ZR Section	Item / Description	Permitted / Required	Proposed Concept Plan			Compliance / Notes
			Existing	Proposed New	Total Proposed	
USES						
22-00/32-00	Uses	UG 1-9 & 14	UG2 Residences UG6 Commercial	UG2 Residences UG6 Commercial	N/A	Complies
FAR & FLOOR AREA						
23-154 / 77-22	Residential Max FAR Max Floor Area	Residential 8.5 in C6-3A portion | 4.6 in R7A/C2-4 | 7.2 Total 136k in C6-3A portion | 36.8k in R7A/C2-4 | 172.8k Total	Residential 0.0 0 zsf	Residential 6.60 158,320 zsf	Residential 6.60 158,320 zsf	Complies
35-10 / 33-122 / 77-22	Commercial Max FAR Max Floor Area	Commercial 6.0 in C6-3A portion | 2.0 in R7A/C2-4 | 4.67 Total 96k in C6-3A portion | 16k in R7A/C2-4 | 112k Total	Commercial 0.16 3,915 zsf	Commercial 0.50 11,900 zsf	Commercial 0.50 11,900 zsf	
35-31 / 33-123 / 77-22	Community Facility Max FAR Max Floor Area	Community Facility 7.5 in C6-3A portion | 4.0 in R7A/C2-4 | 7.2 Total 120k in C6-3A portion | 32k in R7A/C2-4 | 152k Total	Community Fac. 0.0 0 zsf	Community Fac. 0.10 2,580 zsf	Community Facility 0.10 2,580 zsf	
35-23 / 35-31 / 23-154 / 77-22	Total Max Permitted FAR Total Max Permitted FA for Zoning Lot	7.2 172,800 zsf	7.2 172,800 zsf			
DENSITY						
23-22 / 77-25	Dwelling Unit Factor	Dwelling Unit Factor = 680	0	158,320 / 680 = 233 DU	210 DU	Complies
LOT COVERAGE						
35-32 / 23-153/ 77-24	Maximum Lot Coverage for Residential Portion					Complies
	Interior /Through Lot	70% in C6-3A | 65% in R7A/C2-4 -- 68.3% avg. for site	Varies	68%	68%	
MINIMUM LOT SIZE						
23-32	Minimum Lot Size and Dimensions	Area = 1,700 sf / Width = 18'	2,000 sf/ 20'	24,000sf / 160'	24,000sf / 160'	Complies
YARD REGULATIONS						
35-51 / 77-27	Front Yard	None Required	None	None	None	Complies
35-52 / 77-27	Side Yard	None Required	None	None	None	
35-53 / 23-541 / 77-27	Rear Yard	Required - 30' in Residential Interior Lot Portion - 60' RYE in Residential Through Lot Portion -20' @ 23' above BP for Comm. Fac. and Commercial	Varies	30'/60' RYE in Thru Lot Portion	30'/60' RYE in Thru Lot Portion	
STREETWALL LOCATION						
35-651 (b) / 35-652 23-662	Atlantic Avenue / Pacific Ave	The street wall shall be located on the street line and extend along the entire street frontage of the zoning lot up to at least the minimum base height specified in Section 35-652 and 23-662, or the height of the building, whichever is less.....street wall may be located anywhere within an area bounded by the two street lines and a line connecting such street lines at points 15 feet from their intersection, or, for corner lots with an angle of 75 degrees or less, at points 30 feet from their intersection.	See Site Plan			Complies
		Above a height of 15 feet above the base plane, or the height of the first story, whichever is lower, up to 30 percent of the aggregate width of street walls may be recessed beyond the street line, provided any such recesses deeper than 10 feet along a wide street, or 15 feet along a narrow street, are located within an outer court. Furthermore, no recesses shall be permitted within 30 feet of the intersection of two street lines except to articulate the street walls as set forth in paragraph (b)(1) of this Section.				
		Where a continuous sidewalk widening is provided along the entire block frontage of a street, the boundary of the sidewalk widening shall be considered to be the street line				
		Street wall articulation, including, but not limited to, window recesses and structural expression on the *building* facade, shall be permitted to project or recess beyond the *street wall* locations established in 35-651, provided such articulation does not exceed a depth or projection of 12 inches. In addition, to accommodate other forms of *street wall* articulation, such as bay windows, and facade recesses, up to 50 percent of the *aggregate width of street wall* , at any level, may recess or project beyond such *street wall* location provisions of this Section, provided that no such recess or projection exceeds a depth of three feet, as measured perpendicular from the *street wall* , or portion thereof. No projection shall extend beyond the *street line* , except where encroachments into the public right-of-way are permitted by the New York City Administrative Code.				
HEIGHTS AND SETBACKS						
35-654 / 23-664 23-951	Minimum Base Height Maximum Base Height Required Setback (Wide Street) Max Bldg Ht w/ Qualifying GF	Minimum Base Height - R7A -- 40' / C6-3A -- 60' Maximum Base Height - R7A -- 75' / C6-3A --125' Required Setback (Wide/Narrow Street) - 10'/15' Max Bldg Ht w/ Qualifying GF - R7A -- 95' / C6-3A 175'	Proposed Base Height - R7A -- 75' / C6-3A --125' Required Setback (Wide/NarrowStreet) - 10'/15' Prop. Bldg Ht w/ Qualifying GF - R7A -- 95' / C6-3A 175' See Site Plan and Axonometric Drawings			Complies
35-654 / 23-664	Max Number or Stories	Max Number or Stories - R7A -- 9 / C6-3A -- 17	Max Number or Stories - R7A -- 9 / C6-3A -- 17 See Site Plan and Axonometric Drawings			Complies
35-61 / 23-621	Dormers	Shall not exceed 60% of street wall width at level of setback, shall decrease 1% for each foot above max base height	See Site Plan for Calculations			Complies
PARKING AND LOADING						
36-33 25-23 / 36-21	Required Parking Spaces Residential Market Rate Residential Low Income Commercial	See Analysis to Right	Proposed Parking Spaces Residential Market Rate - None - Special Permit Sought Residential Low Income - None Commercial - None Community Facility - None **Total Proposed = 20 Spaces**			Does Not Comply Requires Special Permit
36-711	Bicycle Parking	1 per 2 DU / 210 DU = 105 spaces 1 per 7,500 Commercial FA	105 spaces 2 Spaces 107 Spaces total			Complies
36-62	Loading Berth	None Required	None Proposed			Complies

SITE DATA	
Block	1125
Lots	29,33
Address	1042 Atlantic Ave / 1035 Pacific St
Zoning	C6-3A / R7A w/ C2-4
Community District	8
Zoning Map	16C
Zoning Lot Area	24,000sf total 16,000 sf in C6-3A 8,000 sf in R7A

LIST OF REQUIRED ACTIONS

1. Zoning Map Change from M1-1 to C6-3A
2.Zoning Map Change from M1-1 to R7A/C2-4
3. Zoning Text Ammendment to Appendix F to designate Project Area as a MIH Development
4. Special Permit pursuant to ZR 74-533 to waive required accessory off-street parking spaces to facilitate affordable housing.

Illustrative Parking Calculations for MIH Option 2 Scenario**

ZR77-321-22, ZR36-35, ZR36-361, ZR25-00

If filed as a single building:

8,000sf in R7A/C2-4 = 33% of total lot | 16,000sf in C6-3A = 67% of total lot

.33 * 50% (required in R7A) + .67*40% (required in C6-3A) = 43.3% of Resi Market Rate Required

210 total Units = 147 Market Rate Units

63 Affordable Units @ 80% Avg AMI wll yield approximate 15% of the units at an AMI higher than 80%, which is 10 units

147+10 = 157 units that require parking | 43.3% of 157 = 68 spaces Required

0 Spaces Required for Commercial in PRCB&C

0 Spaces Required for Community Facility

68 spaces Required Total

In the Event DOB requires the sites to be analyzed separately, if 2 separate buildings are filed on tax lots re-apportioned in the future:

C6-3A

40% of Market Rate Require Parking

174 Total Units = 121 Market Rate Units

53 Affordable Units @ 80% Avg AMI wll yield approximate 15% of the units at an AMI higher than 80%, which is 8 units

121+8 = 129 units that require parking | 40% of 129 = 52 spaces Required

0 Spaces Required for Commercial in PRCB&C

0 Spaces Required for Community Facility

52 total Spaces Required

R7A

50% of Market Rate Require Parking

36 Total Units = 25 Market Rate Units

11 Affordable Units @ 80% Avg AMI wll yield approximate 15% of the units at an AMI higher than 80%, which is 2 units

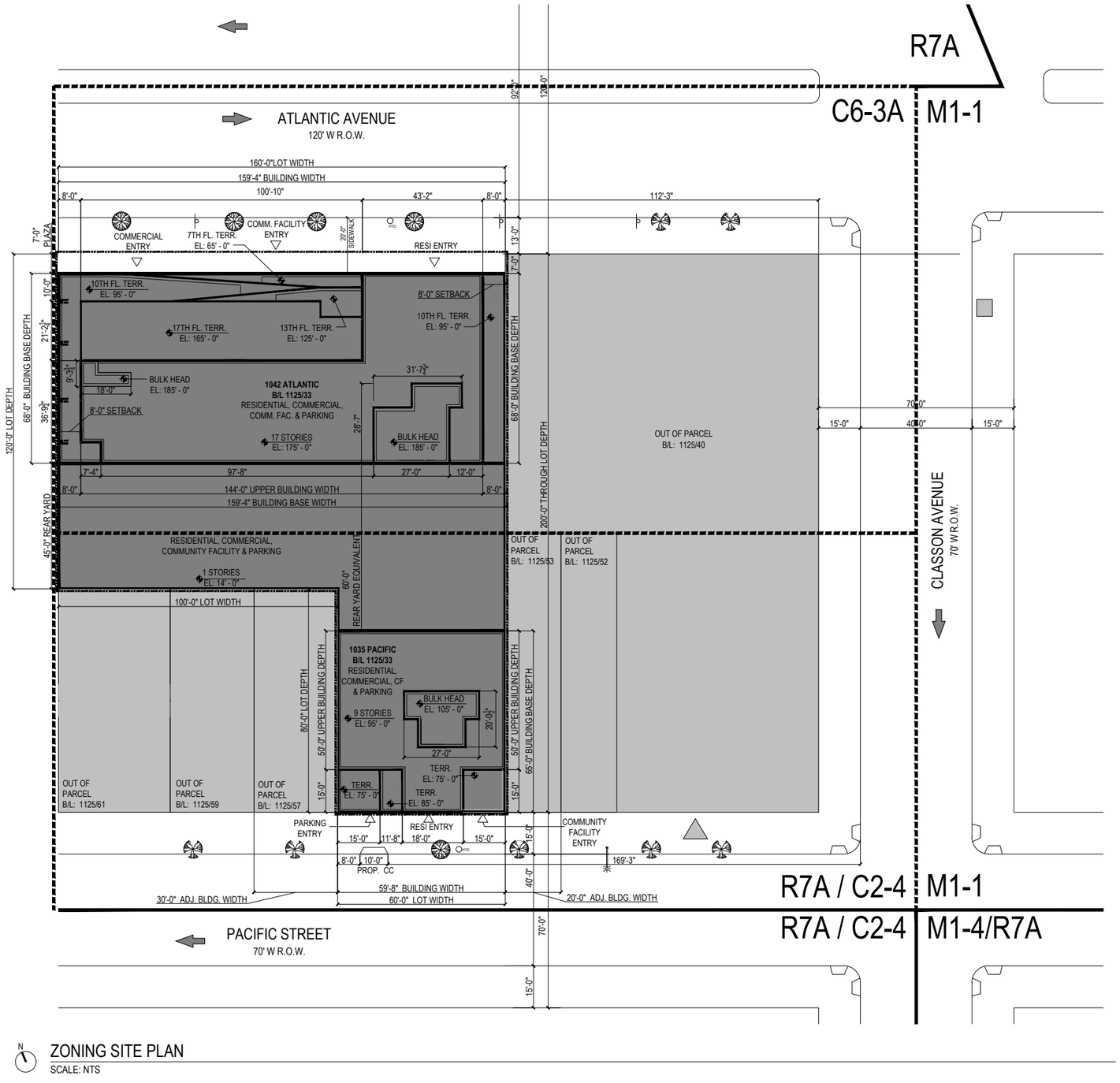
25+1 = 26 units that require parking | 50% of 26 = 13 spaces Required - ZR36-361 Waiver for small number of spaces available = 0 Spaces required

1/1000sf Spaces Required for Commercial in PRCB&C = 2 Spaces

1/1000sf Spaces Required for Community Facility = 3 Spaces

5 total Spaces Required

****Parking will vary depending on MIH Option Chosen. Illustrative Calculation Based on MIH Option 2**



ZONING SITE PLAN
SCALE: NTS

LEGEND

GRAPHIC APPLICABLE TO ALL NON-DIMENSIONED ELEMENTS
EXISTING BUILDINGS
PROPOSED CONCEPT
EXISTING STREET TREE
PROPOSED STREET TREE
ROAD DIRECTION
M1-1 ZONING DISTRICT
ZONING LOT LINE
ZONING DISTRICT BOUNDARY
PROPOSED ZONING DISTRICT BOUNDARY
ILLUSTRATIVE BUILDING LINE
(100) ILLUSTRATIVE BUILDING HEIGHT
CITY BIKE
TRAFFIC LIGHT
TRAFFIC SIGN
FIRE HYDRANT
EXISTING MANHOLE
BUS STOP
STREET LAMP

GENERAL NOTES

1. ELEVATIONS REFERENCED TO NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88) WHICH IS 1.09S FEET ABOVE NATIONAL GEODETIC SURVEY DATUM AT SANDY HOOK, NJ.
2. BUILDING SHOWN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SUBJECT TO CHANGE.
3. ADDITIONAL ENTRANCES FOR GROUND FLOOR RESIDENTIAL, RETAIL, COMMUNITY FACILITIES AND SECONDARY ENTRY AND EGRESS PERMITTED.

Dormer Calculation

R7A / C2-4
60% of Street Wall Width @ Floor below set back (60'W@75'H)
@ 10' Above Max Base = 30'W Permitted | 29'-8" Proposed
@ 20' Above Max Base = 24'W Permitted | 18'-0" Proposed
@ 30' Above Max Base = 18'W Permitted | 18'-0" Proposed

C6-3A
60% of Street Wall Width @ Floor below set back (144'W@125'H)
@ 50' Above Max Base = 43'-2"W Permitted | 43'-2" Proposed

All Plans Building Massings for Illustrative Purposes Only*