# Land Use Review Application

Department of City Planning 120 Broadway, 31st Floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

200056 ZMK
APPLICATION NUMBER

APPLICATION NUMBER

N 200057 ZRK
APPLICATION NUMBER

APPLICATION NUMBER

## 1. APPLICANT AND APPLICANT'S REPRESENTATIVES

Bridge Rockaway Housing Development Fund Company, Inc.
APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

David Karnovsky, Esq.
APPLICANT'S PRIMARY REPRESENTATIVE

290 Lenox Avenue
STREET ADDRESS

Fried, Frank, Harris, Shriver & Jacobson LLP
REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York NY 10027
CITY STATE ZIP

One New York Plaza
STREET ADDRESS

(212) 663-3000
AREA CODE TELEPHONE # FAX#

New York NY 10004
CITY STATE ZIP

(212) 859-8927 (212) 859-4000
AREA CODE TELEPHONE # 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.")

803 Rockaway Avenue (See LR Item 2)
STREET ADDRESS

803 Rockaway Avenue Rezoning
PROJECT NAME (IF ANY)

Rockaway Avenue, Riverdale Avenue, Thatford Avenue, and Newport Street
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

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

17d
ZONING SECTIONAL MAP NO(S).

3603, Lots 1, 7, 10, 19, 42, 45, 49, 53, and p/o 25 | Brooklyn | 16
TAX BLOCK AND LOT NUMBER BOROUGH 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")

See attached description

## 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.....PP | $ | |
| ☐ | URBAN DEVELOP=T ACTION.....HA | $ | |
| ☐ | URBAN RENEWAL PROJECT.....* | $ | |
| ☐ | HOUSING PLAN & PROJECT.....* | $ | |
| ☐ | FRANCHISE.....* | $ | |
| ☐ | REVOCABLE CONSENT.....* | $ | |
| ☐ | CONCESSION.....* | $ | |
| ☐ | LANDFILL.....* | $ | |
| ☒ | OTHER (Describe) CEQR Fee | $ | 8,195 |

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

PAID

TOTAL FEE (For all actions) $ 20,065

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 Anthony Grande (DCP Office/Representative) 10/19/2017 (Date of meeting)

**5. ENVIRONMENTAL REVIEW**

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

LEAD AGENCY: NYC Department of City Planning — CEQR NUMBER: 19DCP220K

TYPE OF CEQR ACTION:

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

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

If yes, Date EAS filed: 6/21/19

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 |
|---|---|---|---|
| | See attached list | | |

**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 |
|---|---|---|---|
| 2017-00203 | Empire State Supportive Housing Initiative Conditional Award (Service Dollars and Rental Subsidies) | n/a | 9/18/17 |

**9. FUTURE ACTIONS REQUIRED**

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

Will seek construction financing from HPD's Extremely Low & Low-Income Affordability Program; will seek capital financing from Borough President Resolution A funds, Low Income Housing Tax Credits, NYS Homes and Community Renewal (HCR) bonds, NYS HCR Supportive Housing Opportunity Program, and the NYS Homeless Housing and Assistance Corporation; and may seek Project-Based Vouchers.

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

Carole Gordon, Authorized Signatory — Carole Gordon 8/14/2019

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

Bridge Rockaway Housing Development Fund Company, Inc.

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.

2019 AUG 15 PM 2:05 DEPARTMENT OF CITY PLANNING

New York City Department of City Planning
Land Use Review Application

Supplemental Form

# 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

200056 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: | M 1 - 1 | TO: | M1-4/R7A (MX) |
| CHANGE #2 | FROM: | M 1 - 1 | TO: | M1-4/R6A (MX) |
| CHANGE #3 | FROM: | | TO: | |
| CHANGE #4 | FROM: | | TO: | |
| CHANGE #5 | FROM: | | TO: | |

# Zoning Text Amendment . . . . . ZR

N 200057 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 |
|---|---|
| 123-20 | Special Use Regulations |
| 123-60 | Special Bulk Regulations |
| 123-90 | Special Mixed Use Districts Specified |
| Appendix F | Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Designated Areas |
| | |
| | |

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

200056 ZMK, N 200057 ZRK

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) |
|---|---|---|
| 3603 | 1 | 432 Thatford Avenue (Proposed Development Site) |
| | 7 | Newport Street and Rockaway Avenue |
| | 10 | 803 Rockaway Avenue (Proposed Development Site) |
| | 19 | 785 Rockaway Avenue |
| | p/o 25 | 230 Riverdale Avenue |
| | 42 | 400 Thatford Avenue |
| | 45 | 412 Thatford Avenue (Proposed Development Site) |
| | 49 | 416 Thatford Avenue (Proposed Development Site) |
| | 53 | 424 Thatford Avenue (Proposed Development Site) |
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**803 Rockaway Avenue Rezoning**
**803 Rockaway Avenue**

## 1. Introduction

This is an application by the Bridge Rockaway Housing Development Fund Company, Inc. (the "Applicant") with respect to Brooklyn Block 3603, Lots 1, 7, 10, 19, 42, 45, 49, 53, and p/o 25 (the "Project Area") for the following actions (the "Proposed Actions"):

1. Zoning Map Amendment to change an M1-1 district to M1-4/R7A (MX) and M1-4/R6A (MX) districts; and
2. Zoning Text Amendments to establish a Special Mixed Use District (MX-19), establish a Mandatory Inclusionary Housing (a "MIH") area, apply the floor area ratio and lot coverage regulations in Section 23-154 to residential uses developed in MX-19, and modify the use regulations applicable in MX-19.

The Proposed Actions would facilitate the development of a new building with ground-floor manufacturing uses, affordable and supportive housing, and community facility use (the "Proposed Development") on Brooklyn Block 3603, Lots 1, 10, 45, 49, and 53 (the "Proposed Development Site").

## 2. Background

The sole member of the Applicant entity is The Bridge, a non-profit organization, the mission of which is to assist vulnerable New Yorkers – including those who are currently homeless and people with serious mental illness or substance use disorders – through the provision of safe and affordable housing, vocational training and job placement, mental health and substance abuse treatment, therapy programs, and health care. Today The Bridge manages 26 buildings and 519 scatter-site apartments serving 1,380 people. The Bridge also manages 13 separate non-housing program sites with services like outpatient mental health and substance abuse treatment; outpatient health care; mobile, multi-disciplinary treatment teams known as Assertive Community Treatment (ACT) teams serving "hard-to-reach" individuals; and care coordination. A new 115-unit affordable and supportive housing building is under construction in the Bronx, and four additional projects are in development. The Bridge received three private community development grants toward development of a project in the Brownsville neighborhood.

As set forth in "Housing New York: A Ten-Year, Five-Borough Plan," the administration of Mayor de Blasio aims to create affordable, livable, and healthy New York City neighborhoods. To achieve this goal, the New York City Department of Housing Preservation and Development ("HPD") has collaborated with certain New York City communities to develop neighborhood plans that address local needs. According to "The Brownsville Plan", released in June 2017, about 37 percent of Brownsville residents live below the Federal Poverty Level, ranking Brownsville as the lowest-income neighborhood in Brooklyn. Employment opportunities in the neighborhood are limited. Nearly 60 percent of residents spend more than 30 percent of their monthly gross income on rent. The Brownsville Plan outlines strategies to, among other goals, connect Brownsville residents to jobs and job training, support small businesses and aspiring entrepreneurs, improve housing stability, and enhance connections throughout the neighborhood.

The Proposed Development will further The Bridge's mission and the goals of The Brownsville Plan by creating new affordable housing, small business development, and local job opportunities. The Proposed Development will enhance the public realm by replacing the blank walls of the existing buildings on the Proposed Development Site with a more attractive and active streetscape. The Proposed Development would also advance the City's stated goal of creating or preserving 300,000 units of affordable housing by 2026.

The Applicant has partnered with Greenpoint Manufacturing and Design Center ("GMDC") to own and operate manufacturing space on the ground floor of the Proposed Development. GMDC is a non-profit industrial developer that owns and manages five manufacturing buildings, comprising more than 600,000 square feet of space. GMDC leases

space to small and medium-sized manufacturers at affordable rents. These buildings are occupied by more than 110 businesses that employ over 600 people. GMDC tenants represent a wide range of industries like woodworking, metalworking, and fine arts.

The Project Area was part of the Brownsville I Urban Renewal Area, which was approved in 1967 and expired in 2007 (CP-19813). As set forth in the City Planning Commission report for the approval of the Brownsville I Urban Renewal Plan, the properties within the Proposed Development Site as well as adjacent Lots 19 and 42 were designated as conditional acquisition parcels, but remained under private ownership. HPD applied for three prior land use actions that affect the Project Area. Block 3603, Lot 25 (part of which is included in the Project Area) was the subject of C 960540 HUK and C 960541 HDK, which amended the Brownsville I Urban Renewal Plan to permit commercial uses on Lot 25 and permitted the disposition of the site for commercial development. In 2009, following the expiration of the Brownsville I Urban Renewal Area, HPD again sought land use approvals for Lot 25: the designation of Lot 25 as an Urban Development Action Area, approval of an Urban Development Action Area Project (UDAAP), and disposition of Lot 25 to facilitate the development of a seven-story building with 115 residential units for the elderly and commercial and community facility space.

### 3. Description of the Surrounding Area

The Project Area is located in the Brownsville neighborhood of Brooklyn, Community District 16. The Rockaway Avenue station of the Number 3 subway line is located approximately one block from the Proposed Development Site and there are B60 bus stops on Rockaway Avenue next to and across the street from the Proposed Development Site.

Most of the surrounding area is mapped within a medium-density R6 district, although there are three M1-1 districts (each smaller than one block in size), including one proposed to be amended by this application. C2-3 commercial overlay districts are mapped on Rockaway Avenue and Riverdale Avenue to the north and west of the Project Area, and C1-3 commercial overlay districts are mapped along Hegeman Avenue two blocks to the south of the Project Area. In 2018, an R7-2 district was established on a portion of the block to the west of the Project Area to enable the development of a nine-story residential and community facility building.[1]

The area is generally characterized by a mix of single- and small-scale multi-family homes as well as a few larger apartment buildings. There are several affordable housing developments, including the 54-unit Riverrock Apartments at the southwest corner of Rockaway Avenue and Riverdale Avenue and the 66-unit Rockaway and the 61-unit Doña Rosita House developments at the northwest corner of Rockaway Avenue and Riverdale Avenue. Further north, the approximately 1,000-unit Tilden Houses NYCHA public housing development is located on the block bounded by Rockaway Avenue, Dumont Avenue, Mother Gaston Boulevard, and Livonia Avenue. To the south of the Project Area is Newport Gardens, a 240-residential-unit complex of three-story buildings.

As noted in The Brownsville Plan, Rockaway Avenue is a key neighborhood corridor, ranging from 70 to 80 feet wide. Immediately to the west of the Project Area (across Rockaway Avenue) is a supermarket. Additional retail businesses can be found on Rockaway Avenue to the north of the Project Area. To the east of the Project Area, at the southeast corner of Newport Street and Watkins Street, there is a four-story self-storage facility.

On the northeast corner of Rockaway Avenue and Newport Street, within the Project Area, is an active green thumb garden. "Abib Newborn Learning Garden," another green thumb garden, is located at the southeast corner of Newport Street and Osborn Street. To the east of the Project Area are Newport Playground (0.92 acres), Nehemiah Park (1.65 acres), and Floyd Patterson Ballfields (2.30 acres). These parks offer baseball fields, basketball courts, handball courts, playgrounds, and spray showers. As part of the "Community Parks Initiative" to invest in parks in neighborhoods that are densely populated, growing, and have above-average concentrations of poverty, the New York City Departments of Parks & Recreation has planned one and recently completed another capital project to reconstruct the playground and comfort

[1] C 180489 ZMK (Cal. No. 2, Oct. 31, 2018). The Zoning Map Amendment also affected blocks to the northwest of the Project Area to facilitate the development of six additional eight- and nine-story mixed-use buildings.

station within Newport Playground. To the northwest of the Project Area, Betsy Head Park (10.55 acres) features baseball fields, basketball courts, football fields, an outdoor pool with a Works Progress Administration-era bathhouse, and an Imagination Playground. As part of the "Anchor Parks Initiative" to invest in a large park in each borough, the New York City Departments of Parks & Recreation has planned a significant capital project to construct a new skate park, parkour equipment, basketball courts, and a synthetic turf playing field in Betsy Head Park.

Immediately to the east of the Project Area is P.S. 41, a public school serving children from kindergarten through eighth grade. Other nearby public schools include P.S. 184, serving children from pre-kindergarten through eighth grade, and P.S. 165, serving children from pre-kindergarten through fifth grade.

## 4. Description of the Proposed Project Area

The Project Area consists of Brooklyn Block 3603, Lots 1, 7, 10, 19, 42, 45, 49, 53, and the portion of Lot 25 that is 100 to 110 feet south of Riverdale Avenue. It is bounded by Rockaway Avenue, a line 100 feet south of Riverdale Avenue, Thatford Avenue, and Newport Street. The Project Area encompasses the entirety of the M1-1 district that is mapped on Block 3603. The Project Area contains a mix of uses, including commercial, community facility, industrial, and a small amount of residential uses.

Lot 7, which is located at the northeast corner of Rockaway Avenue and Newport Street, is occupied by Newport Garden, a "GreenThumb" community garden founded in 1994. Lot 19, fronting on Rockaway Avenue, contains a one-story building currently occupied by laundromat, dry cleaning, and nail salon businesses, with a front setback used as a parking lot. Data available from the City of New York's Primary Land Use Tax Lot Output ("PLUTO") database indicate that Lot 19 has a gross floor area of approximately 9,440 gross square feet (a floor area ratio ("FAR") of roughly 0.87 FAR). Lot 42, fronting on Thatford Avenue, is currently improved with a two-story industrial building containing a warehouse on the first floor and a house of worship on the second floor. Data available from the City's PLUTO database indicate that Lot 42 has a gross floor area of approximately 16,740 gross square feet (roughly 1.20 FAR). Lot 25 is currently improved with a seven-story building with 115 residential units for the elderly that received a temporary certificate of occupancy in 2013.[2] Data available from the City's PLUTO database indicate that Lot 25 has a gross floor area of approximately 96,671 gross square feet (roughly 4.39 FAR).

Lots 1, 10, 45, 49, and 53 within the Project Area are developed with one-story industrial buildings that are described in detail in Section 5 below.

## 5. Description of the Proposed Development Site

The Proposed Development Site consists of Block 3603, Lots 1, 10, 45, 49, and 53. The lot area of the Proposed Development Site is approximately 46,000 square feet. Approximately 21,000 square feet of lot area is located in the proposed M1-4/R7A (MX) district and approximately 25,000 square feet of lot area is located in the proposed M1-4/R6A (MX) district. Therefore, the maximum residential FAR of the Proposed Development Site is 4.06 FAR. The Proposed Development Site has approximately 210 feet of frontage on Rockaway Avenue, 250 feet of frontage on Thatford Avenue, and 100 feet of frontage of Newport Street. As shown on the current City Map for the Borough of Brooklyn, all three of these streets are less than 75 feet wide and are therefore narrow streets as defined in ZR Section 12-10.[3] There are six curb cuts on Rockaway and Thatford Avenues and Newport Street to facilitate vehicular access to the existing buildings.

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[2] The majority of Lot 25 is located within an R6/C2-3 district. Pursuant to ZR Section 77-11, the seven-story building was developed under R6/C2-3 regulations. The Proposed Actions would not affect the compliance of the seven-story building with applicable regulations.

[3] Some portions of Rockaway Avenue between Riverdale Avenue and Newport Street measure 80 feet wide, but the Proposed Development Site does not have frontage on those portions of Rockaway Avenue.

Today the Proposed Development Site is improved with four one-story buildings and two unenclosed parking areas containing approximately 15 parking spaces. Certificates of occupancy available online through the Department of Buildings' Buildings Information System database indicate that the buildings on the Proposed Development Site had been used for manufacturing, processing, and sale of bottled soda and syrup, but today they are vacant. Data available from the City's PLUTO database indicate that the Proposed Development Site has a gross floor area of approximately 34,000 gross square feet (roughly 0.74 FAR) distributed across the buildings, which were constructed circa 1930.

## 6. Description of the Proposed Development

The Applicant intends to construct a new building with manufacturing uses, affordable and supportive housing units, and community facility use. Illustrative plans for the Proposed Development show a development with approximately 183,000 square feet of floor area (3.97 FAR). Of this, approximately 139,000 square feet of floor area (3.01 FAR) would be residential use, including supportive housing; approximately 39,000 square feet of floor area (0.85 FAR) would be manufacturing use; and approximately 5,000 square feet of floor area (0.11 FAR) would be community facility use. The Applicant plans that there will be approximately 174 Use Group 2 dwelling units affordable to households with incomes at or below 60 percent of area median income ("AMI"), including supportive housing units.[4] The Applicant plans that there will be an approximately 2,200-square-foot first-floor community facility space that will serve a local community organization and an approximately 2,800-square-foot second-floor community facility space providing offices for The Bridge to assist residents of the supportive housing units. The Bridge's on-site services for supportive housing residents would include 24/7 front desk coverage; case management (e.g., assistance obtaining benefits and identifying resources like psychiatric, medical, and dental treatment, and educational and vocational programs); health care services; and a tenants' association.

GMDC would operate the ground-floor manufacturing space.[5] The facility would be subdivided into approximately 11 spaces ranging from approximately 1,200 to 6,500 square feet and leased to manufacturing tenants. GMDC tenants represent industries like woodworking, metalworking, and fine arts (Use Groups 9, 11, 16, and 17) and produce goods like custom furniture, advertising displays, ceramics, and leather products. As discussed further in Section 7 below, the Proposed Actions include a zoning text amendment to permit a wider range of manufacturing uses in MX-19 for buildings that satisfy certain building design requirements.

Illustrative plans for the Proposed Development propose ground-floor manufacturing and two residential building portions of seven and six stories. The portion of the building with frontage on Rockaway Avenue, which is proposed to be rezoned to an M1-4/R7A (MX) district, is planned to be built to a height of approximately 75 feet, which is the maximum base height permitted for "MIH sites" (as defined in the Zoning Resolution), pursuant to ZR Section 23-664. The portion of the building with frontage on Thatford Avenue, which is proposed to be rezoned to an M1-4/R6A (MX) district, is planned to be built to a height of approximately 65 feet, which is also the maximum base height permitted for MIH sites pursuant to ZR Section 23-664. These building heights are slightly taller than the immediately surrounding properties, but shorter than several residential complexes to the north of the Project Area.

As shown in the illustrative plans, the entrance to the residential and community facility portions of the Proposed Development would be located at the corner of Newport Street and Thatford Avenue. The entrance to the manufacturing space and required loading berths would be located on Rockaway Avenue. The two residential building portions would be separated by an open space accessible to residents that would offer outdoor activities including gardening and a walking path. The exterior walls of the Proposed Development that face the community garden at the northeast corner of Rockaway Avenue and Newport Street would be treated to create visual interest and interact with the community garden, which is an important community open space resource. Potential treatments for these brick walls include highly textured, alternating

[4] The Proposed Development is located within the Transit Zone, therefore no accessory parking would be required for income-restricted units, and none is proposed.

[5] No parking would be required for the manufacturing uses proposed to occupy the ground floor of the Proposed Development, and none is proposed.

horizontal bands of brick, the addition of windows occupying up to 10 percent of the surface area of the walls, and the creation of a recessed area that would provide a dedicated space for a community mural, in order to replace an existing mural on a wall that must be demolished.

The Applicant intends to seek construction financing from HPD's Extremely Low & Low-Income Affordability (ELLA) program to build the Proposed Development. The Applicant also intends to seek capital financing from Brooklyn Borough President Resolution A funds, Low Income Housing Tax Credits, New York State Homes and Community Renewal bonds, New York State Homes and Community Renewal Supportive Housing Opportunity Program, and the New York State Homeless Housing and Assistance Corporation. The Applicant has received a conditional award for service dollars and rental subsidies for 69 supportive units from the New York State Empire State Supportive Housing Initiative. The Applicant also expects to request Project-Based Vouchers for approximately eight units to make those units available to households with incomes at 30 percent of AMI.

**7. Actions Necessary to Facilitate the Project**

The Proposed Actions are necessary to facilitate the Proposed Development.

Zoning Map Amendments. The amendment of the Zoning Map would change the existing M1-1 district to M1-4/R7A (MX) and M1-4/R6A (MX) districts within Special Mixed Use District 19. The transition from an M1-1 district to MX districts is appropriate because it is consistent with the historical zoning of the Project Area as a manufacturing district while allowing new residential development consistent with the surrounding, primarily residential, built context.

The Project Area is coterminous with the boundaries of the existing M1-1 district on Block 3603. As described above, the Project Area is developed with commercial, industrial, and community facility (house of worship) uses that are permitted in manufacturing districts. Additionally, there is a broader planning objective to foster industrial uses and other job-generating activity in Brownsville to facilitate a thriving mixed-use community in a neighborhood where connecting residents to employment is a priority. Therefore, there is a strong rationale for mapping an MX district that permits commercial, industrial, and community facility uses to meet the goals of providing good job opportunities and maintaining the historically industrial character of the Project Area.

The Applicant proposes mapping the entire Project Area as an M1-4 district; this is consistent with the uses permitted in the existing M1-1 districts in the surrounding area, but would allow reduced parking requirements. Reduced parking is appropriate in the Project Area given its proximity to bus and subway service. As noted above, the Rockaway Avenue station of the Number 3 subway line is located approximately one block from the Proposed Development Site and there are B60 bus stops on Rockaway Avenue next to and across the street from the Proposed Development Site, as well as B8, B15, and B35 bus stops two blocks away.

M1-4 districts allow an FAR of 2.0 for commercial and manufacturing uses. M1-4 districts permit a range of commercial uses – such as retail (generally limited to 10,000 square feet of floor area per establishment) and professional offices – and manufacturing uses.[6] However, as discussed further below, MX districts impose limitations on Use Group 16, 17, and 18 industrial uses when located in a building containing Use Group 2, 3, and 4 residential and community facility uses. M1-4 districts generally allow an FAR of 6.5 for community facility uses. In an MX district, the community facility FAR is limited to the maximum as set forth under the residential district's regulations. Parking is not required for most uses in an M1-4 district.

However, residential use is not permitted within manufacturing districts, so a rezoning is needed to facilitate the development of affordable housing on the Proposed Development Site, in accordance with the Proposed Development and consistent with the surrounding neighborhood. Most of the surrounding area is mapped within a medium-density R6 district and the predominant land use is low-rise single- and multi-family homes, with a few larger apartment

[6] Pursuant to a citywide zoning text amendment adopted on December 20, 2018, a City Planning Commission special permit is required to develop Use Group 5 hotel uses within the Project Area.

buildings in the area as well. Therefore, the Applicant proposes mapping contextual, medium-density residential districts to ensure that new development is consistent with the existing built context. The mid-block would provide a boundary between the proposed R6A and R7A districts. The R6A district is proposed for the eastern portion of the Project Area, which fronts on a narrow street (Thatford Avenue) and faces a school and playground. For the western portion of the Project Area, which is adjacent to a significant neighborhood corridor (Rockaway Avenue) with commercial uses and bus stops, a slightly higher-density R7A district is proposed.

R7A districts allow an FAR of 4.6 for residential and 4.0 for community facility uses. Quality Housing regulations are mandatory in this contextual zoning district. For buildings developed pursuant to MIH, R7A regulations permit a base height of 40 to 75 feet and a maximum building height of 9 stories and 90 to 95 feet (depending on whether a qualifying ground floor is provided). Parking must be provided for at least 50 percent of market-rate residential units at a rate of one space per unit. However, the Project Area is located within the Transit Zone, therefore no accessory parking would be required for income-restricted units.

R6A districts allow an FAR of 3.6 for residential and 3.0 for community facility uses. Again, Quality Housing regulations are mandatory in this contextual zoning district. For buildings developed pursuant to MIH, R6A regulations permit a base height of 40 to 65 feet and a maximum building height of 8 stories and 80 to 85 feet (depending on whether a qualifying ground floor is provided). Parking must be provided for at least 50 percent of market-rate residential units at a rate of one space per unit. However, the Project Area is located within the Transit Zone, therefore no accessory parking would be required for income-restricted units.

MX districts allow a range of uses, including residential, commercial, community facility, and manufacturing. Residential and community facility uses would be required to comply with the regulations of R7A and R6A districts, while commercial and manufacturing uses would be required to comply with the regulations of M1-4 districts. For the reasons set forth above, the proposed zoning districts are appropriate given the surrounding zoning, land uses, and policy goals.

Zoning Text Amendments. The amendment to Section 123-90 of the Zoning Resolution, establishing Special Mixed Use District MX-19, is required to develop a new building on the Proposed Development Site with both manufacturing and residential uses. The Special Mixed Use District would not modify the underlying height and setback regulations applicable to the Project Area.

The amendment to Section 123-63 of the Zoning Resolution would apply the floor area ratio and lot coverage regulations in Section 23-154 (Inclusionary Housing) to residential uses developed in MX-19, instead of such regulations in Section 23-153 (For Quality Housing buildings) or 23-155 (Affordable independent residences for seniors), as applicable.

The amendment to Appendix F of the Zoning Resolution would establish an MIH area. The Department of City Planning requires land use actions that create new housing capacity to include a text amendment to Appendix F of the Zoning Resolution to establish a new MIH area. The Applicant proposes to establish an MIH area permitting MIH Option 1 in the Project Area. Pursuant to ZR Sections 23-154(d)(1) and 23-154(d)(3)(i), all residential developments, enlargements, and conversions in the Project Area that meet certain criteria set forth in the MIH program will be required to provide at least 25 percent of the residential floor area as housing affordable to households with incomes at or below an average of 60 percent of AMI, and at least 10 percent of the residential floor area as housing affordable to households with incomes at or below an average of 40 percent of AMI. No units may be targeted to households with incomes exceeding 130 percent of AMI. The Proposed Development would exceed MIH requirements, since 100 percent of the "residential floor area", as defined in the Zoning Resolution, is proposed to be affordable to households with incomes at or below 60 percent of AMI.

The amendment to Section 123-222 of the Zoning Resolution is necessary to permit a new mixed-use building with the manufacturing uses representing GMDC tenants. Under ZR Section 123-222, many prospective GMDC tenants would be categorically excluded from occupying a mixed-use building in an MX district because they use equipment (e.g., spray booths and dust collectors) with a certain air permit environmental rating and/or materials for

which a Risk Management Plan must be filed under the City Right-to-Know Law. However, these MX regulations were adopted in 1997 and do not account for modern and environmentally conscious building design interventions that will allow residents to live safely and healthily above a ground-floor manufacturing facility.

The proposed zoning text amendment would allow the location of the Use Group 16 and Use Group 17 uses listed in ZR Section 123-222 within the Proposed Development upon the submission to the Department of Buildings of a restrictive declaration requiring the use of building design measures approved by the Department of Environmental Protection. For the Proposed Development, these building design requirements would include:

- Acoustic separation: two layers of 5/8" gypsum board suspended below structural beams with few plumbing penetrations, and inoperable windows for the ground-floor manufacturing spaces.
- Odor/vapor barrier and prevention: a mechanical ventilation system separate from the residential building will provide fresh air to and exhaust from the ground-floor, with vents running above the roof line of the residential towers. An odor/vapor barrier would also be applied to the structural slab separating the manufacturing and residential spaces.
- Vibration prevention: ceiling-mounted or high-impact equipment, as well as any equipment not located on the portion of the ground-floor building that is not slab-on-grade, will be installed on vibration isolators.

These measures have been developed carefully by the Applicant, GMDC, and a team of architects, engineers, construction managers, and code consultants to address any potential risk and nuisance posed by the combination of residential and manufacturing uses. Additionally, the Proposed Development would be subject to all other applicable laws, such as the Building Code's structural slab requirements for fire separation between ground-floor manufacturing and upper-floor residential spaces and the Right-to-Know Law's storage and filing requirements for specified substances. Therefore, the text amendment would facilitate a mixed-use project where residents can live healthily and safely above ground-floor manufacturing uses.

## 8. Conclusion

The Applicant requests a zoning map amendment to change an M1-1 district to M1-4/R7A (MX) and M1-4/R6A (MX) districts and zoning text amendments to establish an MIH area and a Special Mixed Use District with modified use regulations to expand permitted manufacturing uses for buildings that meet strict design standards. If the Proposed Actions are approved, the Applicant would develop a new building with ground-floor manufacturing uses, affordable and supportive housing, and community facility use. The Proposed Actions will facilitate residential development that is consistent with the character of the surrounding area and fulfill a broader planning objective to support industrial uses that are essential for sustaining healthy, mixed-use neighborhoods. For the reasons enumerated above, the Applicant respectfully requests that the City Planning Commission approve the Zoning Map and Zoning Resolution amendments requested herein.

**803 Rockaway Avenue Rezoning**
**803 Rockaway Avenue**

| Application No. | Description / Disposition / Status | Cal. No. | Date |
|---|---|---|---|
| CP-198313 | Adoption of Brownsville Urban Renewal Plan – Approved | 1 | 05/25/67 |
| C 960540 HUK | Brownsville I Urban Renewal Plan Amendment – Approved | 19 | 06/11/97 |
| C 960541 HDK | Disposition of City-Owned Property (Lot 25) – Approved | 20 | 06/11/97 |
| C 090447 HAK | UDAAP Designation and Disposition of City-Owned Property (Lot 25) – Approved | 13 | 09/09/09 |

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

* * *

**ARTICLE XII**
**SPECIAL PURPOSE DISTRICTS**

**Chapter 3**
**Special Mixed Use Districts**

* * *

**123-20**
**SPECIAL USE REGULATIONS**

* * *

**123-22**
**Modification of Use Groups 16, 17 and 18**

* * *

**123-222**
**Uses permitted with restrictions**

* * *

Any #use# from Use Group 16 or 17, listed in this Section, may only locate in a #building enlarged# or #developed# after December 10, 1997, containing a #use# listed in Section 123-21 (Modification of Use Groups 2, 3 and 4), or share a common wall with such #building#~~,~~:

(a) upon certification by a licensed architect or engineer to the Department of Buildings that any such #use# listed in Use Group 16 or 17:

(~~a~~1) does not have a New York City or New York State environmental rating of "A", "B" or "C" under Section 24-153 of the New York City Administrative Code for any process equipment requiring a New York City Department of Environmental Protection operating certificate or New York State Department of Environmental Conservation state facility permit; and

(~~b~~2) is not required, under the City Right-to-Know Law, to file a Risk Management Plan for Extremely Hazardous Substances~~.~~; or

(b) in MX-19, upon the submission to the Department of Buildings of a copy of a restrictive declaration, in a form acceptable to the Department of Environmental Protection, that has been executed and recorded in the Office of the City Register against all tax lots with such #use#, binding the owners, successors, and assigns to provide any building design requirements consistent with the underlying zoning as may be approved by the Department of Environmental Protection to protect residents of such #building# from air contaminants, odors, vibrations, or noise.

* * *

**123-60**
**SPECIAL BULK REGULATIONS**

* * *

**123-63**
**Maximum Floor Area Ratio and Lot Coverage Requirements for Zoning Lots Containing Only Residential Buildings in R6, R7, R8 and R9 Districts**

* * *

| #Special Mixed Use District# | Designated #Residence District# |
|---|---|
| MX-1 – Community District 1, The Bronx | R6A R7D |
| MX 2 – Community District 2, Brooklyn | R7A R8A R8X |
| MX 4 – Community District 3, Brooklyn | R6A |
| MX 8 – Community District 1, Brooklyn | R6 R6A R6B R7A |
| MX 11 – Community District 6, Brooklyn | R7-2 |
| MX 13 – Community District 1, The Bronx | R6A R7A R7X R8A |
| MX 14 – Community District 6, The Bronx | R7A R7X |
| MX 16 – Community Districts 5 and 16, Brooklyn | R6A R7A R7D R8A |
| MX 19 – Community District 16, Brooklyn | R6A R7A |
| MX 20 – Community District 8, Brooklyn | R7A |

* * *

**123-90**
**SPECIAL MIXED USE DISTRICTS SPECIFIED**

The #Special Mixed Use District# is mapped in the following areas:

* * *

#Special Mixed Use District# - 19: [date of adoption]
Brownsville, Brooklyn

The #Special Mixed Use District# - 19 is established in Brownsville in Brooklyn as indicated on the #zoning maps#.

* * *

**APPENDIX F**
**Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas**

* * *

**Brooklyn**

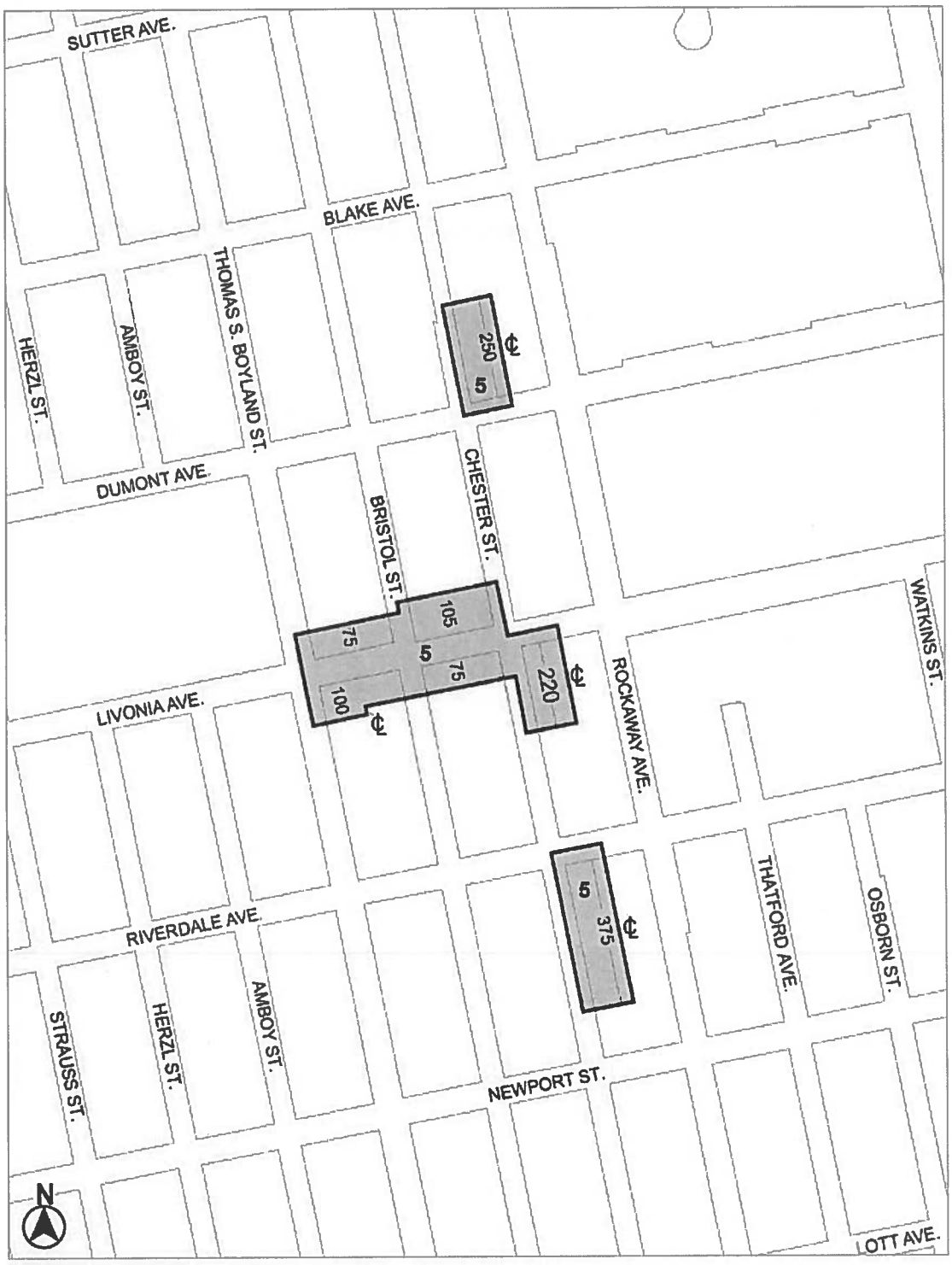
* * *

**Brooklyn Community District 16**

* * *

Map 4 – ~~(12/20/18)~~[date of adoption]

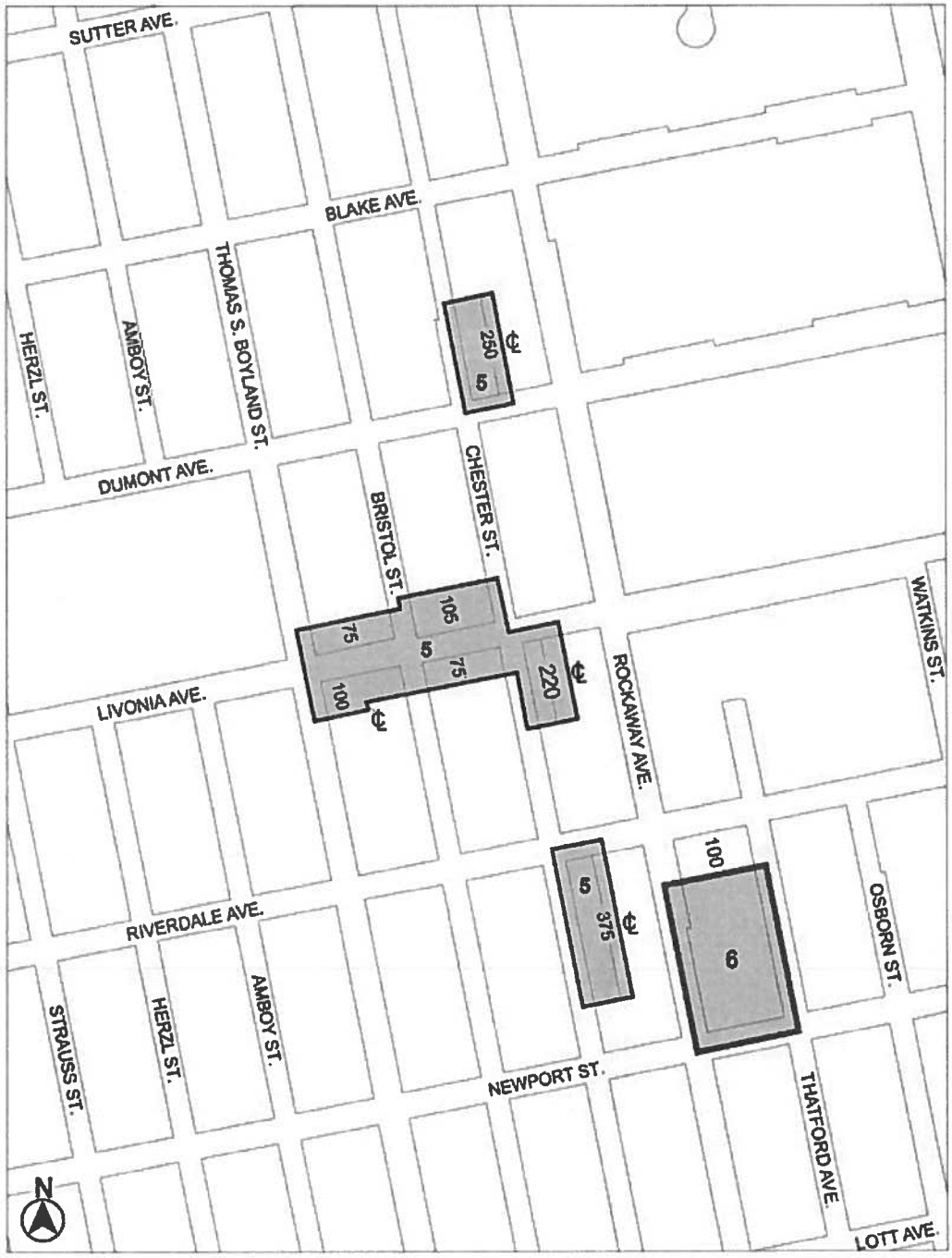
[EXISTING MAP]




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

Area **5** — 12/20/18 MIH Program Option 1 and Deep Affordability Option

[PROPOSED MAP]



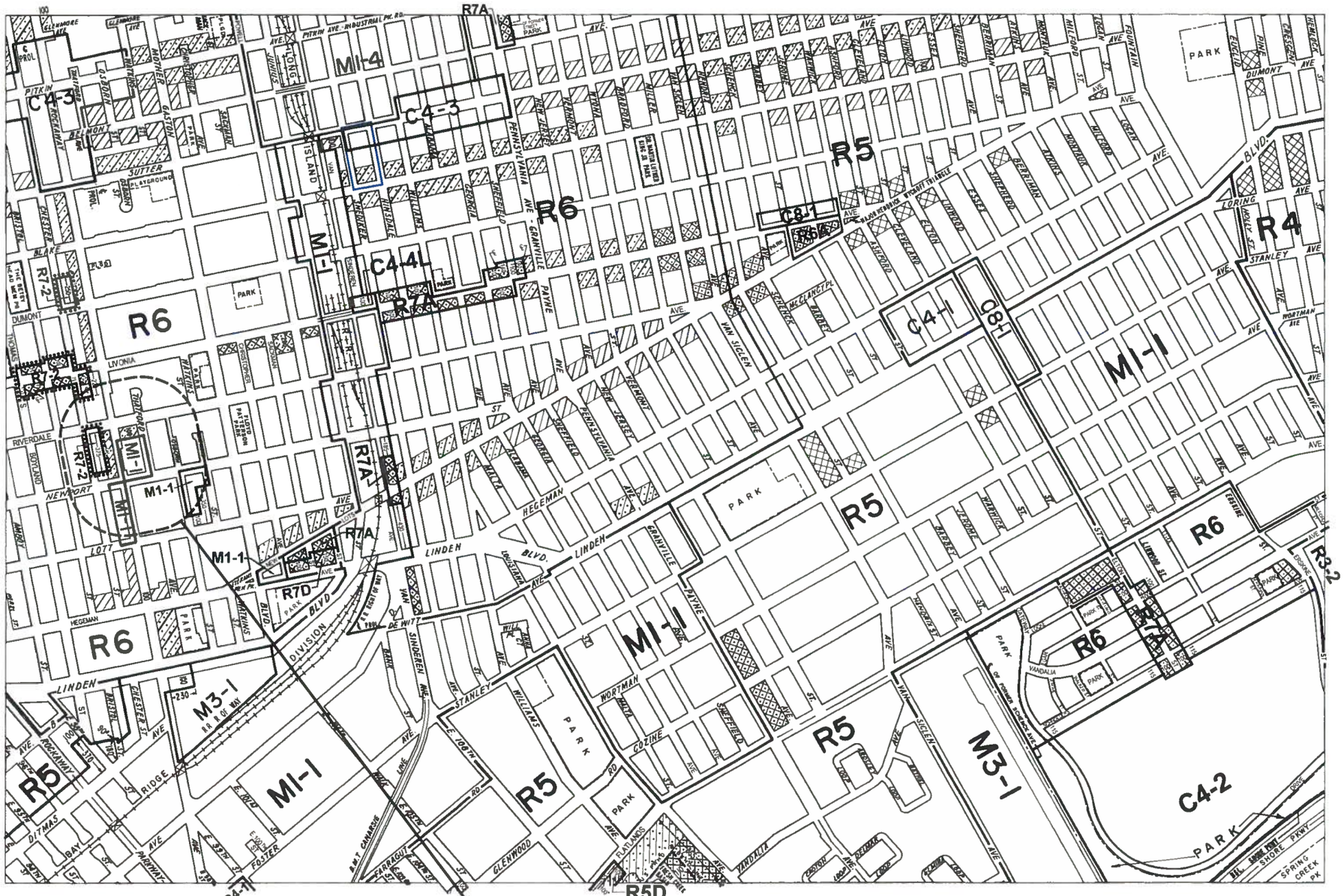

Mandatory Inclusionary Housing Program Area *see Section 23-154(d)(3)*
Area 5 – 12/20/18 MIH Program Option 1 and Deep Affordability Option
Area 6 – [date of adoption] MIH Program Option 1

Portion of Community District 16, Brooklyn

* * *

Block 3603, Brooklyn

Click blue outline on map to view diagram of **proposed** zoning change




600 0 600 1200 1800 FEET

Proposed Project Area

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.

# 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:

12-20-2018 C 180489 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**

| | | |
|---|---|---|
| 17a | 17c | 18a |
| 17b | **17d** | 18b |
| 23a | 23c | 24a |

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ZONING MAP **17d**

**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.

# Block 3603, Brooklyn

FINANCE
NEW • YORK
MARTHA E. STARK
COMMISSIONER

**NYC Digital Tax Map**

Effective Date : 12-05-2008 19:10:44
End Date : Current
Brooklyn Block: 3603




**Legend**

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

- Development Site
- Zoning District Line
- Proposed Special District Line
- Area Proposed to be Rezoned
- R6 — Existing Zoning District
- Existing C2-3 Overlay
- M1-4/R7A — Proposed Zoning District
- (MX) — Proposed Zoning District

# Area Map

## Block 3603, Brooklyn

## Lots 1, 7, 10, 19, 42, 45, 49, 53 & p/o lot 25

**Project Information**

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

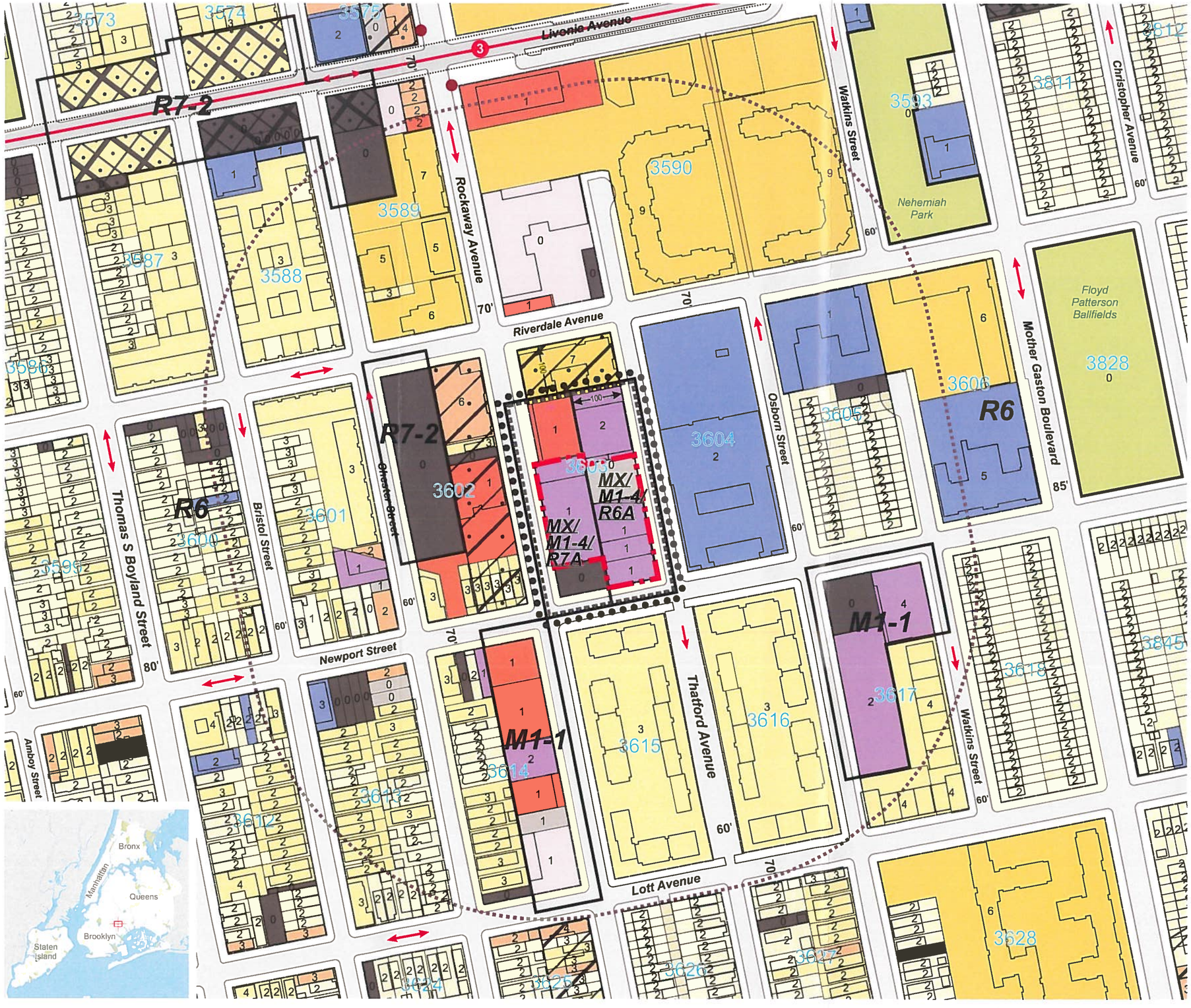
**Existing Commercial Overlays**

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

- Subway Entries
- 5037 Block Numbers
- Elevated Rail Structure
- 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







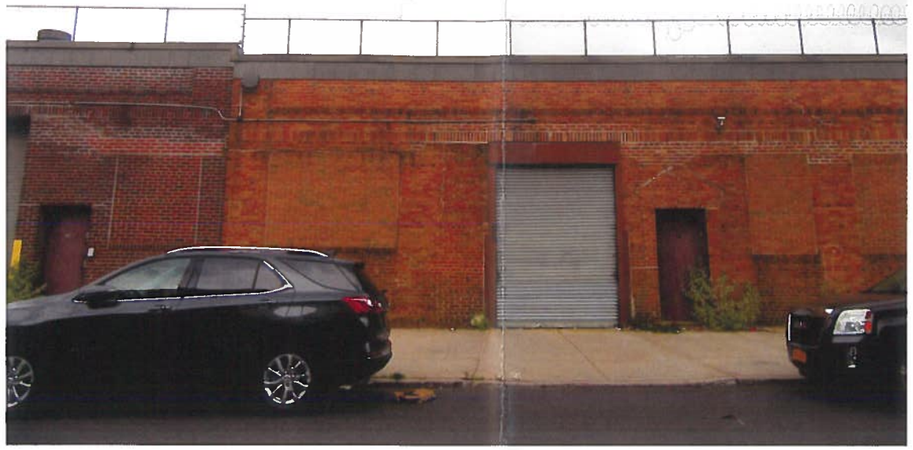
North

0 200 400 600 Feet

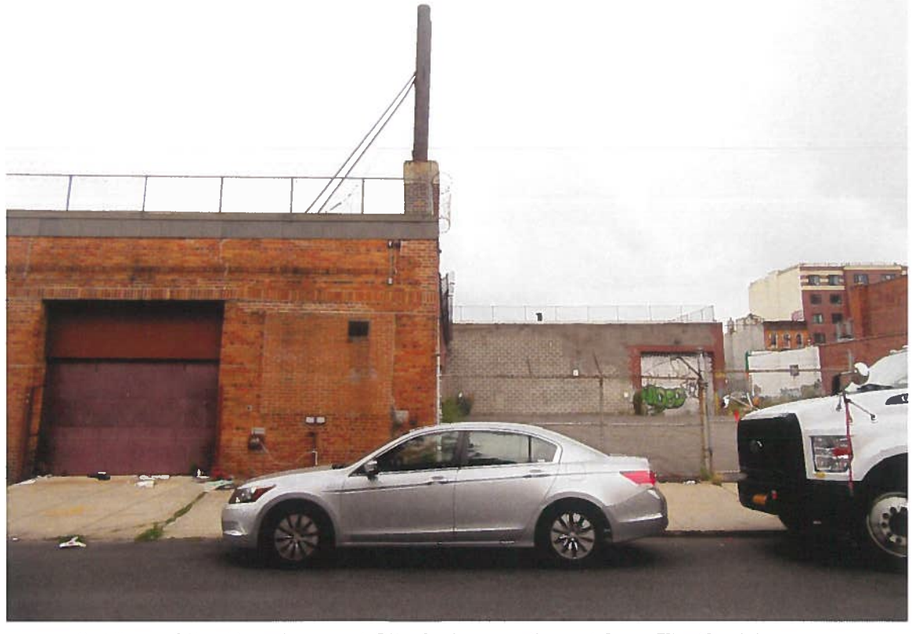
Prepared by Urban Cartographics January 2018




1. View of the Development Site facing southwest from Thatford Avenue.



2. View of the Development Site facing southwest from Thatford Avenue.

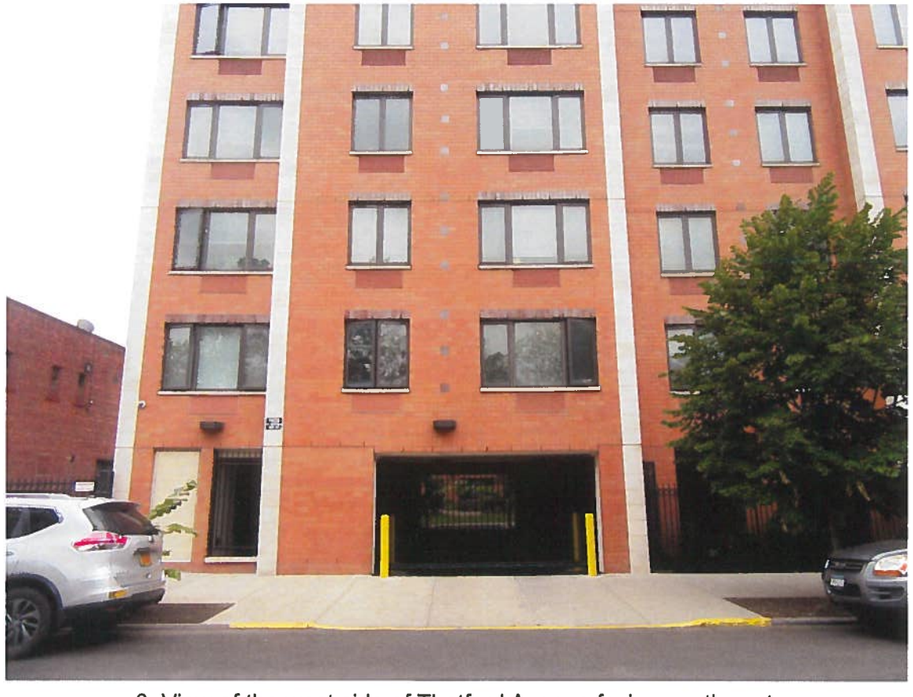


3. View of the Development Site facing southwest from Thatford Avenue.





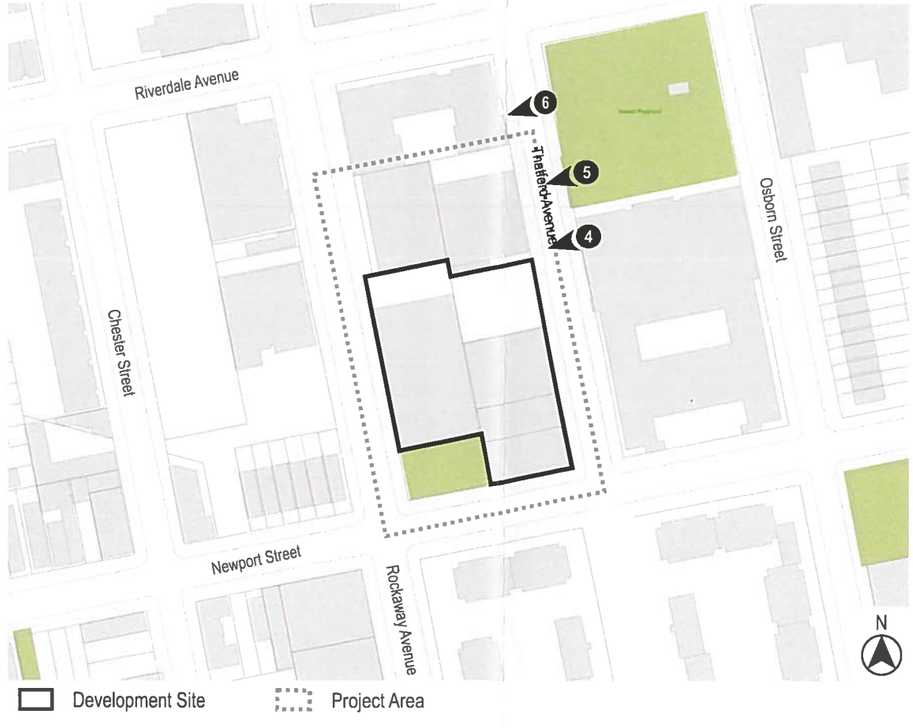
4. View of the Project Area facing southwest from Thatford Avenue.



6. View of the west side of Thatford Avenue facing southwest.




5. View of the Project Area facing southwest from Thatford Avenue.





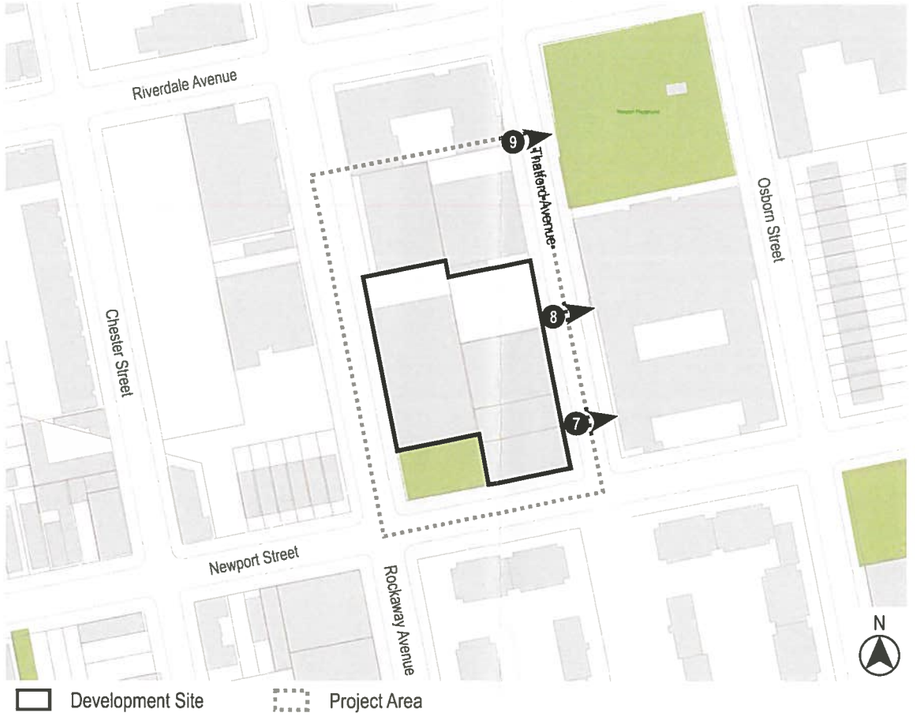
7. View of the east side of Thatford Avenue facing northeast from the Development Site.




8. View of the east side of Thatford Avenue facing northeast from the Development Site.



9. View of the east side of Thatford Avenue facing northeast from the Project Area.





10. View of the intersection of Riverdale Avenue and Thatford Avenue facing southwest.



11. View of the north side of Riverdale Avenue facing northwest.



12. View of the intersection of Riverdale Avenue and Rockaway Avenue facing southeast.

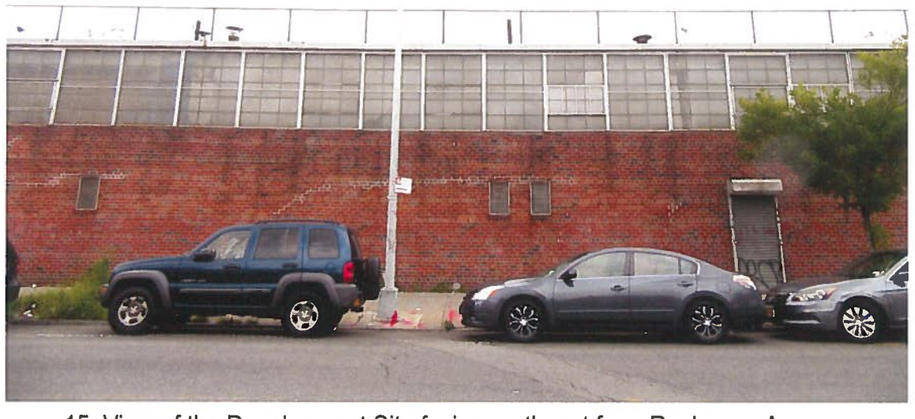




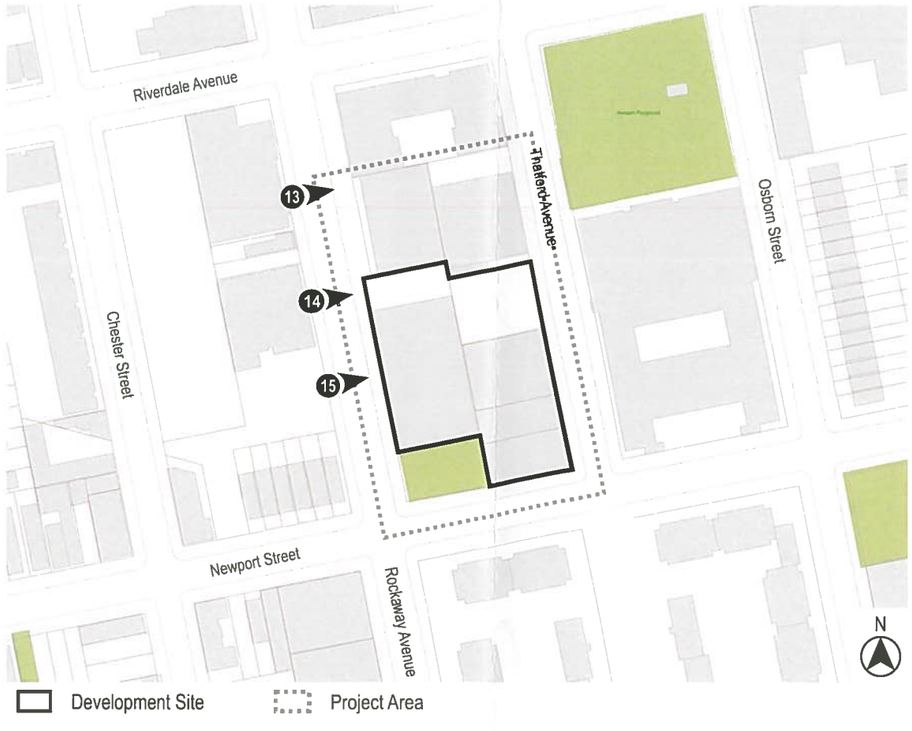

13. View of the Project Area facing northeast from Rockaway Avenue.




14. View of the Development Site facing northeast from Rockaway Avenue.

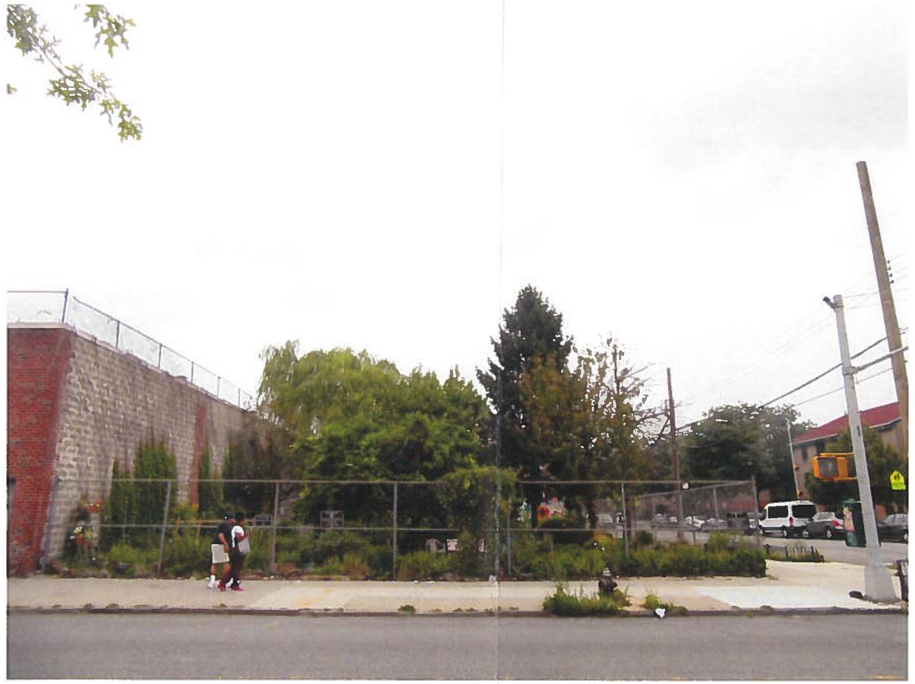


15. View of the Development Site facing northeast from Rockaway Avenue.





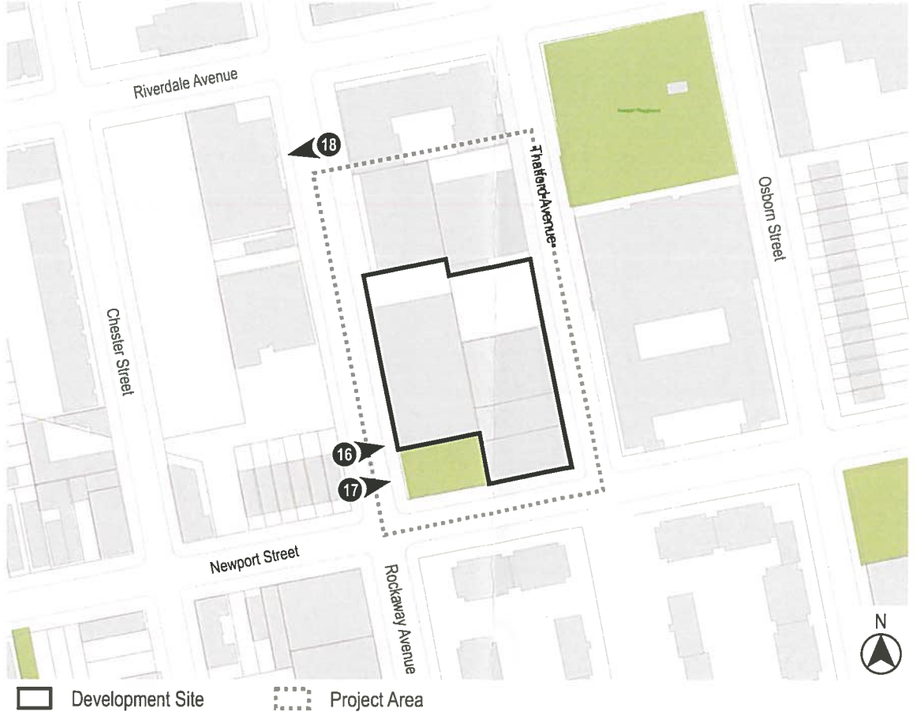
16. View of the Project Area facing northeast from Rockaway Avenue (Development Site at left).



17. View of the Project Area facing northeast from Rockaway Avenue.




18. View of the west side of Rockaway Avenue facing southwest.





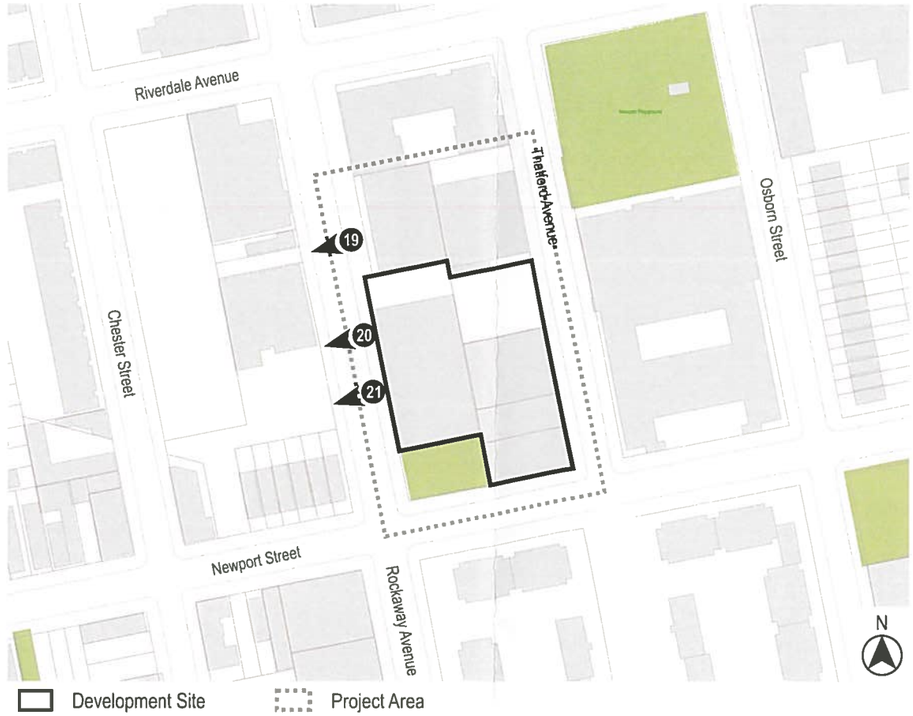

19. View of the west side of Rockaway Avenue facing southwest from the Project Area.




20. View of the west side of Rockaway Avenue facing southwest from the Development Site.




21. View of the west side of Rockaway Avenue facing southwest from the Development Site.




**Block 3603, Brooklyn**



Urban Cartographics
Photographs Taken on August 6, 2019



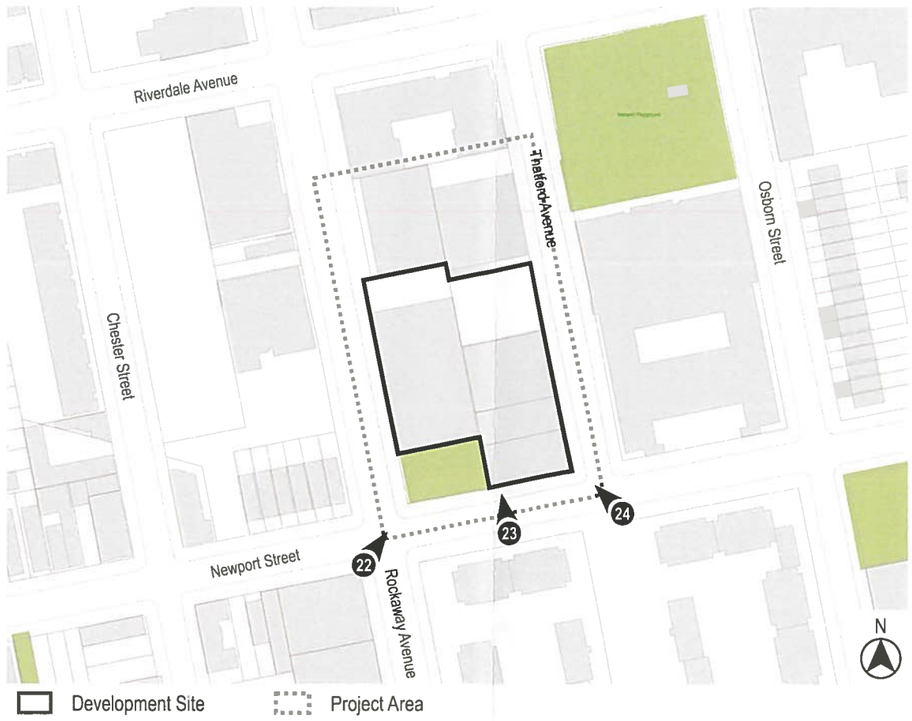
22. View of the Project Area facing northeast from the intersection of Rockaway Avenue and Newport Street.



23. View of the Development Site facing northwest from Newport Street.



24. View of the Development Site facing northwest from the intersection of Newport Street and Thatford Avenue.




**Block 3603, Brooklyn**

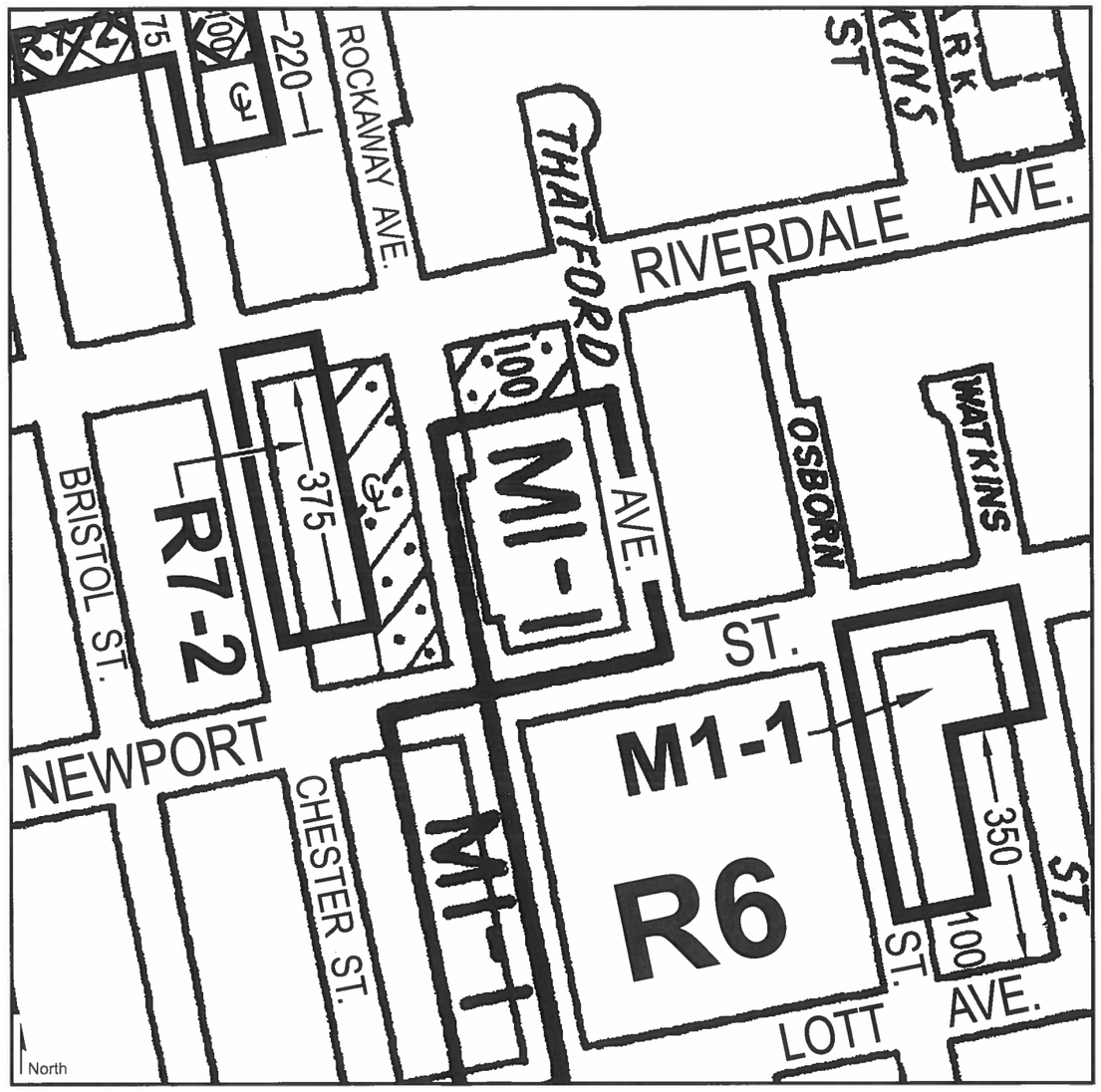


Urban Cartographics
Photographs Taken on August 6, 2019

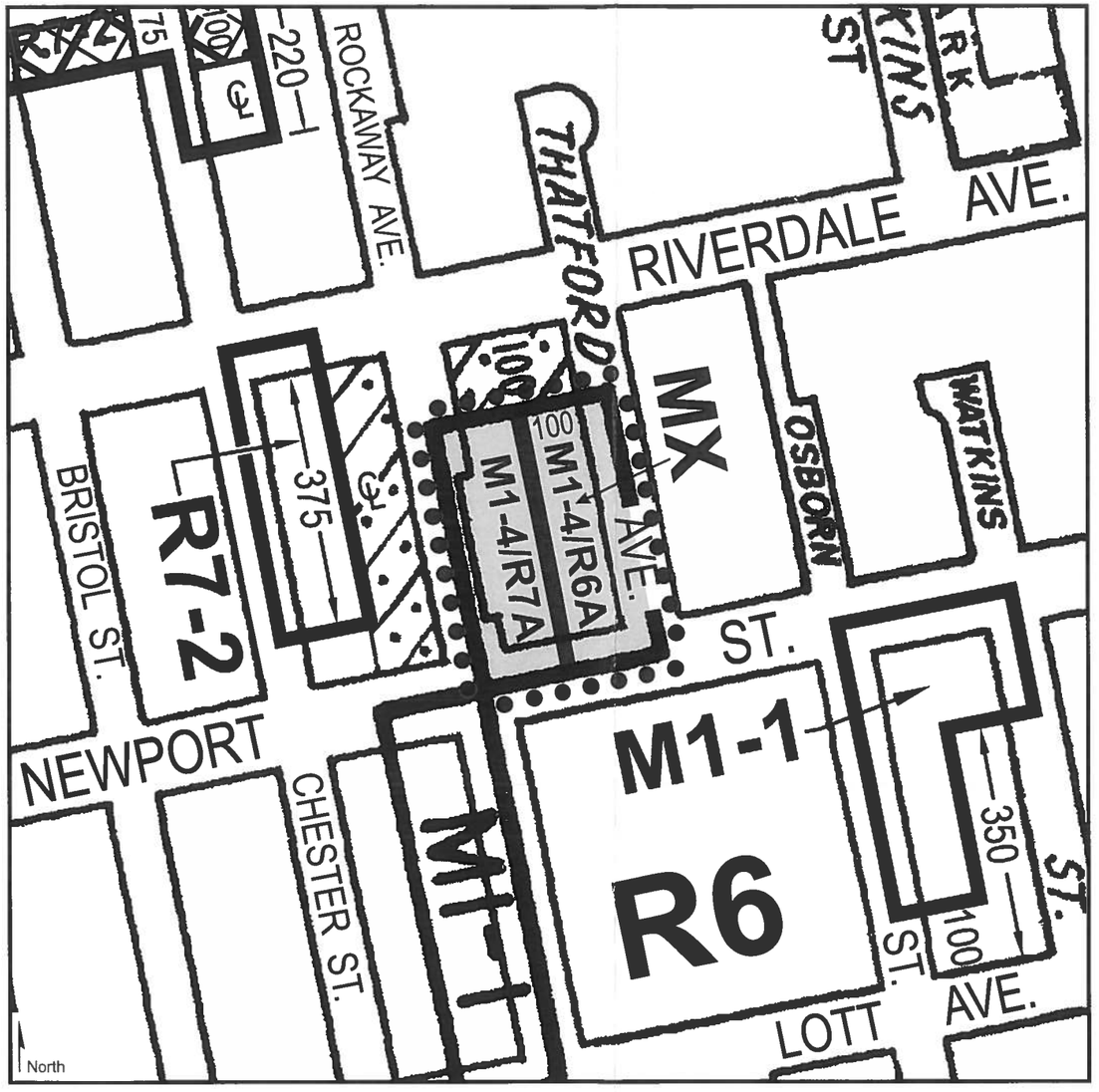


25. View of the south side of Newport Street facing southeast from the Development Site.

# Zoning Change Map




Current Zoning Map (17d)




Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

Rezoning from M1-1 to M1-4/R6A (MX)
Rezoning from M1-1 to M1-4/R7A (MX)

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.

## Zoning Comparison Table

| | Permitted/Required | | | | | |
|---|---|---|---|---|---|---|
| | Existing M1-1 | | Proposed M1-4/R7A (MX) | | Proposed M1-4/R6A (MX) | |
| | ZR Section # | M1-1 | ZR Section # | M1-4/R7A (MIH) | ZR Section # | M1-4/R6A (MIH) |
| **USE GROUPS** | 42-10 | 4-14, 16 & 17 | 123-20 | 1-14, 16 & 17 | 123-20 | 1-14, 16 & 17 |
| **Maximum FAR (Total)** | 43-122 | 2.40 | 123-64 & 23-154 | 4.60 (MIH) | 123-64 & 23-154 | 3.60 (MIH) |
| Residential | Not Permitted | 0.00 | 123-64 & 23-154 | 4.60 (MIH) | 123-64 & 23-154 | 3.60 (MIH) |
| Community Facility | 43-122 | 2.40 | 123-64 & 24-11 | 4.00 | 123-64 & 24-11 | 3.00 |
| Commercial | 43-12 | 1.00 | 123-64 & 43-12 | 2.00 | 123-64 & 43-12 | 2.00 |
| Manufacturing | 43-12 | 1.00 | 123-64 & 43-12 | 2.00 | 123-64 & 43-12 | 2.00 |
| **YARDS** | | | | | | |
| Front Yard | N/A | N/A | N/A | N/A | N/A | N/A |
| Side Yard | 43-25 | None or 8 ft | 123-652 | None or 8 ft | 123-652 | None or 8 ft |
| Rear Yard | 43-26 | 20 ft | 123-652 & 23-47/43-26 | 30 ft (R) / 20 ft (M) | 123-652 & 23-47/43-26 | 30 ft (R) / 20 ft (M) |
| **OPEN SPACE** | N/A | N/A | N/A | N/A | N/A | N/A |
| **LOT COVERAGE** | | | | | | |
| Corner Lot | N/A | N/A | N/A | N/A | N/A | N/A |
| Interior & Through Lot | N/A | N/A | N/A | N/A | N/A | N/A |
| **HEIGHT AND SETBACKS** | | | | | | |
| Minimum Base Height | 43-43 | N/A | 123-662 & 23-664 | 40 ft | 123-662 & 23-664 | 40 ft |
| Maximum Base Height/Front Wall | 43-43 | 30 ft or 2 stories | 123-662 & 23-664 | 75 ft | 123-662 & 23-664 | 65 ft |
| Maximum Building Height | 43-43 | No Limit (SEP) | 123-662 & 23-664 | 95 ft (9 stories) | 123-662 & 23-664 | 85 ft (8 stories) |
| Sky Exposure Plane | 43-43 | 1:1 | N/A | N/A | N/A | N/A |
| Setbacks from Narrow Streets | 43-43 | 20 ft | 23-662(c) | 15 ft | 23-662(c) | 15 ft |
| Setbacks from Wide Streets | 43-43 | 15 ft | 23-662(c) | 10 ft | 23-662(c) | 10 ft |
| **DENSITY** | | | | | | |
| Dwelling Unit Factor | N/A | N/A | 23-22 | 680 sf / DU | 23-22 | 680 sf / DU |
| AIRS | N/A | N/A | 23-23 | 325 sf / DU | 23-23 | 325 sf / DU |
| **PARKING** | | | | | | |
| Residential | N/A | N/A | 123-72 & 25-23 | 50% of DUs | 123-72 & 25-23 | 50% of DUs |
| Income-Restricted Units | N/A | N/A | 25-251 | None (Transit Zone) | 25-251 | None (Transit Zone) |
| AIRS | N/A | N/A | 25-252 | None (Transit Zone) | 25-252 | None (Transit Zone) |
| Commercial | 44-21 | Depends on use | 123-71 & 44-21 | Depends on use | 123-71 & 44-21 | Depends on use |
| **LOADING** | | | | | | |
| Commercial | 44-52 | Depends on use | 123-71 & 44-52 | Depends on use | 123-71 & 44-52 | Depends on use |
| Bicycle Parking (Residential) | N/A | N/A | 25-811 | 1 / 2 DUs | 25-811 | 1 / 2 DUs |
| Bicycle Parking (AIRS) | N/A | N/A | 25-811 | 1 / 10,000 sf | 25-811 | 1 / 10,000 sf |
| Bicycle Parking (Commercial) | 44-60 & 36-71 | Depends on use | 44-60 & 36-71 | Depends on use | 44-60 & 36-71 | Depends on use |