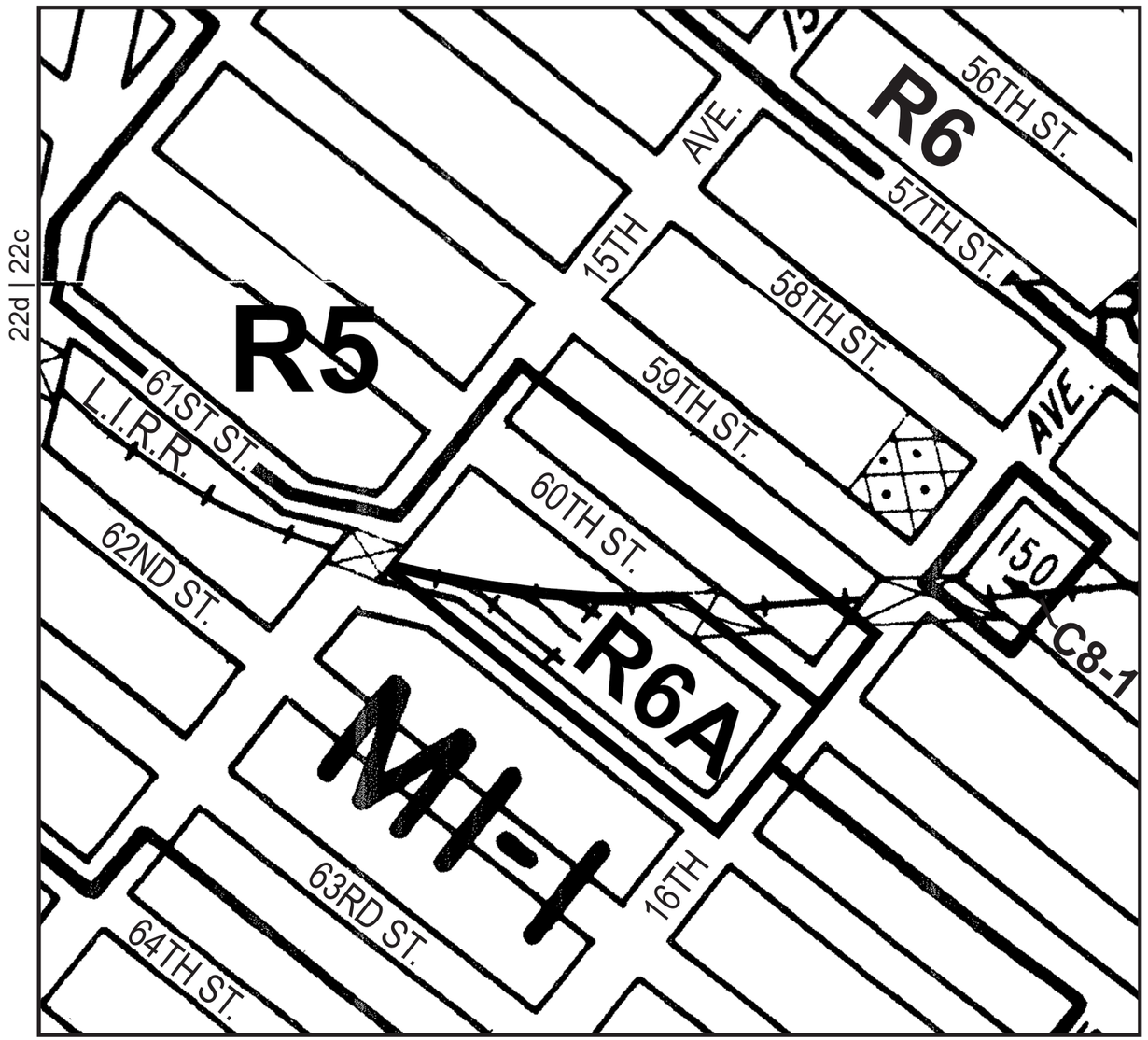
ZONING MAP 22c

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

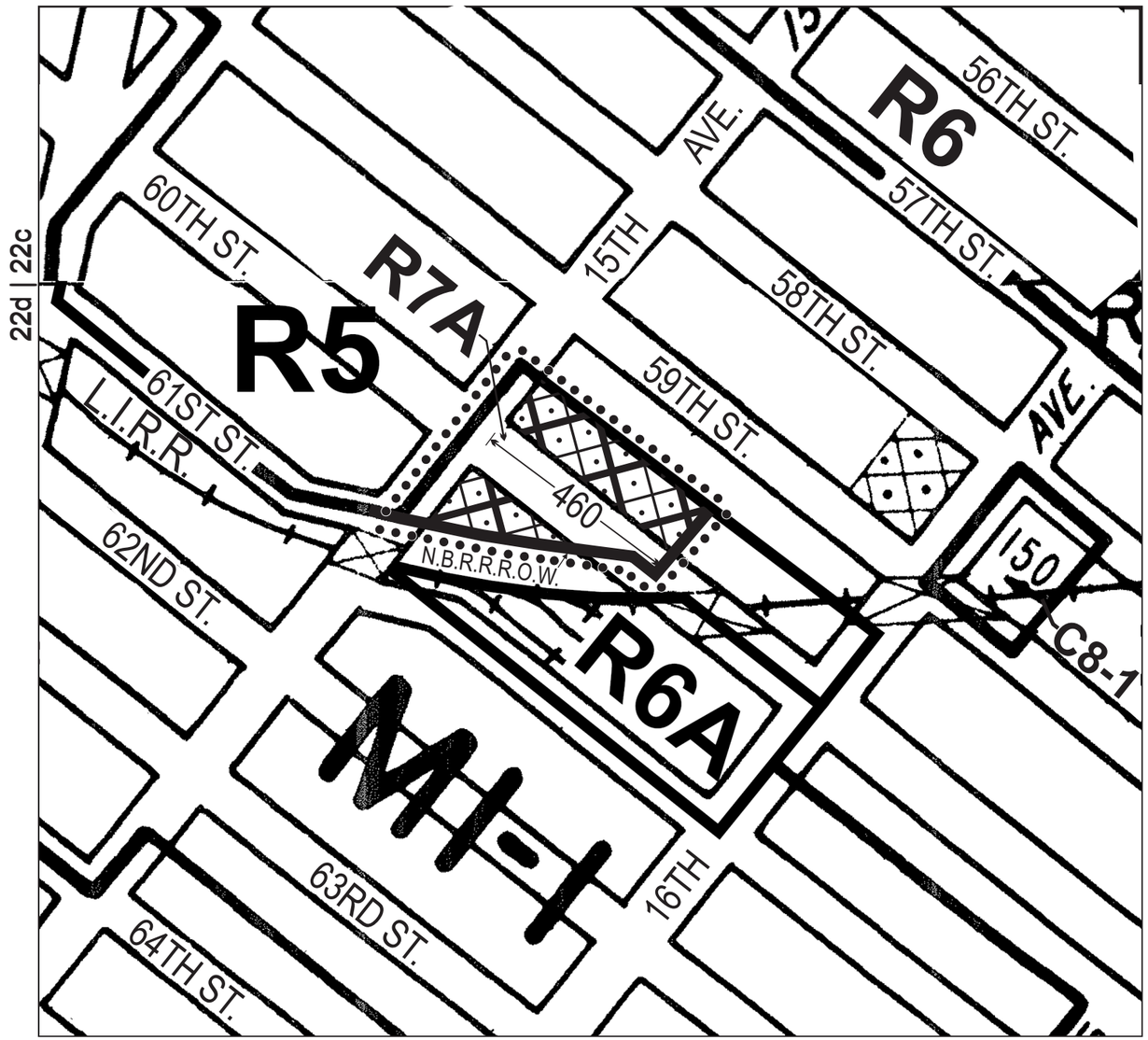
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: **www.nyc.gov/planning** or contact the Zoning Information Desk at (212) 720-3291.

Zoning Change Map



Current Zoning Map (22d & 22c)



Proposed Zoning Map (22d & 22c) - Project Area is outlined with dotted lines

Rezoning from M1-1 to R7A/C2-4

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

Land Use, Conformance and Compliance Table

		Existing Conditions						Proposed Conditions				
Block	Lot	Zoning District	Existing Land Use	Conformance	Permitted FAR	Built FAR	FAR Compliance	Zoning District	Proposed Land Use	Conformance	Permitted FAR	Compliance
Applicant's Property												
Development Site(s)												
5509	58	M1-1	Transportation/Utility	Yes	1	1	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	64	M1-1	Industrial/Manufacturing	Yes	1	3.74	No	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	65	M1-1	Industrial/Manufacturing	Yes	1	1.74	No	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	68	M1-1	Community Facility	Yes	2.4	1.27	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	70	M1-1	Residential	No	1	1.38	No	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	14	M1-1	Transportation/Utility	Yes	1	0.94	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	17	M1-1	Transportation/Utility	Yes	1	0.94	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	20	M1-1	Industrial/Manufacturing	Yes	1	1	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	21	M1-1	Parking	Yes	1	0	Yes	R7A/C2-4 (MIH)	Mixed-Use (Residential-Commercial)	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
Other Properties												
5509	1	M1-1	Commercial (UG12, UG-6)	Yes	1	1.45	No	R7A/C2-4 (MIH)	No Change	No	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	62	M1-1	Industrial/Manufacturing	Yes	1	1	Yes	R7A/C2-4 (MIH)	No Change	No	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	71	M1-1	Residential	No	1	1.54	No	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	72	M1-1	Residential	No	1	1.52	No	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5509	73	M1-1	Industrial/Manufacturing	Yes	1	1.5	No	R7A/C2-4 (MIH)	No Change	No	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	4	M1-1	Industrial/Manufacturing	Yes	1	0.59	Yes	R7A/C2-4 (MIH)	No Change	No	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	9	M1-1	Mixed-Use (Residential-Commercial)	No	1	2.1	No	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	10	M1-1	Mixed-Use (Residential-Commercial)	No	1	1.56	No	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	11	M1-1	Residential	No	1	0.61	Yes	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	12	M1-1	Residential	No	1	0.78	Yes	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
5516	13	M1-1	Residential	No	1	0.78	Yes	R7A/C2-4 (MIH)	No Change	Yes	2.0 (Commercial) / 4.6 (Residential)	Yes
Total # of Lots*	**20**		**% of Conformance****	**60%**		**% Compliant**	**55%**		**% of Conformance****	**80%**	**% Compliant**	**100%**

* All Properties including development sites
** Calculate vacant lots as in conformance and compliance

1501-1555 60th Street Rezoning

Zoning Comparison Table

	Permitted/Required			
	Existing Zoning (M1-1)		Proposed Zoning R7A/C2-4 (Under MIH Zoning)	
	ZR Section #	M1-1	ZR Section #	R7A/C2-4
USE GROUPS	42-10	4 - 14, 16, 17	22-10/32-10	1, 2, 3, 4, 5, 6, 7, 8, 9, 14
Maximum FAR	43-122	2.40	23-155	5.01
Residential	n/a	n/a	23-154*	4.6
Affordable Independent Residences for Seniors	n/a	n/a	23-155	5.01
Community Facility	43-122	2.4	33-121	4
Commercial	43-12	1	33-121	2
Commercial and Community Facility	43-122	2.4	33-121	4
Manufacturing	43-12	1	n/a	n/a
YARDS				
Minimum Front Yard	n/a	n/a	35-51	n/a
Minimum Side Yard	43-25	None or 8 feet	35-52/23-462	None or 8 feet
Minimum Rear Yard	43-26	20'	23-47/33-26	30', 20' (Commercial)
HEIGHT AND SETBACKS				
Minimum Base Height	43-43	n/a	35-22/35-65/35-652/23-662	40'
Maximum Base Height	43-43	30'/2-Stories	35-22/35-65/35-654/23-664*	75'
Maximum Building Height	43-43	Sky Exposure Plane	35-22/35-65/35-654/23-664*	95'/9-Stories
Maximum Height of Front Wall	43-43	30'/2-Stories	35-22/35-65/35-654/23-664*	75'
Sky Exposure Plane	43-43	1:1 (narrow st.)/ 1:1 (wide corridor)	n/a	n/a
Setbacks from Narrow Streets	43-43	20'	35-22/35-65/35-652/23-662	15', 20' (Commercial)
Setbacks from Wide Streets	43-43	15'	35-22/35-65/35-652/23-662	10', 15' (Commercial)
OPEN SPACE				
Minimum Open Space Ratio	n/a	n/a	n/a	n/a
LOT COVERAGE				
Interior/Through Lot	n/a	n/a	23-153/35-22	65%
Corner Lot	n/a	n/a	23-153	100%, 80% (CF)
DENSITY				
Affordable Dwelling Units	n/a	n/a	23-22/35-22	680 sf/DU
Affordable Independent Residences for Seniors	n/a	n/a	23-23	325 sf/DU
PARKING				
Residential	n/a	n/a	25-23/36-33	50%
Commercial	44-20	By Use	36-21	By Use
Income-Restricted Housing Units	n/a	n/a	12-10/25-251	None (Transit Zone)
Affordable Independent Residences for Seniors	n/a	n/a	12-10/25-252	None (Transit Zone)
Government Assisted Dwelling Units	n/a	n/a	12-10/25-253	25%
LOADING				
Commercial	44-52	n/a	36-62	By Use
Manufacturing	44-52	By Use	n/a	n/a
Bicycle Parking (Residential)	44-60/36-70	n/a	25-80/36-70	1 per 2 dwelling units
Bicycle Parking (Affordable Independent Residences for Seniors	44-60/36-70	n/a	25-80/36-70	1 per 10,000 sf
Bicycle Parking (Commercial)	44-60/36-70	By Use	36-70	By Use

*When providing affordable housing pursuant to the Inclusionary Housing Program set forth in Section 23-90



1. View of the northeast side of 60th Street facing northeast.



2. View of the northeast side of 60th Street facing northeast.



3. View of the northeast side of 60th Street facing north.





4. View of the northeast side of 60th Street facing east.



5. View of the northeast side of 60th Street facing northeast.



6. View of the northeast side of 60th Street facing northeast.





7. View of the northeast side of 60th Street facing northwest.



8. View of the northeast side of 60th Street facing northeast.



9. View of the northeast side of 60th Street facing northeast.





10. View of 15th Avenue facing northeast from 60th Street.



11. View of 60th Street facing southeast from 15th Avenue.



12. View of the east side of 15th Avenue facing east from the intersection of 15th Avenue & 60th Street.





13. View of the east side of 15th Avenue facing southeast.



14. View of the east side of 15th Avenue facing southeast.



15. View of the intersection of 15th Avenue and 59th Street facing south.





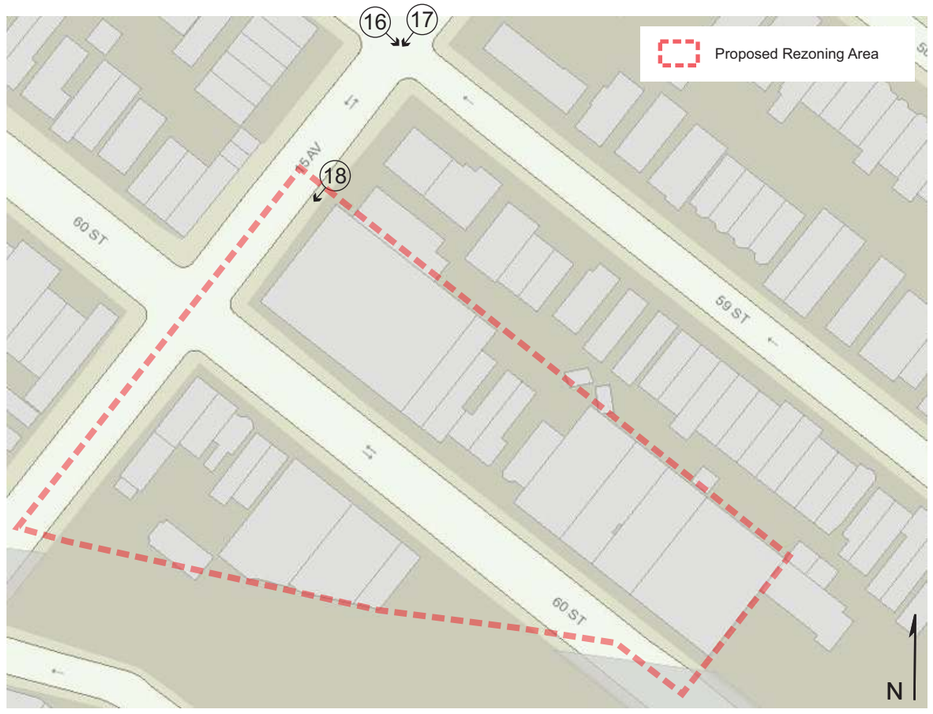
16. View of 59th Street facing southeast from 15th Avenue.



17. View of 15th Avenue facing southwest from 59th Street.



18. View of the sidewalk along the east side of 15th Avenue facing southwest.





19. View of the south side of 60th Street facing west.



20. View of the south side of 60th Street facing south.



21. View of the south side of 60th Street facing west.





22. View of the south side of 60th Street facing southwest.



23. View of the south side of 60th Street facing southwest.



24. View of the south side of 60th Street facing southwest.





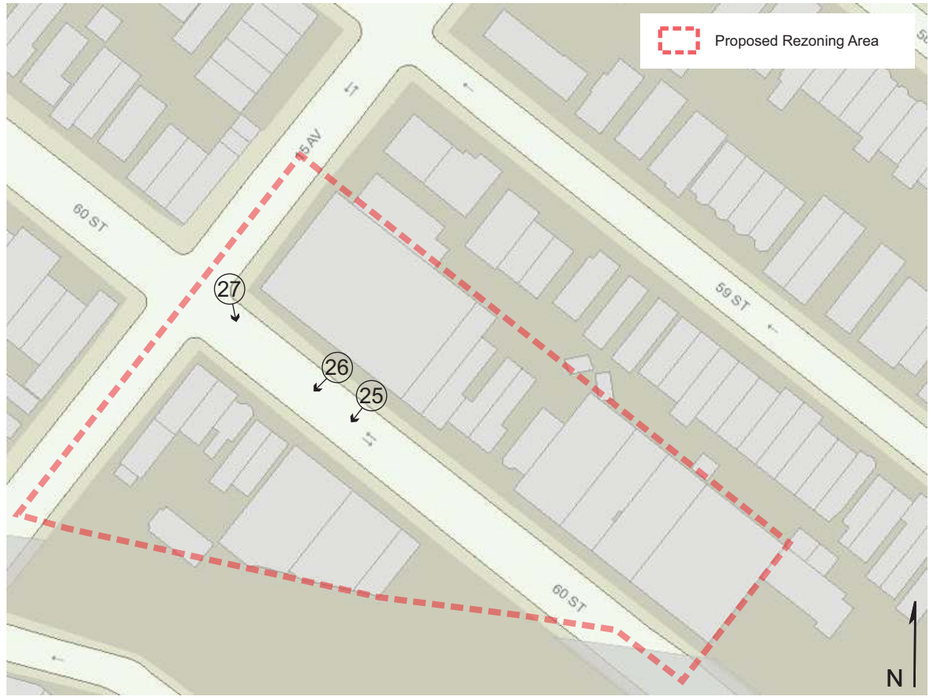
25. View of the south side of 60th Street facing southwest.



26. View of the south side of 60th Street facing southwest.



27. View of the south side of 60th Street facing south.





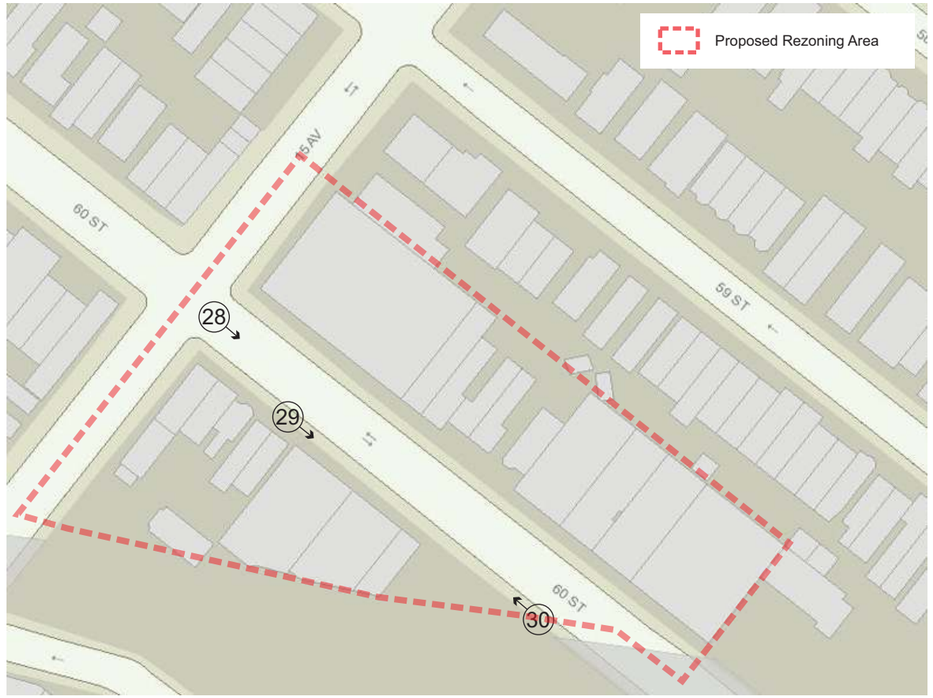
28. View of 60th Street facing southeast from 15th Avenue.



29. View of the sidewalk along the south side of 60th Street facing southeast.



30. View of the sidewalk along the south side of 60th Street facing northwest.





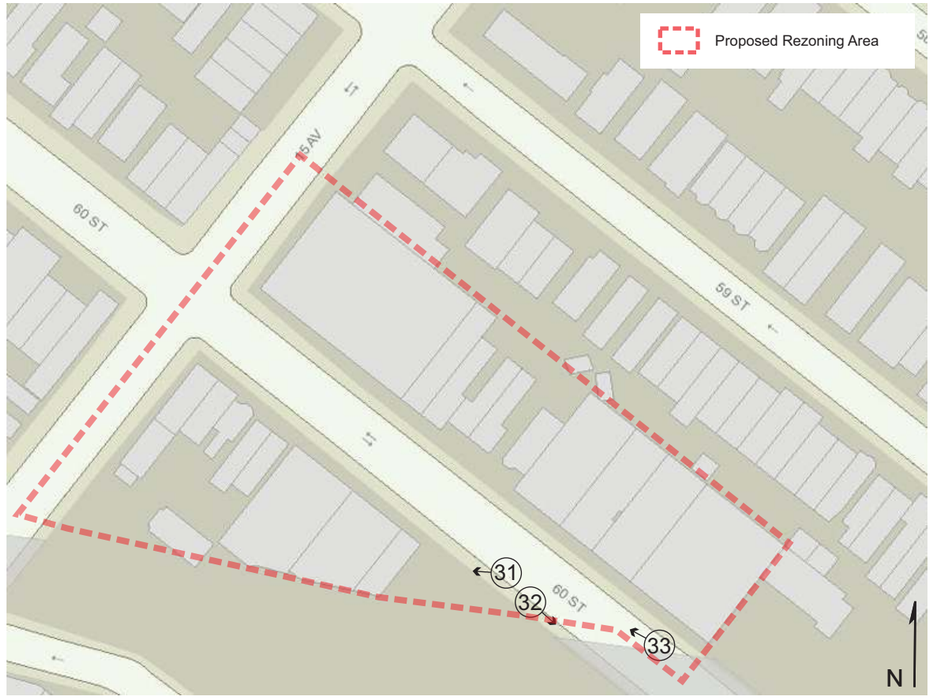
31. View of the south side of 60th Street facing west.



32. View of the sidewalk along the south side of 60th Street facing southeast.



33. View of 60th Street facing northwest.





34. View of 60th Street facing northwest from 16th Avenue.



35. View of the north side of 60th Street facing northeast.



36. View of the north side of 60th Street facing northeast.





37. View of the south side of 60th Street facing southwest.



38. View of the south side of 60th Street facing southwest.



39. View of the south side of 60th Street facing southwest.





40. View of the east side of 15th Avenue facing southeast.



41. View of the east side of 15th Avenue facing southeast.





42. View of the northeast side of 60th Street facing east.



43. View of the northeast side of 60th Street facing east.



44. View of the southwest side of 60th Street facing southwest.





45. View of the northeast side of 60th Street facing northeast.



46. View of 16th Avenue facing northeast from 60th Street.



47. View of the intersection of 16th Avenue and 60th Street facing north.





48. View of 60th Street facing northwest from 16th Avenue (Project Area far ahead at left and right).



49. View of the intersection of 16th Avenue and 60th Street facing west.



50. View of the northwest side of 16th Avenue facing northwest.





51. View of 16th Avenue facing southwest between 59th Street and 60th Street.



52. View of the southeast side of 16th Avenue facing east.

