

BROWNSVILLE: SITE B
GLENMORE MANOR / B'VILLE HUB

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DRAFT APPLICATION DRAWINGS

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GLENMORE MANOR

African American Planning Commission, Inc. (AAPC), in a joint venture with Brisa Builders and Lemle & Wolff, was selected through a competitive process in response to the Brownsville RFP; that your proposal was developed to address the concerns/ needs identified throughout the Brownsville Planning Process.

The project site is located at 97 Glenmore Avenue, between Christopher Avenue and Mother Gaston Boulevard in the Brownsville neighborhood of Brooklyn. Glenmore Manor is a 100% affordable mixed-use housing development that meets the threshold for both HPD ELLA and the East New York affordability standards, as required in the Brownsville RFP.

Residential amenities are located on the cellar and ground floors and include a computer room, laundry room, fitness room, bike storage, tenant storage and general building storage. Offices for delivery of support services will be in located in the cellar with a multi-purpose room open for all building residents located on the first floor. The landscaped rear yard will be accessible to all building residents.

Building on the key goals of the Brownsville Visioning Plan our project is an attractive, well designed residential community combined with leading edge commercial and community facilities to create a center for innovation and entrepreneurship that will energize the neighborhood, providing new jobs and opportunities.

Approximately 20,000 SF of commercial and community facility space is proposed for the ground floor and second floors. These spaces are designed as an “entrepreneurial hub” to meet the needs of local businesses and non-profits pursuant to the “Entrepreneurship and Innovation” theme described in the RFP for this site.

The development of commercial storefront at this location will contribute a sense of vibrancy and activity to the street level of this active intersection, promoting active mixed-use corridors in keeping with The Brownsville Plan.

Proposed tenants for the commercial space include the Brooklyn Co-op Credit Union, the second location of a locally-owned restaurant, Fusion East, a locally-owned beauty products company and a radio station . Proposed tenants for the community facility spaces include the Central Brooklyn Economic Development Corporation (CBEDC) in conjunction with other partners who wish to expand their programming for young entrepreneurs and innovators to locate at this site.

The Brownsville Plan cites residents desire for more bank/financial institutions and sit-down family restaurants within its top 5 retail priorities. The proposal incorporates these uses into the development program.

Currently the site is zoned R6 with a permitted FAR of 3.00 residential and 4.80 community facility. The proposed rezoning, consistent with the RFP, is that the southern portion of the site along Glenmore Avenue and extending 100 feet north would be R7D with a C2-4 overlay, and the northern portion along Christopher Avenue would be R7A. Using the Inclusionary Housing FAR the project is 203,611 ZSF and of which approximately 8,200 ZSF will be dedicated to AIRS.

PROJECT UNIT DISTRIBUTION

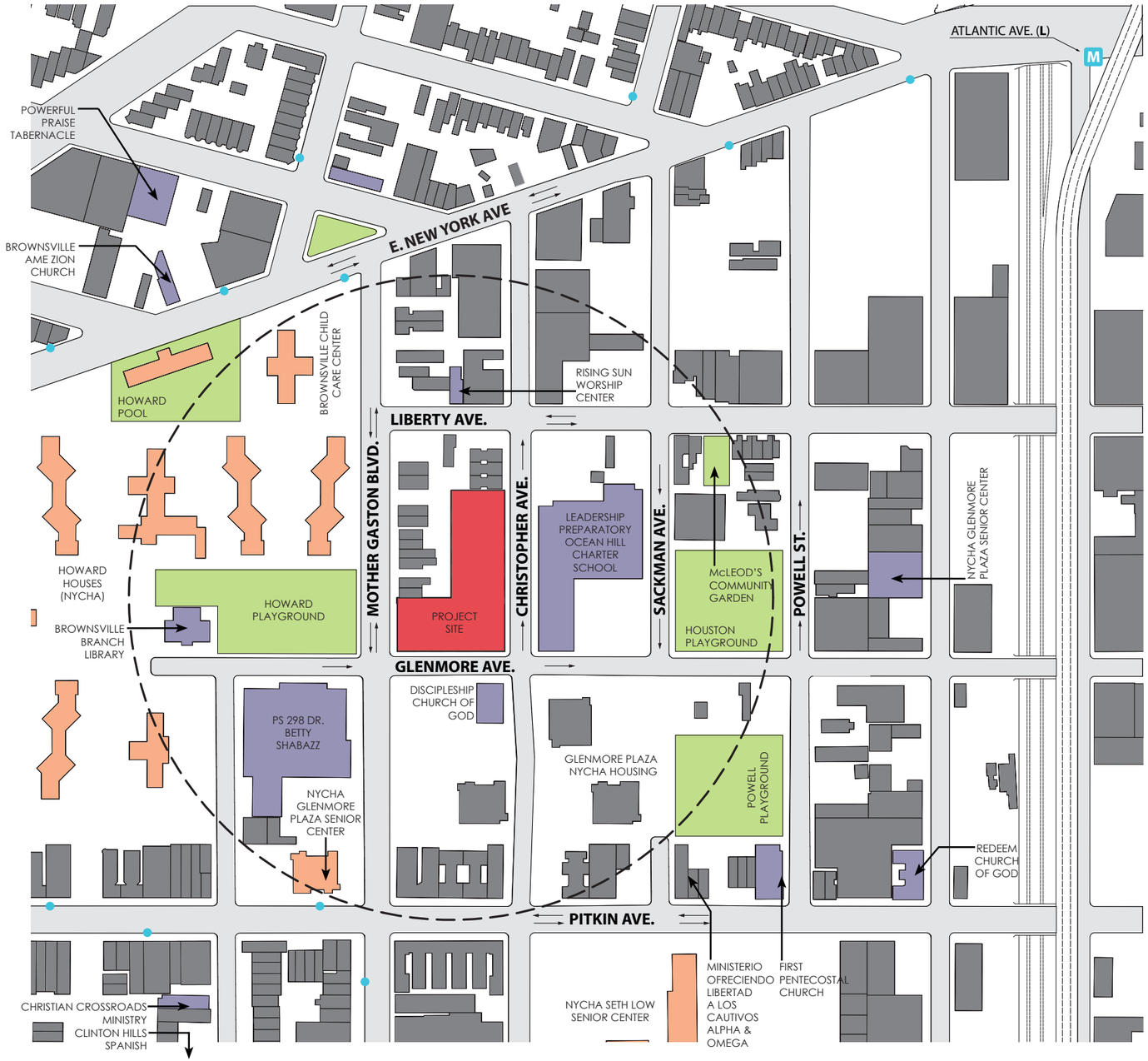
Type	Count	Percentage
0 Bedroom	60	26%
1 Bedroom	55	24%
2 Bedrooms	87	37%
3 Bedrooms	31	13%
Total	**233**	**100%**

Supportive Housing

30% Req.	70
1 Bedroom	35
2 Bedroom	35

ELLA	Required	Proposed
0 Bedroom	25% Maximum*	26%
1 Bedroom	15% Minimum	24%
2 Bedroom	30% Minimum	50%
3 Bedroom		

*Beyond 25% allowed if supportive housing provided





LEGEND

- PROPOSED SITE
- INSTITUTIONAL / CIVIC
- NYCHA HOUSING
- PARKS / GREENSPACE
- MTA SUBWAY STOPS
- BUS STOPS
- 600' SITE RADIUS

SCALE

0' 100' 200' 300'

600' FEET RADIUS URBAN PROGRAM

GLENMORE MANOR / THE B'VILLE HUB

SITE B

ZR Sec. No.	ITEM				NOTES
	Site Information				
ZR 34-112	**Location:** Site B between Mother Gaston Blvd. and Christopher Ave. at Glenmore Ave. Brooklyn, NY **Block:** 3692- Lot 1-4, 34-37, and 23-32 **Block bound by:** South: Glenmore Avenue North: Liberty Avenue East: Christopher Avenue West: Mother Gaston Boulevard				
	Zoning District Current: R6				
	Zoning District Proposed: R7D with C2-4 Commercial Overlay along Glenmore Avenue and R7A with C2-4 Commercial Overlay along Christopher Avenue.				
	Lot Area R7D Portion:	**20,000**	SF	**0.46** acres	
	Lot Area R7A Portion:	**20,000**	SF	**0.46** acres	
	Lot Area Total:	**40,000**	SF	**0.92** acres	
	Zoning Map: 17C				
	Community Board: Brooklyn 16				
	Transit Zone: Inside Zone				

	Uses Permitted	**Permitted**	**Proposed**	
ZR 22-10 ZR 32-10	Use Regulations	Use Groups 1 through 4 Use Group 6 Use Group 3	Use Group 2 Residential Use Group 6C Commercial Use Group 3 Community Facility	Complies Complies Complies
	FAR and Floor Area Permitted for R7D	**Permitted**	**Proposed**	
ZR 23-155	FAR for Residential Buildings For AIRS Quality Housing Program	5.60	5.11	Complies
ZR 24-11	FAR for Community Facility	4.20	0.47	Complies
ZR 33-121	FAR for Commercial	2.00	0.46	Complies
ZR 77-22(a)	**R7D West:** Maximum Floor Area Between 100' Within wide street. 5.6 x 10,000 SF = 56,000 SF +20% increase permitted as per ZR 77-22(a)	**67,200** SF	**65,452** SF	Complies
	R7D East: Maximum Floor Area Beyond 100' from wide street (5.6 x 10,000 SF)	**56,000** SF	**55,252** SF	Complies
	Maximum Residential Floor Area (Including 20% Increase for R7D West)	**123,200** SF	**102,103** SF	Complies
	Maximum Comm. Facility Floor Area	**84,000** SF	**9,377** SF	Complies
	Maximum Commercial Floor Area	**40,000** SF	**9,224** SF	Complies
	Maximum Floor Area per Zoning Lot	**123,200** SF	**120,704** SF	Complies
	FAR and Floor Area Permitted for R7A	**Permitted**	**Proposed**	
ZR 23-155	FAR for Residential Buildings	5.01	4.15	Complies
ZR 24-11	FAR for Community Facility	4.00	0	Complies
ZR 33-121	FAR for Commercial	2.00	0	Complies
	Maximum Residential Floor Area	**100,200** SF	**82,907** SF	Complies
	Maximum Comm. Facility Floor Area	**80,000** SF	**0** SF	Complies
	Maximum Commercial Floor Area	**40,000** SF	**0** SF	Complies
	Maximum Floor Area per Zoning Lot	**100,200** SF	**82,907** SF	Complies
	Combined FAR and Floor Area Permitted for R7D + R7A	**Permitted**	**Proposed**	
	Maximum FAR for R7D (5.6 x 20,000 = 112,000 SF)	5.60		
	Maximum FAR for R7A (5.1 x 20,000 = 100,200 SF)	5.10		
	Adjusted Max. FAR	5.30	5.09	Complies
	Total Residential Floor Area	**212,200** SF	**185,010** SF	Complies
	Total Comm. Facility Floor Area	**120,000** SF	**9,377** SF	Complies
	Total Commercial Floor Area	**80,000** SF	**9,224** SF	Complies

ZR Sec. No.	ITEM					NOTES
	Site Information					
	Dwelling Units (DUs)	**Permitted**		**Proposed**		
ZR 23-22	Dwelling Unit Factor	680				
	Residential Floor Area	185,010	SF			
	Max. No. of DUs	185,010 / 680 = **272**	DUs	**233**	DUs	Complies
	Lot Coverage Permitted for Residential	**Permitted**		**Proposed**		
ZR 23-153	Corner Lots	100%				
	Interior and Through Lots	65%				
		Lot Area	Coverage SF	%	Coverage	SF
	Corner Lot	20,000	20,000	75.7%	15,146	
	Interior Lot	20,000	13,000	56.9%	11,384	
	Total Lot Coverage Permitted		**33,000**		**26,530**	SF Complies
	Lot Coverage Permitted for Community Facility	**Permitted**		**Proposed**		
ZR 24-10	Corner Lot	80%				
		Lot Area	Coverage SF	%	Coverage	SF
	Corner Lot	20,000	16,000	71.8%	14,368	SF Complies
	Yard Requirements	**Permitted**		**Proposed**		
ZR 23-462 (c)	Side Yard R7D & R7A	No Side Yard				Complies
ZR-23-471	Rear yard of minimum depth of 30' required beyond 100' of street line	30	FT	40	FT	Complies
	No Rear Yard Requirement Within 100' of Corner					
	Height & Setback R7D	**Permitted**		**Proposed**		
ZR 23-662	Minimum Base Height	60	FT	95	FT	Complies
	Maximum Base Height	95	FT	95	FT	Complies
	Maximum Building Height (Qualifying Ground Floor)	110 (115)	FT	115	FT	Complies
	Setbacks Wide Street (Narrow Street)	10 (15)	FT	10 (15)	FT	Complies
	Height &Setback R7A	**Permitted**		**Proposed**		
ZR 23-662	Minimum Base Height	40	FT	45	FT	Complies
	Maximum Base Height	75	FT	75	FT	Complies
	Maximum Building Height (Qualifying Ground Floor)	90 (95)	FT	95	FT	Complies
	Setbacks Wide Street (Narrow Street)	10 (15)	FT	10 (15)	FT	Complies
	RFP Requirements	**Permitted**		**Proposed**		
	Maximum Base Height at North End of Site	45	FT	45	FT	Complies
	Maximum Building Height at North End of Site	65	FT	45	FT	Complies
	Parking Requirements	**Required / Permitted**		**Proposed**		
ZR 25-23	Income Restricted Housing Units Within Transit Zone	0		0		Complies
ZR 25-31	Community Facility	0		0		Complies
ZR 36-12	Commercial	150		63		Complies
	Required Loading	**Required**		**Proposed**		
ZR 36-62	First 25,000 SF- None Required	0		0		Complies

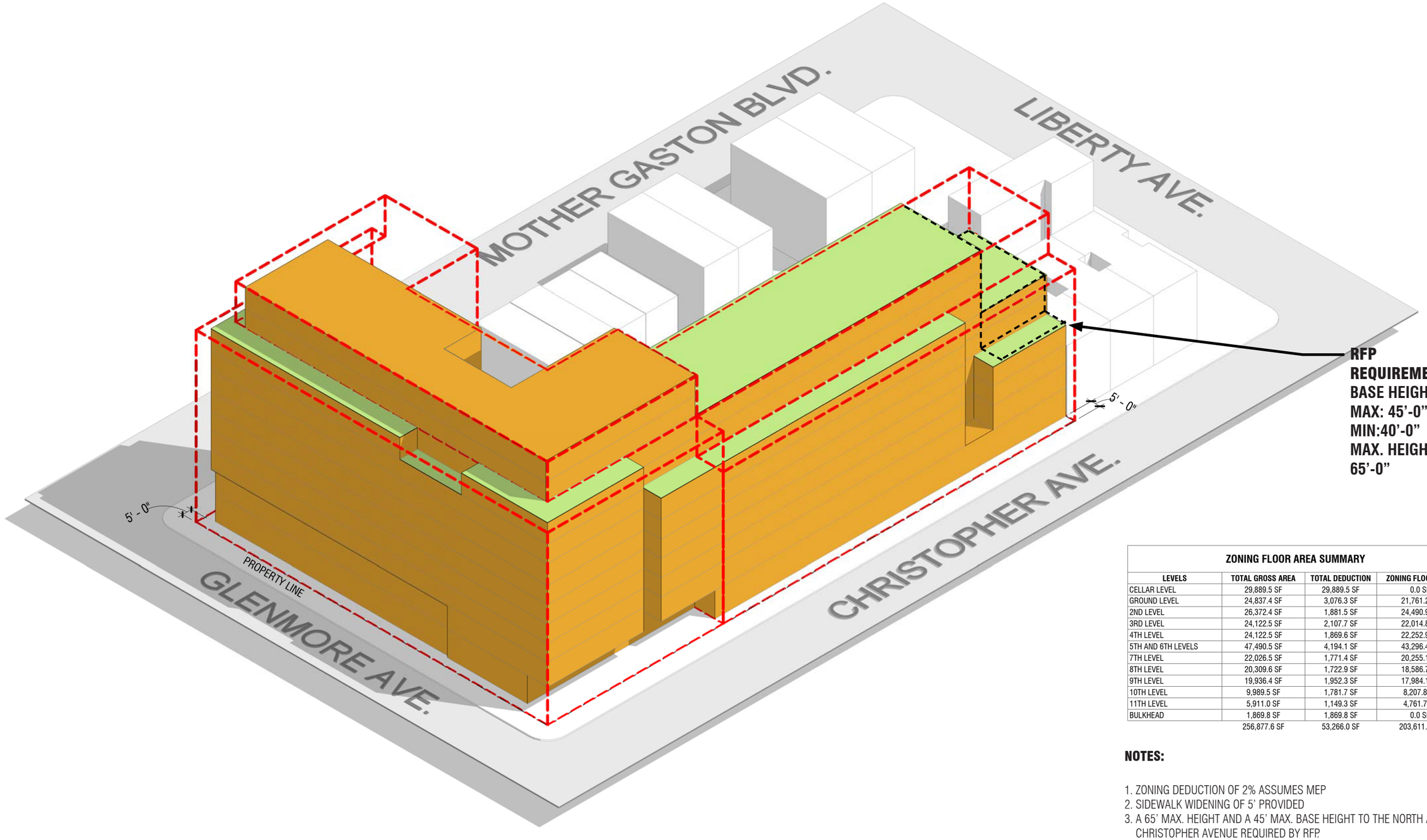
	Mayorial Overide Required
ZR 35-651(b)	Relief From ZR-651(b) Requiring Streetwall at Mother Gaston Boulevard to Align with Streetline.



ZONING SITE PLAN DIAGRAM

GLENMORE MANOR / THE B'VILLE HUB

SITE B



RFP REQUIREMENT:
BASE HEIGHT:
MAX: 45'-0"
MIN:40'-0"
MAX. HEIGHT:
65'-0"

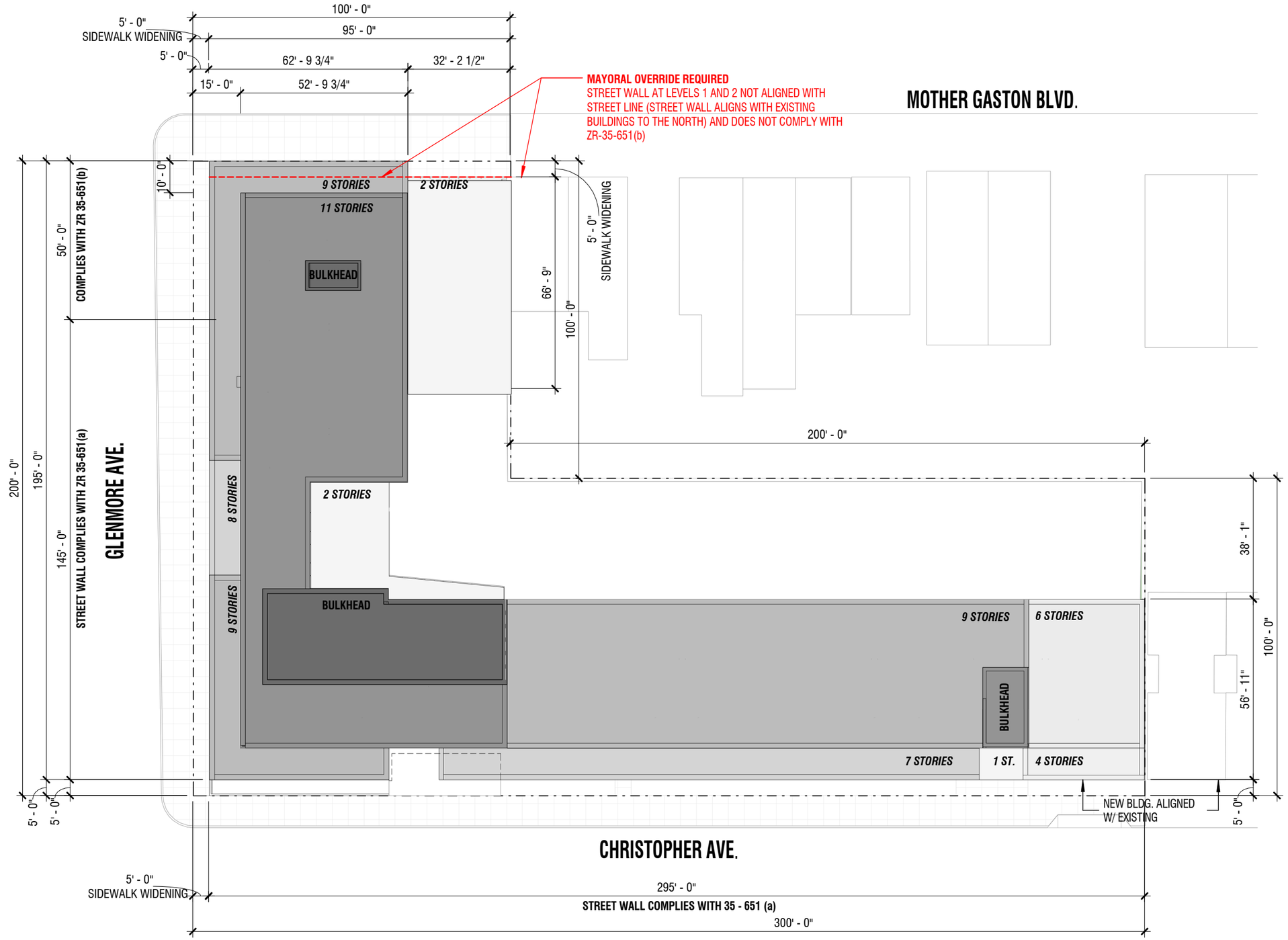
ZONING FLOOR AREA SUMMARY			
LEVELS	**TOTAL GROSS AREA**	**TOTAL DEDUCTION**	**ZONING FLOOR AREA**
CELLAR LEVEL	29,889.5 SF	29,889.5 SF	0.0 SF
GROUND LEVEL	24,837.4 SF	3,076.3 SF	21,761.2 SF
2ND LEVEL	26,372.4 SF	1,881.5 SF	24,490.9 SF
3RD LEVEL	24,122.5 SF	2,107.7 SF	22,014.8 SF
4TH LEVEL	24,122.5 SF	1,869.6 SF	22,252.9 SF
5TH AND 6TH LEVELS	47,490.5 SF	4,194.1 SF	43,296.4 SF
7TH LEVEL	22,026.5 SF	1,771.4 SF	20,255.1 SF
8TH LEVEL	20,309.6 SF	1,722.9 SF	18,586.7 SF
9TH LEVEL	19,936.4 SF	1,952.3 SF	17,984.1 SF
10TH LEVEL	9,989.5 SF	1,781.7 SF	8,207.8 SF
11TH LEVEL	5,911.0 SF	1,149.3 SF	4,761.7 SF
BULKHEAD	1,869.8 SF	1,869.8 SF	0.0 SF
	256,877.6 SF	53,266.0 SF	203,611.6 SF

NOTES:

1. ZONING DEDUCTION OF 2% ASSUMES MEP
2. SIDEWALK WIDENING OF 5' PROVIDED
3. A 65' MAX. HEIGHT AND A 45' MAX. BASE HEIGHT TO THE NORTH AT CHRISTOPHER AVENUE REQUIRED BY RFP.

PROPOSED MASSING

GLENMORE MANOR / THE B'VILLE HUB
SITE B



MAYORIAL OVERRIDE SITE PLAN DIAGRAM

GLENMORE MANOR / THE B'VILLE HUB

SITE B



SITE AERIAL PHOTO

GLENMORE MANOR / THE B'VILLE HUB

SITE B



CONTEXT MASSING LOOKING SOUTH



CONTEXT MASSING LOOKING NORTH

GLENMORE MANOR / THE B'VILLE HUB

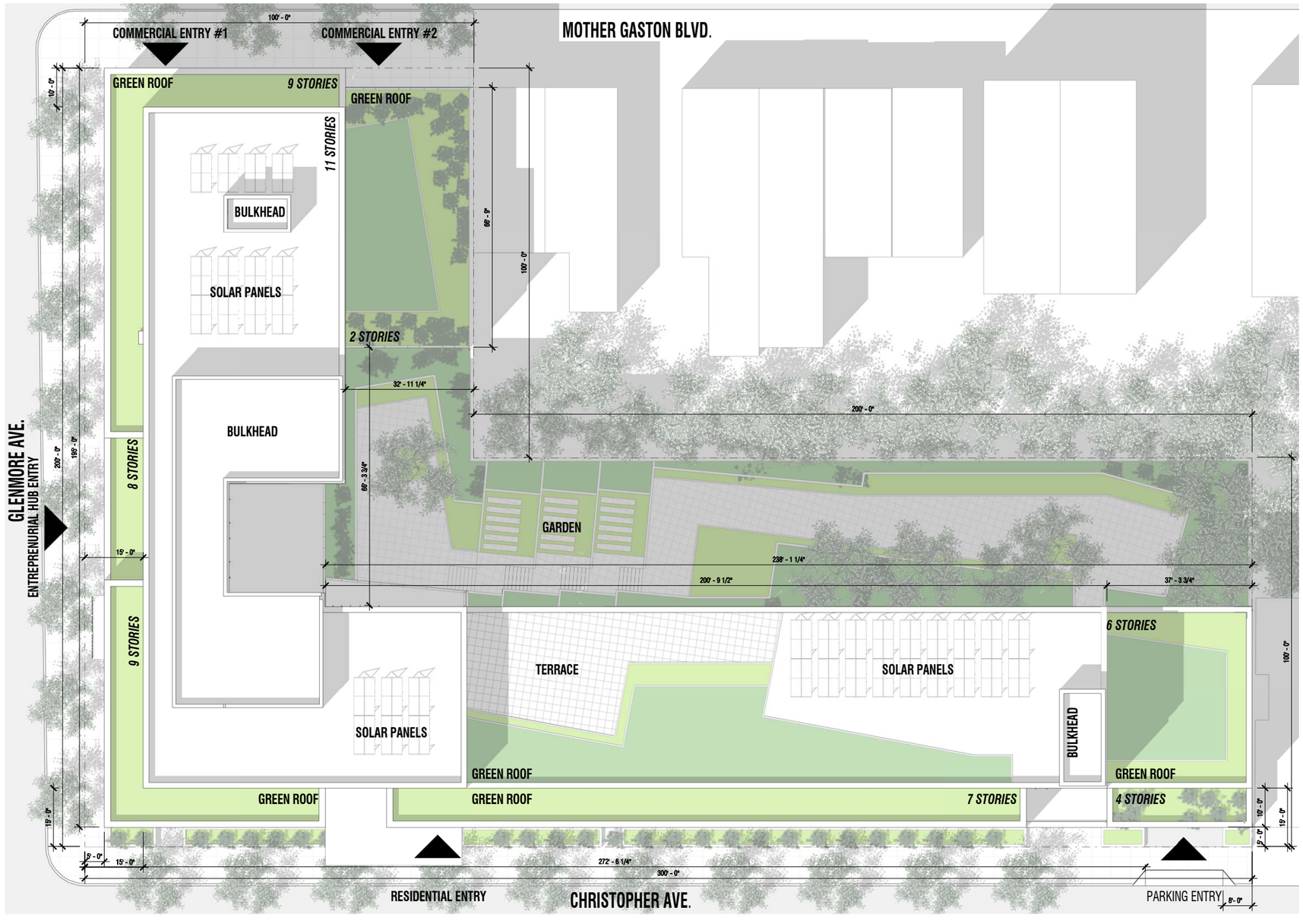
SITE B

N

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



SITE PLAN

GLENMORE MANOR / THE B'VILLE HUB

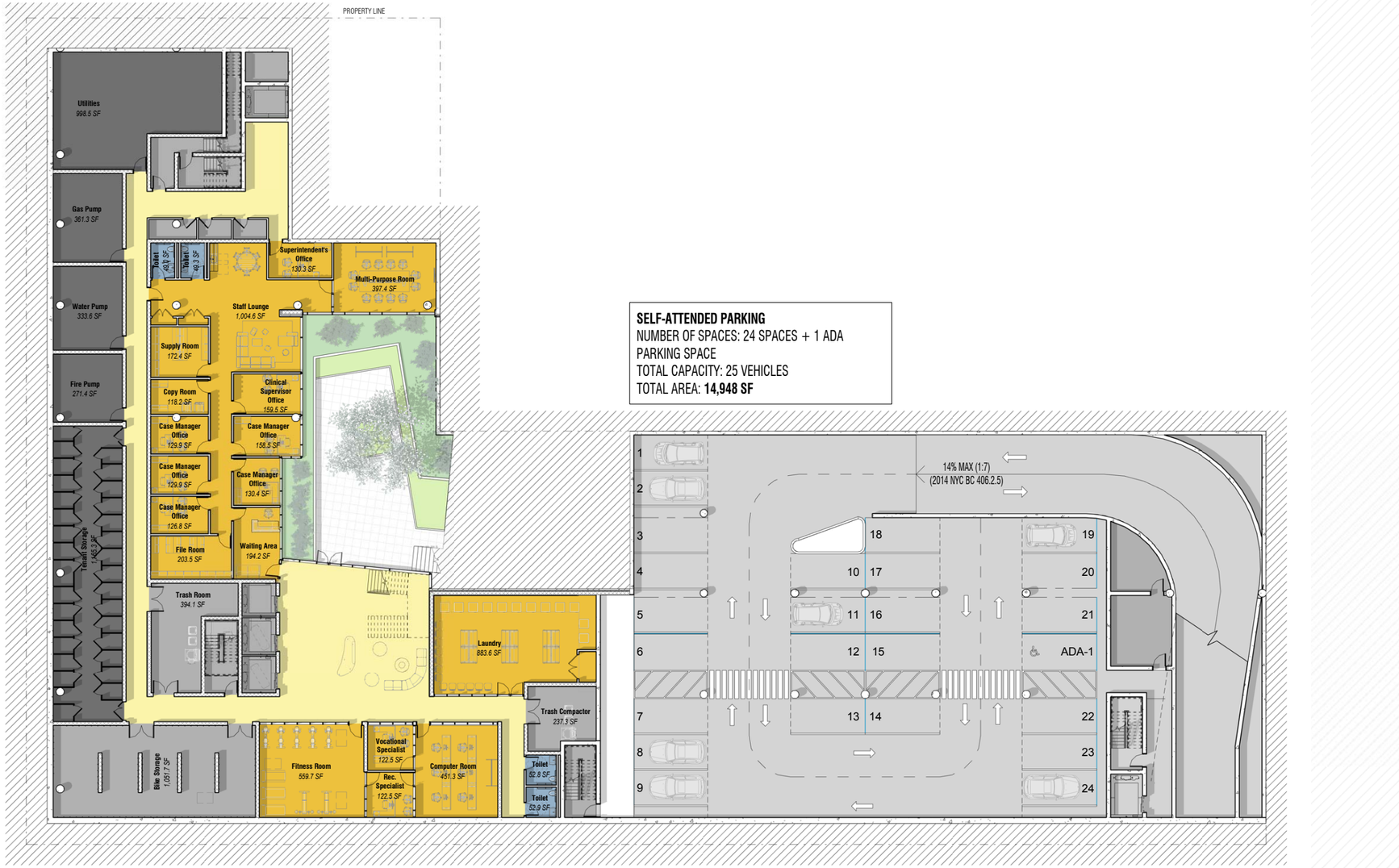
SITE B

N

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



SELF-ATTENDED PARKING
NUMBER OF SPACES: 24 SPACES + 1 ADA PARKING SPACE
TOTAL CAPACITY: 25 VEHICLES
TOTAL AREA: **14,948 SF**

CELLAR FLOOR PLAN

GLENMORE MANOR / THE B'VILLE HUB
SITE B

N

1' = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



GROUND FLOOR PLAN

GLENMORE MANOR / THE B'VILLE HUB

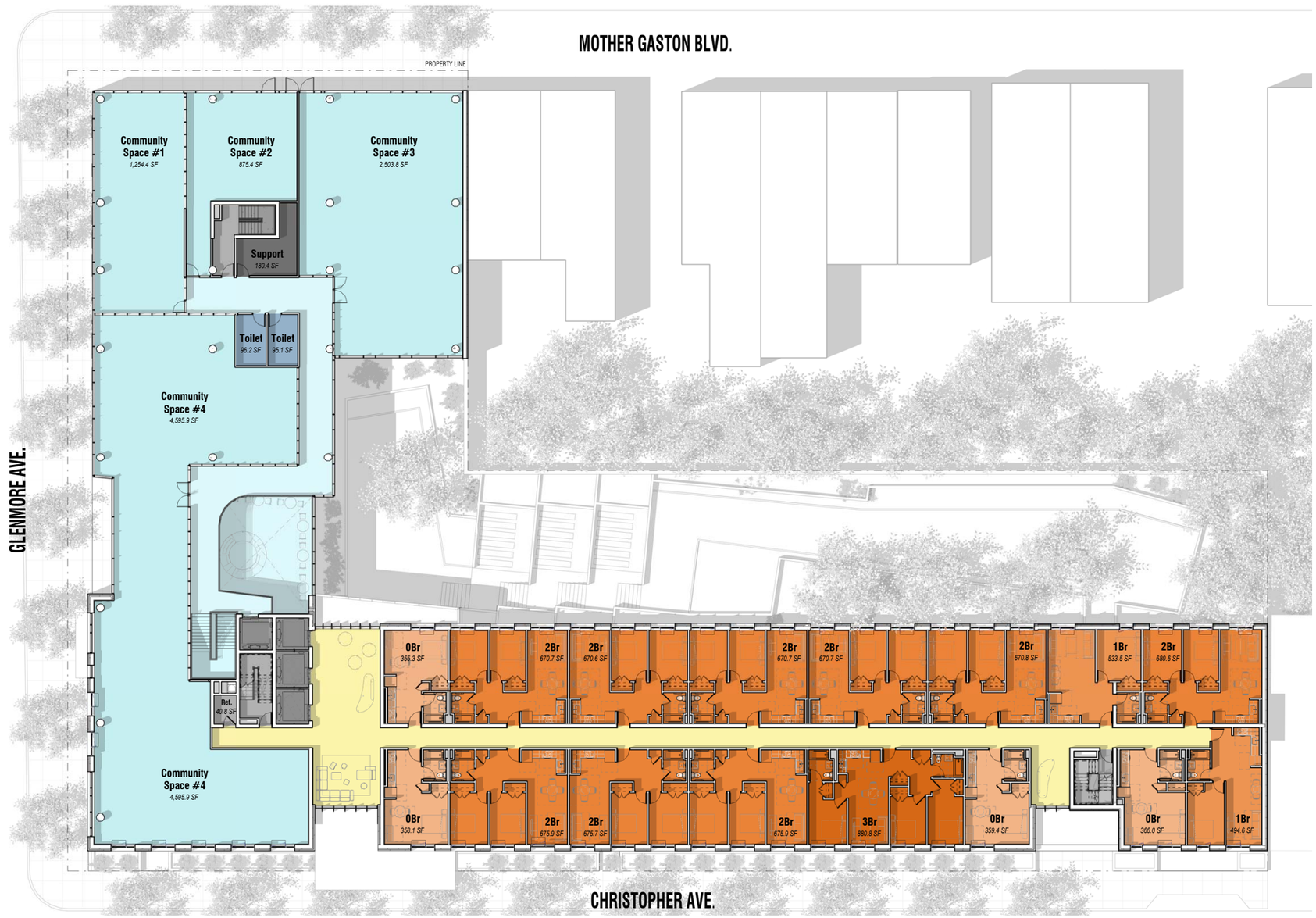
SITE B

N

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



SECOND FLOOR PLAN

GLENMORE MANOR / THE B'VILLE HUB

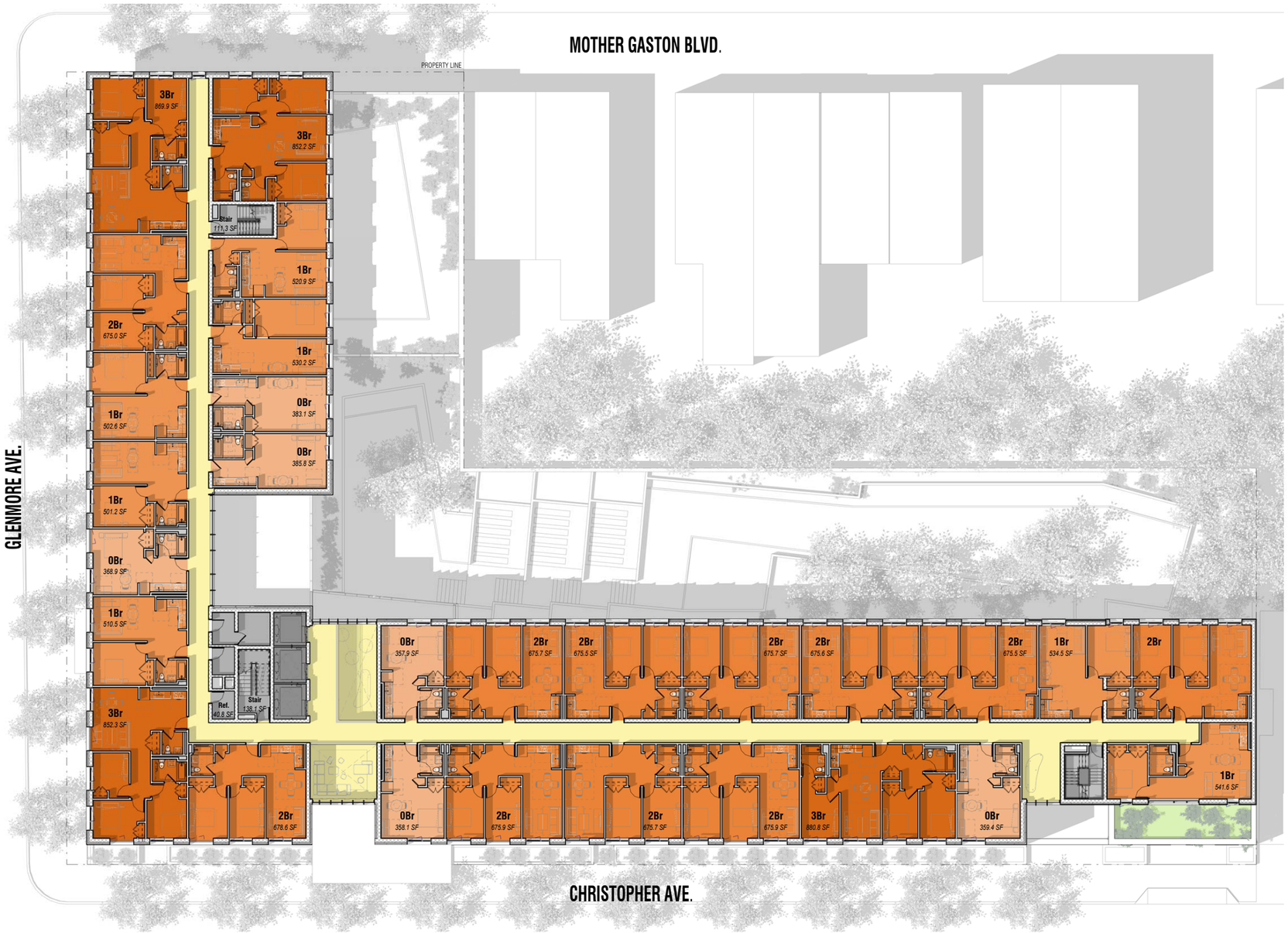
SITE B

N

1" = 30'-0"

PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL



TYPICAL FLOOR PLAN



N

1' = 30'-0"

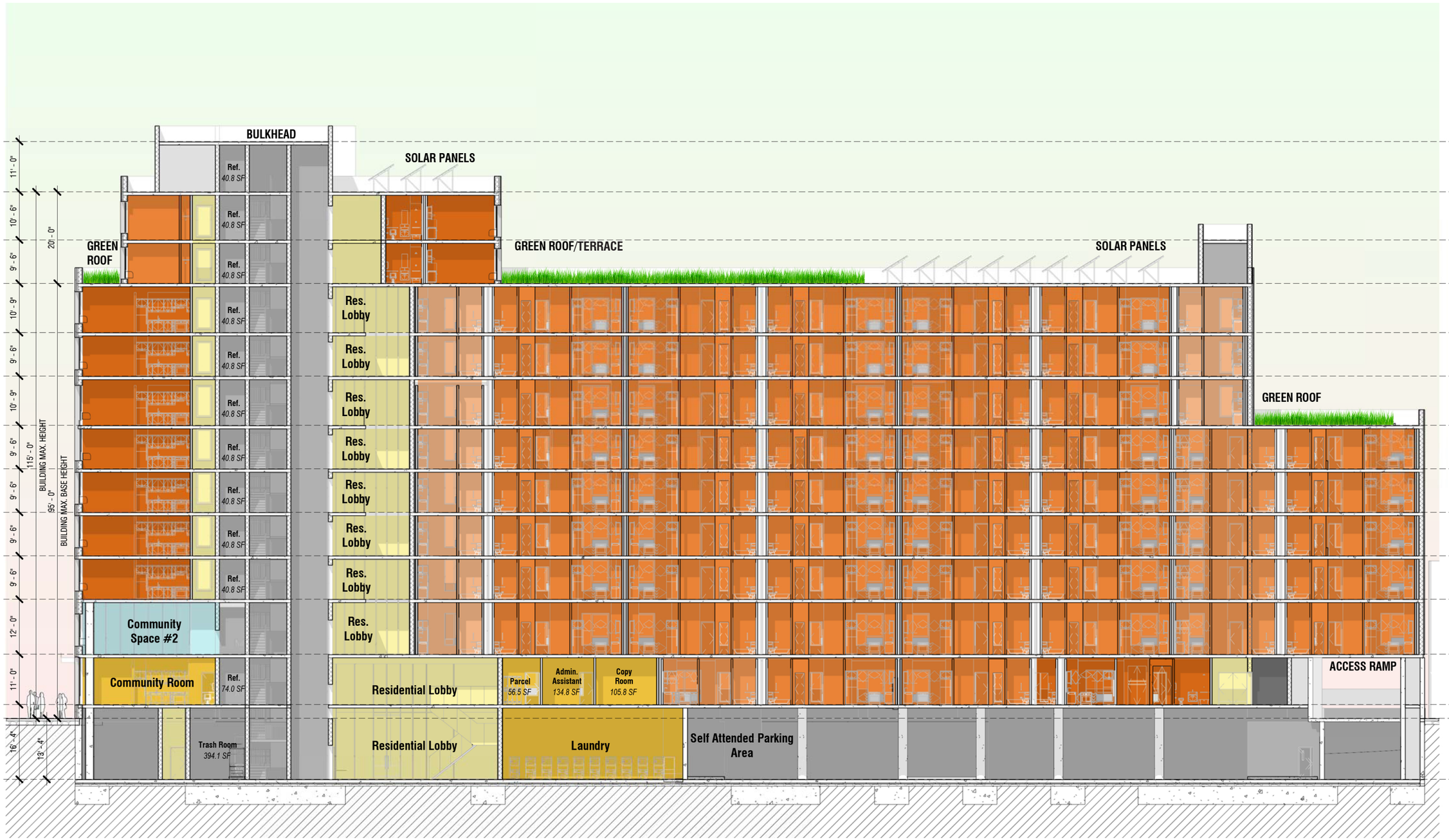
PROGRAM LEGEND

COLOR	PROGRAM TYPE
	CIRCULATION / OPEN AMENITY
	EGRESS CORE / MECH. / SERVICE / ELEV. / TRASH / STORAGE/PARKING
	RESIDENTIAL UNITS
	RESIDENTIAL AMENITIES
	COMMUNITY FACILITY
	OUTDOOR GREEN SPACE
	COMMERCIAL

10TH FLOOR PLAN

GLENMORE MANOR / THE B'VILLE HUB

SITE B



BUILDING SECTION

GLENMORE MANOR / THE B'VILLE HUB

SITE B



SOUTH ELEVATION - GLENMORE AVENUE

GLENMORE MANOR / THE B'VILLE HUB

SITE B



EAST ELEVATION - CHRISTOPHER AVENUE

GLENMORE MANOR / THE B'VILLE HUB

SITE B



VIEW FROM MOTHER GASTON BLVD AND GLENMORE

GLENMORE MANOR / THE B'VILLE HUB

SITE B



VIEW ALONG CHRISTOPHER AVENUE