

500 KENT

ZONING SUBMISSION

ID #2019K0330

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MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016



REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
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KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

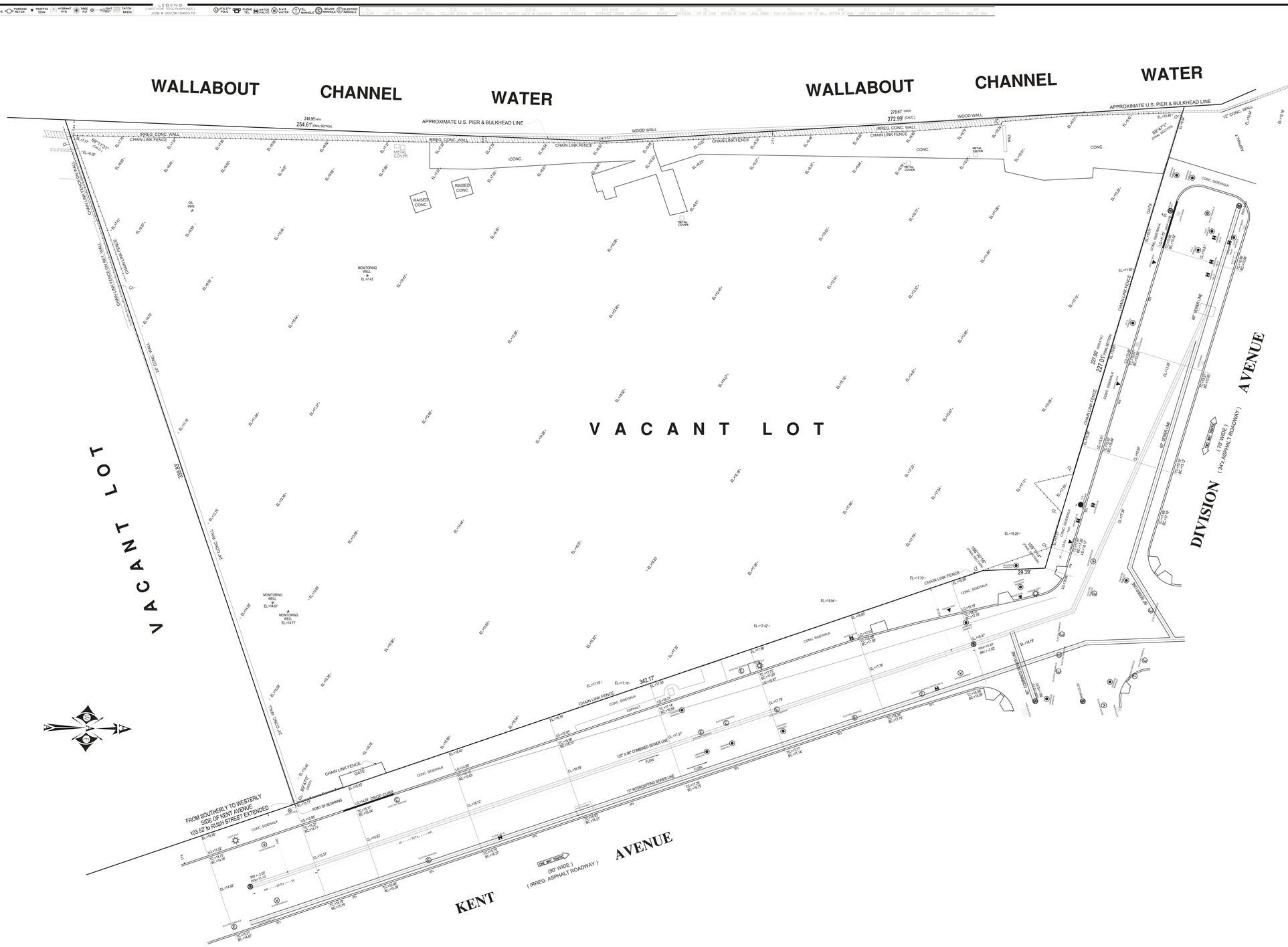
500 KENT AVENUE
BROOKLYN, NY 11249

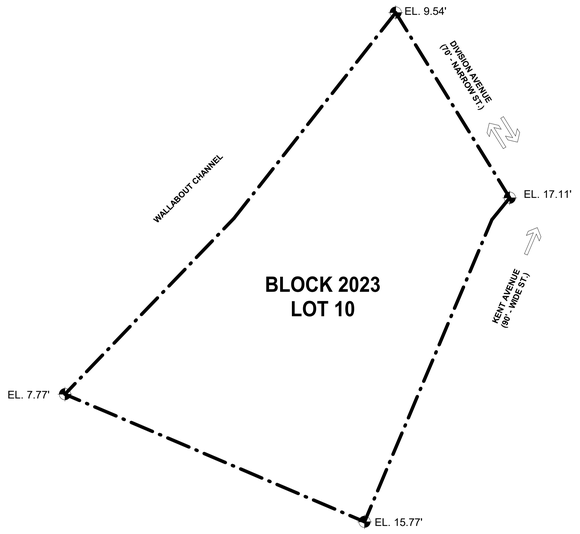
ZONING COVER SHEET

SCALE:

DRAWING #:
Z-000.00
___ of ___

DOB JOB:


WALLABOUT CHANNEL WATER
WALLABOUT CHANNEL WATER
APPROXIMATE U.S. PIER & BULKHEAD LINE
APPROXIMATE U.S. PIER & BULKHEAD LINE
248.96' (MEAS.)
254.61' (FINAL SECTION)
278.67' (MEAS.)
272.99' (CALC.)
WOOD WALL
IRREG. CONC. WALL
CHAIN LINK FENCE
METAL COVER
RAISED CONC.
MONITORING WELL EL=7.42
V A C A N T L O T
V A C A N T L O T
342.17'
89°47'?" (MEAS.)
89°47'?" (FINAL SECTION)
89°47'?" (MEAS.)
89°47'?" (FINAL SECTION)
CHAIN LINK FENCE
GATE
CONC. SIDEWALK
ASPHALT
120" X 96" COMBINED SEWER LINE
72" INTERCEPTING SEWER LINE
FROM SOUTHERLY TO WESTERLY SIDE OF KENT AVENUE 103.52' to RUSH STREET EXTENDED
POINT OF BEGINNING
ONE WAY STREET
(60' WIDE)
(IRREG. ASPHALT ROADWAY)
KENT AVENUE
DIVISION AVENUE
(34'± ASPHALT ROADWAY)
70' WIDE)
29.39'
N89°30'49"E
100.00'
N89°30'49"E
100.00'
S89°30'49"W
100.00'
S89°30'49"W
100.00'
N00°29'11"W
200.00'
S00°29'11"E
200.00'
TWIN CROSS AT
CHAIN LINK FENCE ON NET MAIL
CHAIN LINK FENCE
CHAIN LINK FENCE
CHAIN LINK FENCE



LEGEND:

ZONING LOT LINE

ELEVATION

REFER TO Z-004 FOR BASEPLANE CALCULATIONS

ZONING FLOOR AREA SCHEDULE

	COMMERCIAL (UG 6B)	RETAIL (UG 6A)	TOTAL
	ZFA	ZFA	ZFA
500 KENT	555,476.00	20,744.00	**576,220.00**

LOCATION: 500 Kent Avenue, Williamsburg, Brooklyn, NY 11211
BLOCK: 2023 (WATERFRONT BLOCK)
LOT: 10
LOT AREA: 115,244sf (All Upland)
ZONING MAP NO.: 12d
ZONING DISTRICT: M1-5
COMMUNITY DISTRICT: Brooklyn Community District 2
STREETS: Kent Avenue (Wide), Division Avenue (Narrow),

ZONING REGULATION	ZR Sections	PERMITTED/REQUIRED BY UNDERLYING ZONING DISTRICT		PROPOSED		COMPLIANCE COMMENTS
PERMITTED USES	42-12, 62-20	RETAIL AND COMMERCIAL:UG: 6A, 6B, 6C, 6D, 6E, 7A, 7B, 7C, 8, 9A, 9B, 9C, 10A, 10B, 10C, 11, RECREATION: UG: 12A, 12B, 12C, 12D, 12E, 13, 14 & 16 COMMUNITY Facility: UG: UG 3A, 4A, 4B, 4C, 5,		RETAIL AND COMMERCIAL: **6A: RETAIL & 6B OFFICE** 8: PUBLIC PARKING GARAGE		COMPLIES
FAR		**MAX FAR**		**FAR**		COMPLIES
	62-324, 43-12	Commercial	5.0	Commercial	5.0	
	62-324, 43-12	Manufacturing	5.0	Manufacturing	0.0	
	62-326, 43-122	Community Facility	6.5	Community Facility	0.0	
		MAX TOTAL	**6.5**		**5.0**	
FLOOR AREA		**MAX FLOOR AREA**		**FLOOR AREA**		COMPLIES
	62-324, 43-12	Commercial	576,220	Commercial	**576,220 zsf**	
	62-324, 43-12	Manufacturing	576,220	Manufacturing	0	
	62-326, 43-122	Community Facility	749,086	Community Facility	0	
		MAX TOTAL	**749,086**	**MAX TOTAL**	**576,220 zsf- 5.0 FAR**	
YARDS	62-331	Front yard	None Required	None Provided		COMPLIES
	62-331	Sideyard	None Required	None Provided		
	62-332	Waterfront yard	40 Feet	40 Feet		
HEIGHT AND SETBACK	62-341 (A)(2)	Initial Setback Distance	KENT AVENUE (Wide Street) 10 Feet	0' SETBACK PROVIDED		DOES NOT COMPLY Waiver required
	62-341 (A)(2)	Initial Setback Distance	DIVISION AVENUE (Narrow Street) 15 Feet	15 Feet		COMPLIES
	62-341 (A)(2)	Initial Setback Distance	SHORE PUBLIC WALKWAY 30 Feet	0' SETBACK PROVIDED		DOES NOT COMPLY Waiver required
	62-341 (A)(2)	Initial Setback Distance	50' VISUAL CORRIDOR 15 Feet	15 Feet		COMPLIES
	62-341 (A)(2)	Initial Setback Distance	SUPPLEMENTAL PUBLIC ACCESS AREA (Wide Street) 10 Feet	12 Feet		COMPLIES
	62-341 (C)(1)	Maximum base height	SITE 65 Feet	130'-0"		DOES NOT COMPLY Waiver required
	62-341 (C)(2)	Maximum Building Height	SITE	355'-0"		DOES NOT COMPLY Waiver required
	62-341 (C)(3)	Floor area distribution	Buildings that exceed the maximum base height shall have a minimum of 30% floor area coverage at a height of 20'. (30% of Lot Area = 115,224*30% = 34,573sf)	Provided lot Coverage at 20' = 50,371sf(43.7%)		COMPLIES
	62-341 (C)(5)	Maximum Width of wall facing shoreline	100 Feet	343'-9" Feet		DOES NOT COMPLY Waiver required
ACCESSORY OFF-STREET PARKING	25-026 62-423	Special Regulations applying in the waterfront area are set forth in Article VI, Chapter 2 (62-40)				COMPLIES
	62-42	The applicable district regulations pertaining to permitted or required off-street parking facilities accessory to non-residential uses shall apply to all developments on waterfront blocks except as modified in this Section or in Section 62-45.				
	44-21	UG 6A: General Retail or service uses	No Required Accessory Off-Street parking	0 Spaces		
	44-21	UG 6B: Commercial uses	No Required Accessory Off-Street parking			
PARKING GARAGE	74-52	Does not apply	Maximum allowed spaces: 150	Spaces provided: 234		DOES NOT COMPLY ZR 74-52 special permit req'd for public parking garage
ACCESSORY OFF-STREET PARKING LOADING BERTHS	44-52	UG 6A: General Retail or service uses	None required for first 25,000 sf of floor area. Next 15,000 sf of floor area requires 1 required Next 60,000 sf of floor area requires 1 required Each additional 150,000 sf of floor area requires 1 required berth	General Retail area: 20,744zsf No Loading berths		COMPLIES
	44-52	UG 6B: Commercial uses	None required for first 100,000 sf of floor area. Next 200,000 sf of floor area requires 1 berth. Each additional 300,000 sf of floor area requires 1 additional berth	Office area: 555,476zsf 2 Loading berths provided		COMPLIES
			Loading Berths Required = 2	Total Proposed Loading Berths = 2		COMPLIES
BICYCLE PARKING	44-60	In all districts, as indicated, the provisions of Section 36-70 (BICYCLE PARKING), inclusive, shall apply to all permitted commercial uses.				COMPLIES
	36-711	For Use Group 6A (retail uses):	1 per 10,000 sf of floor area (20,744 zsf/10,000 sf = 3 spaces)	3 spaces proposed		
	36-711	For Use Group 6B (Commercial uses):	1 per 7,500 sf of floor area (555,476 zsf/7,500 sf = 74 spaces)	74 spaces proposed		
	36-711	For public parking garage	1 per 10 automobile parking spaces 234/10=23.4	24 spaces proposed		COMPLIES
			Total bicycle spaces Required = 101	Total Proposed bicycle spaces = 101 spaces		
STREET TREES	43-02 26-41	1 tree per 25 Feet of frontage	Kent avenue =370'-4"/25'=14.81 (15 trees required) Division avenue = 227'/25'=9.08 (10 trees required) Total required 25 trees	Kent Avenue: 15 trees provided Division Avenue: 10 trees provided Total: 25		COMPLIES *REQUIRES 7 MORE TREES REMAINING REQUIRED TREES WILL BE PROVIDED OFF-SITE OR PAID INTO A FUND PURSUANT TO ZR26-41

ZONING SUMMARY

1 Zoning map amendment to amend the zoning district from an M3-1 zoning district to an M1-5 zoning district for the Development Site

2 Waterfront special permit pursuant to ZR § 62-837(a) to waive bulk regulations under ZR § 62-341 for the Proposed Development as follows:
- i. ZR-62-341 (a)(2) initial setback distance
- ii. ZR-62-341 (c)(1) maximum base height,
- iii. ZR-62-341 (c)(2) maximum building height;
- iv. ZR-62-341 (c)(5) maximum width of walls facing shoreline

3 Waterfront Certification for the waterfront public access area ("WPAA") pursuant to ZR §62-811

4 Special permit pursuant to ZR § 74-52 to allow a parking garage of 234 parking spaces.

LAND USE ACTIONS



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HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REGISTERED ARCHITECT JONATHAN JOVA MARKEL No. 021050 STATE OF NEW YORK

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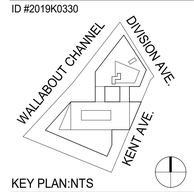


KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING ANALYSIS

GENERAL

LOCATION:	500 KENT AVENUE, WILLIAMSBURG BROOKLYN, NY 11211
BLOCK:	2023 (WATERFRONT BLOCK)
LOT:	10
LOT AREA:	115,244(ALL UPLAND)
ZONING MAP:	12D
ZONING DISTRICT:	M1-5
COMMUNITY DISTRICT:	BROOKLYN COMMUNITY DISTRICT 2
STREETS:	KENT AVENUE(WIDE), DIVISION AVENUE(NARROW)

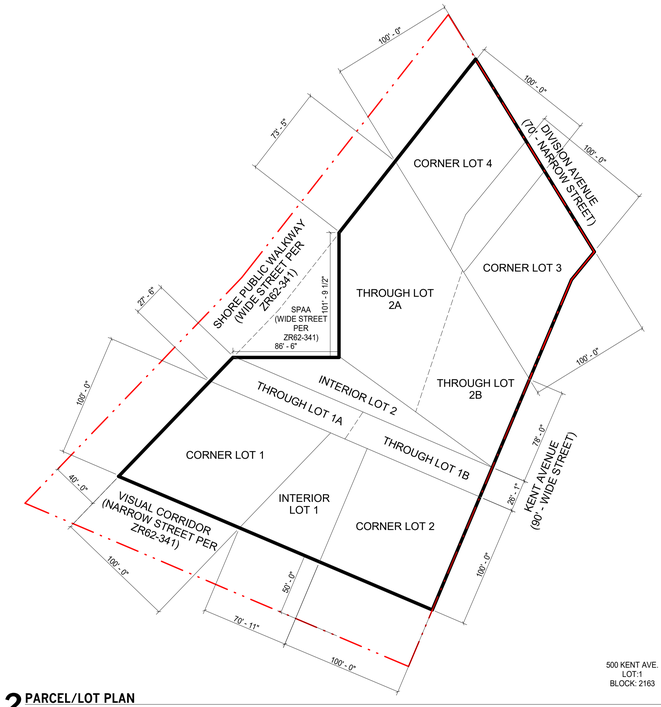
SCALE: 1/64" = 1'-0"

DRAWING #:

Z-002.00

___ of ___

DOB JOB:



500 KENT AVE.
LOT:1
BLOCK: 2163

2 PARCEL/LOT PLAN
1" = 50'-0"

LOT COVERAGE PER LOT CALCULATIONS

ZONING LOT	BUILDING LOT COVERAGE AREA (SF)	PERCENTAGE OF TOTAL LOT COVERAGE
CORNER LOT 1	10,447	16%
CORNER LOT 2	5,438	8%
CORNER LOT 3	6,706	10%
CORNER LOT 4	9,458	15%
INTERIOR LOT 1	5,016	8%
INTERIOR LOT 2	3,884	6%
THROUGH LOT 1A	3,049	5%
THROUGH LOT 1B	2,722	4%
THROUGH LOT 2A	10,648	16%
THROUGH LOT 2B	7,205	11%
TOTAL	64,573	100%

BASE PLANE CALCULATIONS

CORNER LOT 1	ELEVATION (FEET)
A	13.5
B	12
A	13.5
S	13.5
BASE PLANE (AVERAGE OF ABOVE)	13.125
PERCENT OF LOT COVERAGE	16%
WEIGHTED BASE PLANE FOR LOT	2.10

CORNER LOT 2	ELEVATION (FEET)
D	15.00
C	13.75
D	15.00
E	17
BASE PLANE (AVERAGE OF ABOVE)	15.19
PERCENT OF LOT COVERAGE	8%
WEIGHTED BASE PLANE FOR LOT	1.22

CORNER LOT 3	ELEVATION (FEET)
H	18
I	18
I	18
J	17
J	17
K	18
K	18
M	13.4
BASE PLANE (AVERAGE OF ABOVE)	17.18
PERCENT OF LOT COVERAGE	10%
WEIGHTED BASE PLANE FOR LOT	1.72

CORNER LOT 4	ELEVATION (FEET)
L	16.00
N	11.00
N	11.00
O	12
BASE PLANE (AVERAGE OF ABOVE)	12.50
PERCENT OF LOT COVERAGE	15%
WEIGHTED BASE PLANE FOR LOT	1.88

INTERIOR LOT 1	ELEVATION (FEET)
B	12
C	13.75
BASE PLANE (AVERAGE OF ABOVE)	12.88
PERCENT OF LOT COVERAGE	8%
WEIGHTED BASE PLANE FOR LOT	1.03

INTERIOR LOT 2	ELEVATION (FEET)
G	17
Q	17
R	13.5
BASE PLANE (AVERAGE OF ABOVE)	15.83
PERCENT OF LOT COVERAGE	6%
WEIGHTED BASE PLANE FOR LOT	0.95

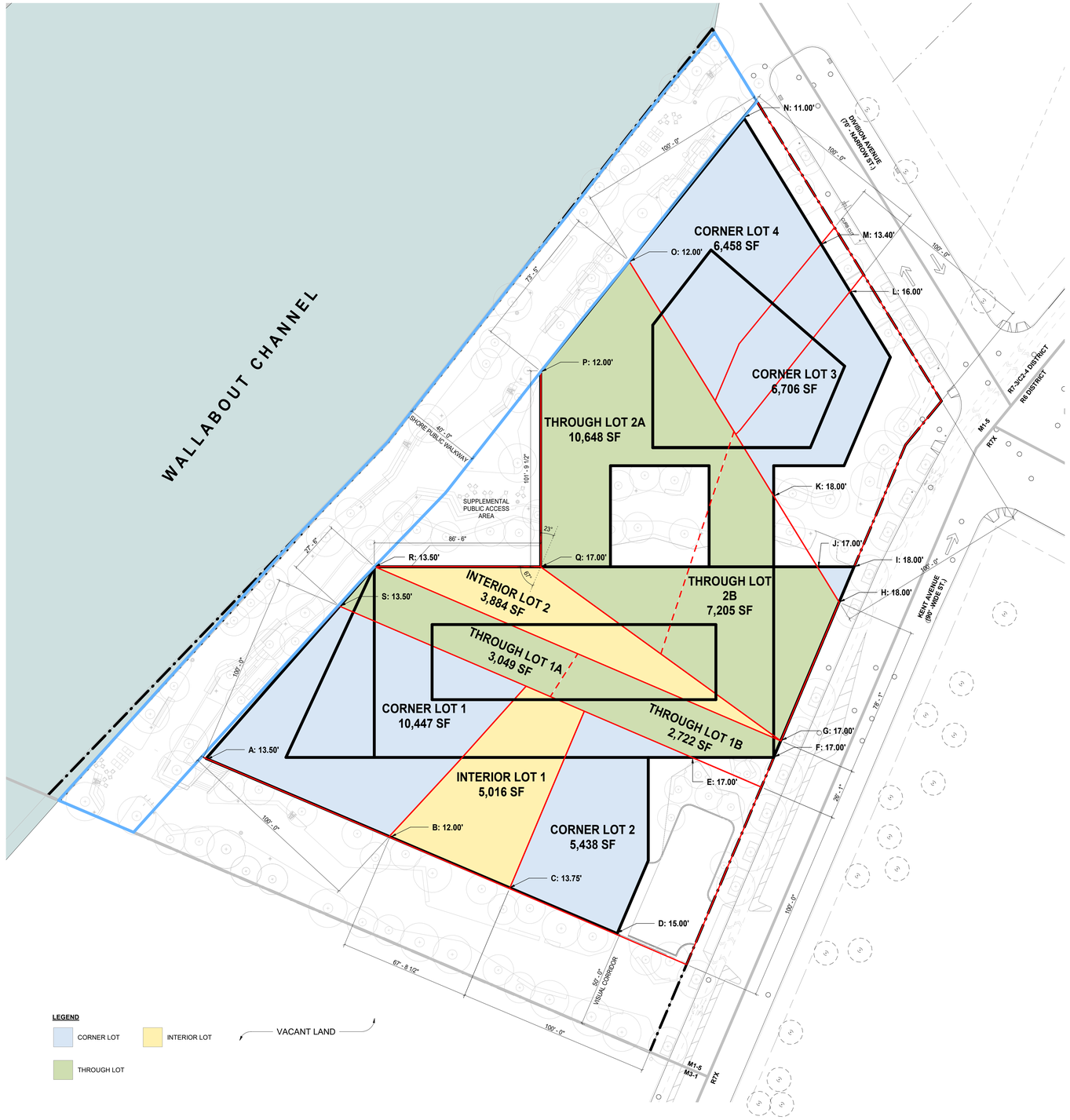
THROUGH LOT 1A	ELEVATION (FEET)
R	13.5
S	13.5
BASE PLANE (AVERAGE OF ABOVE)	13.50
PERCENT OF LOT COVERAGE	5%
WEIGHTED BASE PLANE FOR LOT	0.68

THROUGH LOT 1B	ELEVATION (FEET)
E	17
F	17
F	17
G	17.00
BASE PLANE (AVERAGE OF ABOVE)	17.00
PERCENT OF LOT COVERAGE	4%
WEIGHTED BASE PLANE FOR LOT	0.68

THROUGH LOT 2A	ELEVATION (FEET)
O	12
P	12
P	12
Q	17.00
BASE PLANE (AVERAGE OF ABOVE)	10.25
PERCENT OF LOT COVERAGE	16%
WEIGHTED BASE PLANE FOR LOT	1.64

THROUGH LOT 2B	ELEVATION (FEET)
G	17
H	18
BASE PLANE (AVERAGE OF ABOVE)	17.50
PERCENT OF LOT COVERAGE	11%
WEIGHTED BASE PLANE FOR LOT	1.93

PROJECT BASE PLANE (COMBINED WEIGHTED BASE PLANE FOR ALL ZONING LOTS) =	**13.81**
BFE (BASE FLOOD ELEVATION) =	**13.00'**
DFE (DESIGN FLOOD ELEVATION) =	**15.00'**
(DFE USED AS EFFECTIVE BASE PLANE)	



LEGEND

CORNER LOT | INTERIOR LOT | VACANT LAND | THROUGH LOT

1 YARD ANALYSIS
1" = 25'-0"

MARVEL
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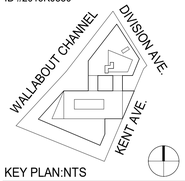

KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

BASEPLANE ANALYSIS

SCALE: As indicated

DRAWING #:
Z-004.00
___ of ___
DOB JOB:



1 ZONING - SITE PLAN
1" = 25'-0"

SITE PLAN LEGEND

- OFFICE ACCESS POINT
- COMMERCIAL ACCESS
- LOADING DOCK UG 6B
- PARKING INGRESS/EGRESS
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- M1-5 / R7X — ZONING DISTRICT
- 23 — # STORIES
- 4B — # STORIES W/ BASEMENT
- 4S — # STORIES W/ STORE
- 65' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- WATERFRONT PUBLIC ACCESS AREA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- U.S. PIER & BULKHEAD LINES
- REMOVED LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING LIGHTING POLE
- FIRE HYDRANT
- PROPOSED TREE
- EXISTING TREE
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +0' - 0" (HT +0' - 0") — PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
3. ILUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
5. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
6. ADJUSTED BASE PLANE IS +13.95'
7. BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).



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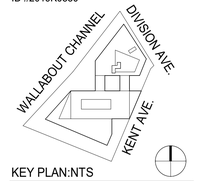

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MA PROJECT NO. 1725

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BROOKLYN, NY 11249

ZONING LOT SITE PLAN

SCALE: As indicated

DRAWING #:
Z-010.00
___ of ___
DOB JOB:



1 ZONING - ILLUSTRATIVE GROUND FLOOR PLAN
1" = 25'-0"

SITE PLAN LEGEND

OFFICE ACCESS POINT	ZONING LOT LINE	REMOVED LIGHTING POLE	EXISTING SIGN
COMMERCIAL ACCESS	ZONING DISTRICT BOUNDARY	PROPOSED LIGHTING POLE	EXISTING EMERGENCY PHONE
LOADING DOCK UG 6B	ILLUSTRATIVE BUILDING LINE	EXISTING LIGHTING POLE	EXISTING STREET VENT GRILLE
PARKING INGRESS/EGRESS	PROPOSED MAXIMUM BUILDING ENVELOPE	FIRE HYDRANT	EXISTING CATCH BASIN
BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY	WATERFRONT PUBLIC ACCESS AREA (WPAA)	PROPOSED TREE	EXISTING BUS STOP
M1-5 / R7X ZONING DISTRICT	VISUAL CORRIDOR	EXISTING TREE	HT +0' - 0" (HT +0' - 0") PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
23 # STORIES	PUBLIC ACCESS AREA 1 (PAA1)	EXISTING POST	PROPOSED BUILDING FOOTPRINT
4B # STORIES W/ BASEMENT	PUBLIC ACCESS AREA 2 (PAA2)	EXISTING MANHOLE	
4S # STORIES W/ STORE	SHORE PUBLIC WALKWAY		
65' BUILDING HEIGHT	SUPPLEMENTAL PUBLIC ACCESS AREA		
ROAD DIRECTION	U.S. PIER & BULKHEAD LINES		

NOTES:

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2. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.

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4. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.

5. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.

6. ADJUSTED BASE PLANE IS +13.95'

7. BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).



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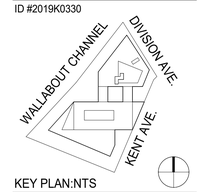
REGISTERED ARCHITECT JONATHAN JOVA MARRERO No. 031050 STATE OF NEW YORK

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/22/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

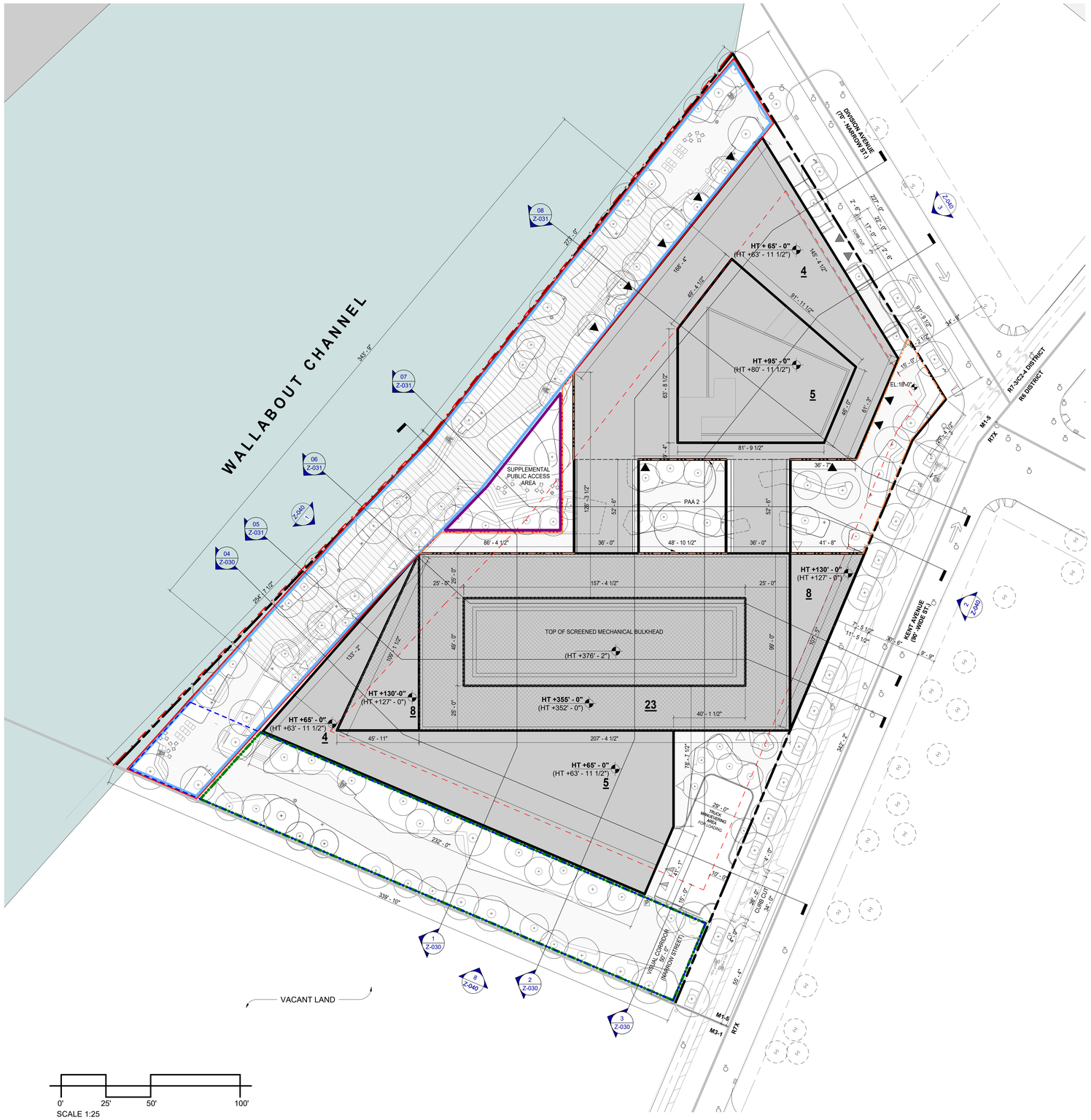
500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ILLUSTRATIVE GROUND FLOOR PLAN

SCALE: As indicated

DRAWING #:
Z-012.00
___ of ___
DOB JOB:



1 WAIVER PLAN
1" = 25'-0"

SITE PLAN LEGEND

- OFFICE ACCESS POINT
- COMMERCIAL ACCESS
- LOADING DOCK UG 6B
- PARKING INGRESS/EGRESS
  BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- M1-5 / R7X — ZONING DISTRICT
- 23 — # STORIES
- 4B — # STORIES W/ BASEMENT
- 4S — # STORIES W/ STORE
- 65' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- WATERFRONT PUBLIC ACCESS AREA (WPAA)
- VISUAL CORRIDOR
- PUBLIC ACCESS AREA 1 (PAA1)
- PUBLIC ACCESS AREA 2 (PAA2)
- SHORE PUBLIC WALKWAY
- SUPPLEMENTAL PUBLIC ACCESS AREA
- U.S. PIER & BULKHEAD LINES
- INITIAL SETBACK DISTANCE
- REMOVED LIGHTING POLE
- PROPOSED LIGHTING POLE
- EXISTING LIGHTING POLE
- FIRE HYDRANT
- PROPOSED TREE
- EXISTING TREE
- P — EXISTING POST
- MH — EXISTING MANHOLE
- S — EXISTING SIGN
- EM — EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- CB — EXISTING CATCH BASIN
- BUS — EXISTING BUS STOP
- HT +0' - 0" (HT +0' - 0") — PROP. MAX. BLDG. ENVELOPE HEIGHT ILLUSTRATIVE BUILDING HEIGHT
- PROPOSED BUILDING FOOTPRINT

ZONING WAIVERS:

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341(C)(1), ZR 62-341(C)(2), AND ZR 62-341B(A)(2)
- PORTION OF SHORELINE FACING WALL EXCEEDING 100' IN LENGTH ABOVE BASE HEIGHT PURSUANT TO SECTION ZR 62-341(C)(5)

NOTES:

1. APPLICANTS STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. PROPOSED ZONING ENVELOPES ARE SHOWN FOR PURPOSES OF MODIFICATION OF HEIGHT AND SETBACK REGULATIONS.
3. ILLUSTRATIVE BUILDING LINES WITHIN THE PROPOSED MAXIMUM BUILDING ENVELOPE ARE PROVIDED FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.
4. SEE OPEN SPACE DRAWINGS FOR SITE AND LANDSCAPE DETAILS.
5. ALL ELEVATIONS TAKEN FROM ADJUSTED BASE PLANE.
6. ADJUSTED BASE PLANE IS +13.95'
7. BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).



MARVEL
145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

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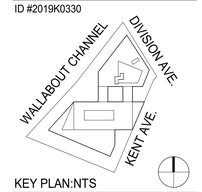


KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

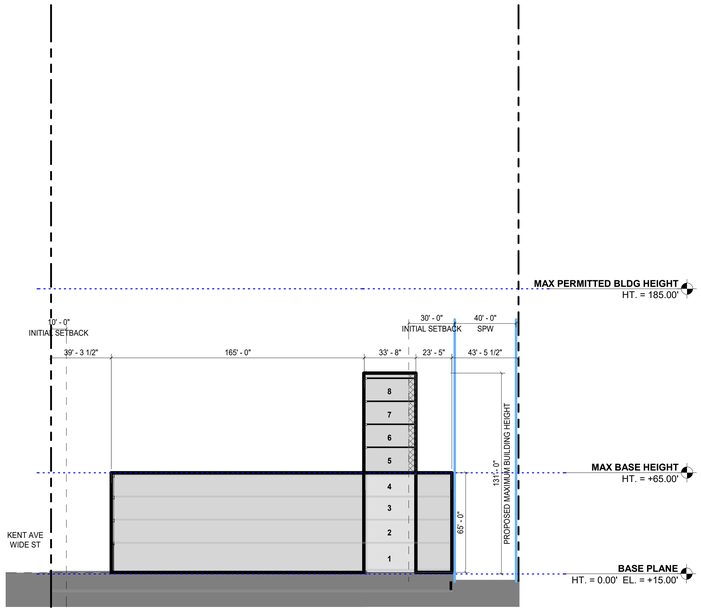
500 KENT AVENUE
BROOKLYN, NY 11249

WAIVER PLAN

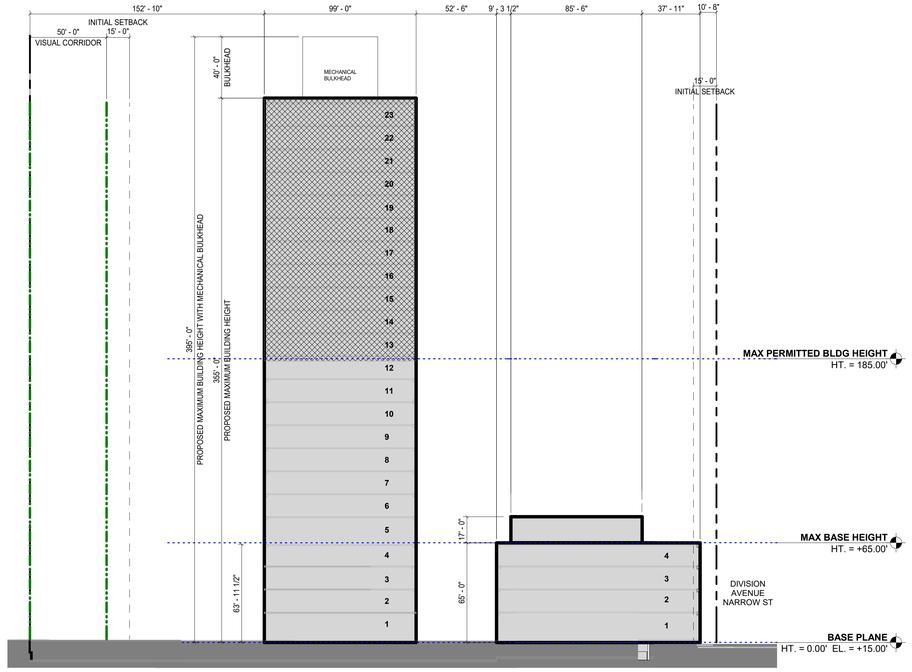
SCALE: As indicated

DRAWING #:
Z-020.00
___ of ___

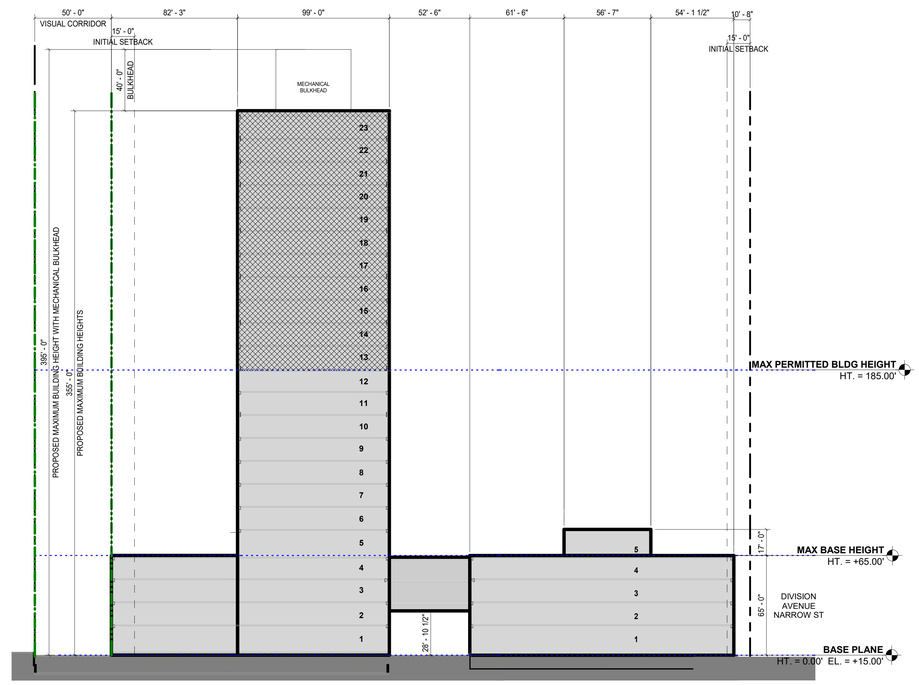
DOB JOB:



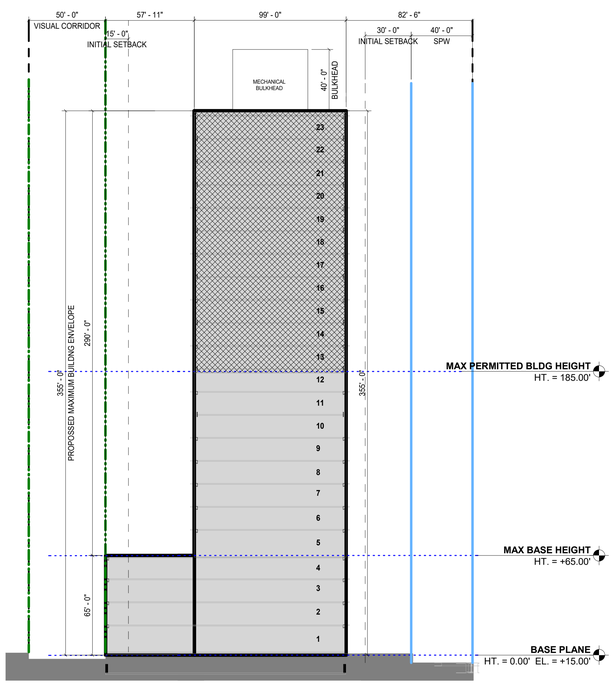
4 ZONING SECTION 4A
1" = 40'-0"



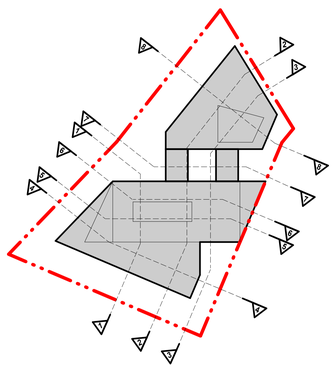
3 ZONING SECTION 3A
1" = 40'-0"



2 ZONING SECTION 2A
1" = 40'-0"



1 ZONING SECTION 1A
1" = 40'-0"



LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED BUILDING ENVELOPE
- STREET WALL
- ELEVATION EXTENT
- MAPPED EASEMENT
- PROPERTY LINE
- TITLE / HT:XXX HEIGHT FROM PROJECT 0'-0" — HEIGHT AND ELEVATION MARKER
- EL:XXX NAVD88 SPOT ELEVATION — SPOT ELEV MARKER

HT: XXX HEIGHT AS MEASURE FROM PROJECT 0'0" (NAVD88 17.00)
EL: XXX ELEVATION REFERENCE FROM NAVD88 DATUM

ZONING WAIVERS:

- MAXIMUM HEIGHT AND SETBACK WAIVER PURSUANT TO ZR 62-341(C)(1), ZR 62-341(C)(2), AND ZR 62-341B(A)(2)
- PORTION OF SHORELINE FACING WALL EXCEEDING 100' IN LENGTH ABOVE BASE HEIGHT PURSUANT TO SECTION ZR 62-341(C)(5)

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7. BASE FLOOD ELEVATION ZONE AE +11'-0" (NAVD-1988).



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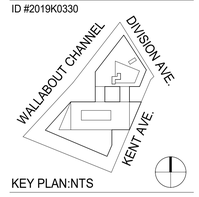


KEY PLAN:NTS

MA PROJECT NO. 1725

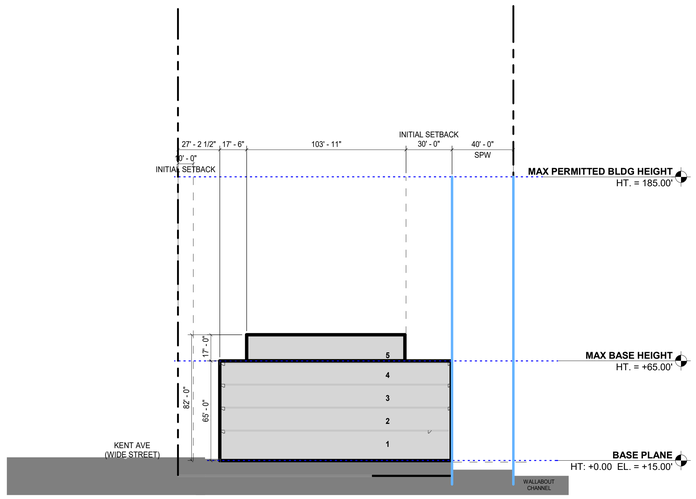
500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

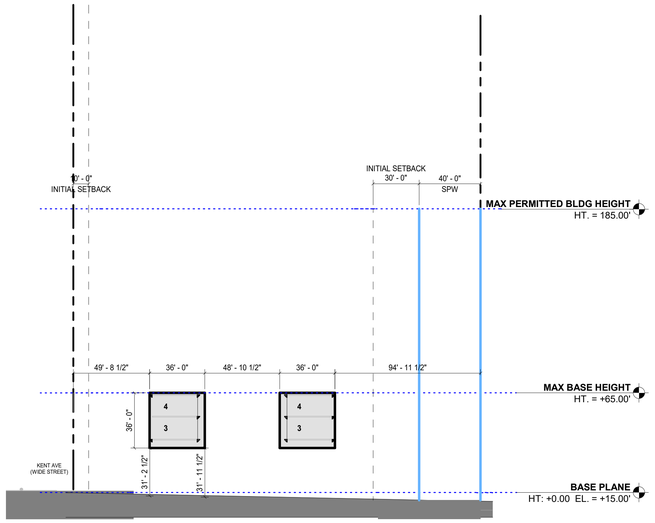
ZONING SECTIONS

SCALE: As indicated

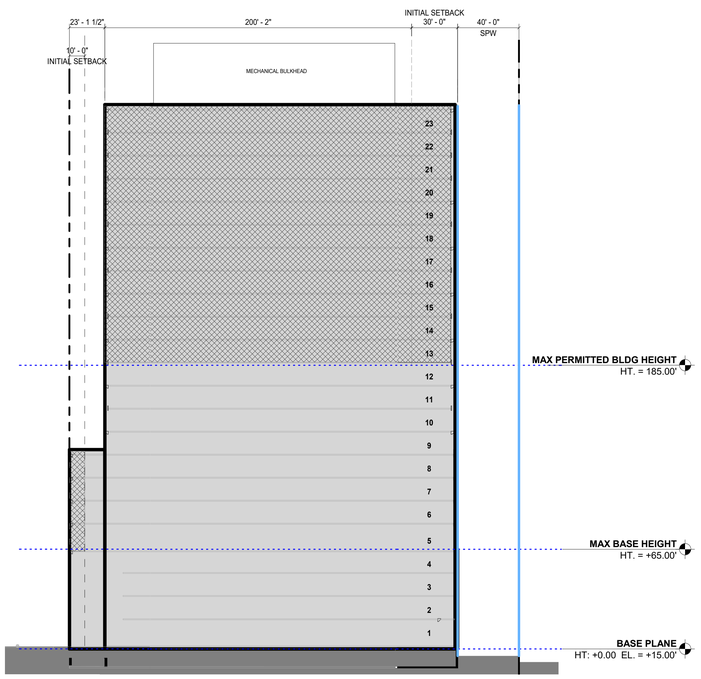
DRAWING #:
Z-030.00
___ of ___
DOB JOB:



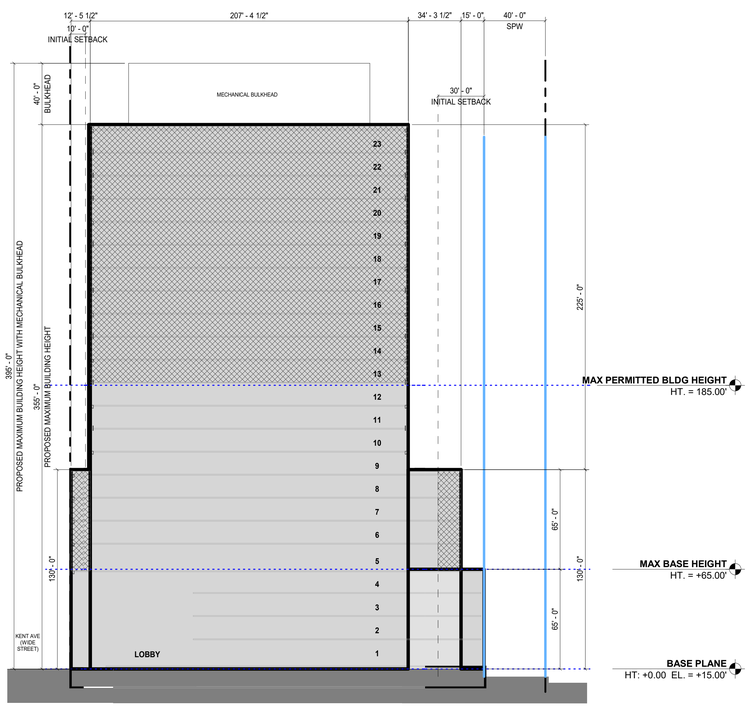
8 ZONING SECTION 8A
1" = 40'-0"



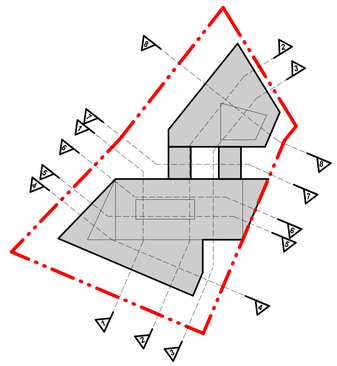
7 ZONING SECTION 7A
1" = 40'-0"



6 ZONING SECTION 6A
1" = 40'-0"



5 ZONING SECTION 5A
1" = 40'-0"



LEGEND

- PROPOSED BUILDING
- ZONING LOT LINE
- PROPOSED BUILDING ENVELOPE
- STREET WALL
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MARVEL

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OWNER
KENT MEMBER LLC
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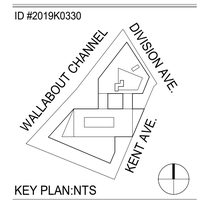

KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

ZONING SECTIONS

SCALE: As indicated

DRAWING #:
Z-031.00
___ of ___
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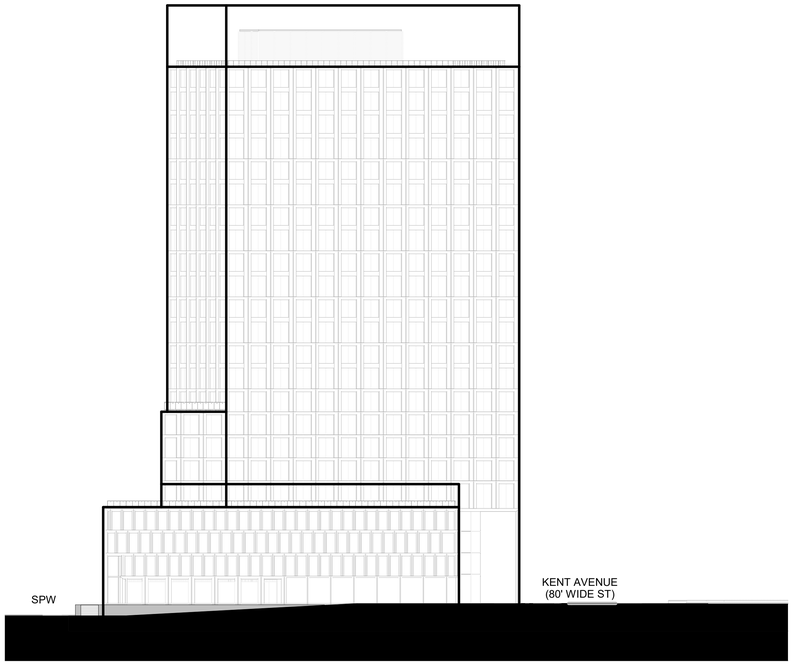
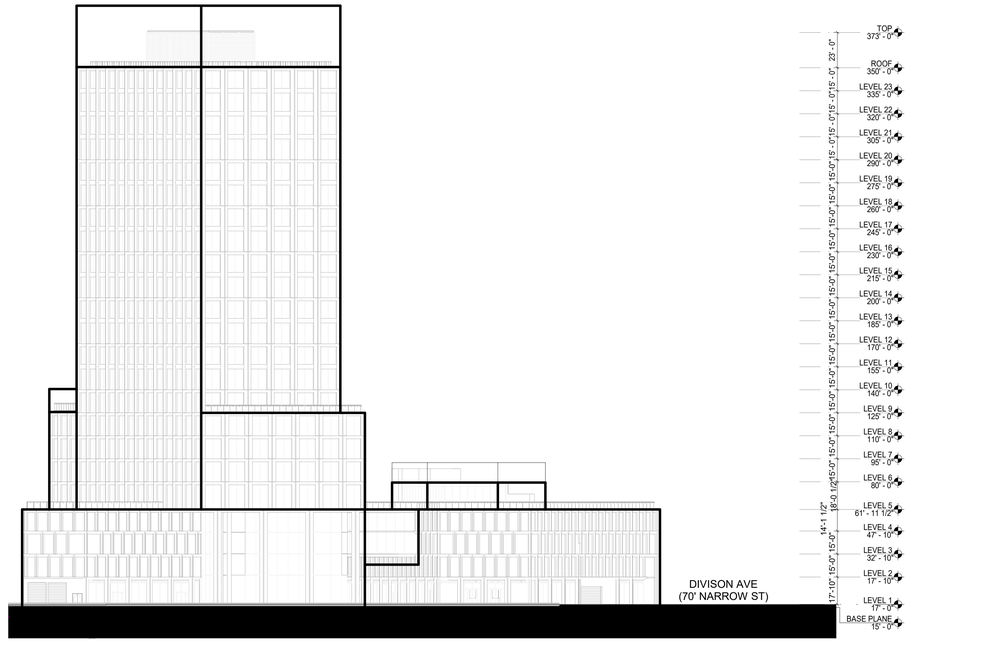
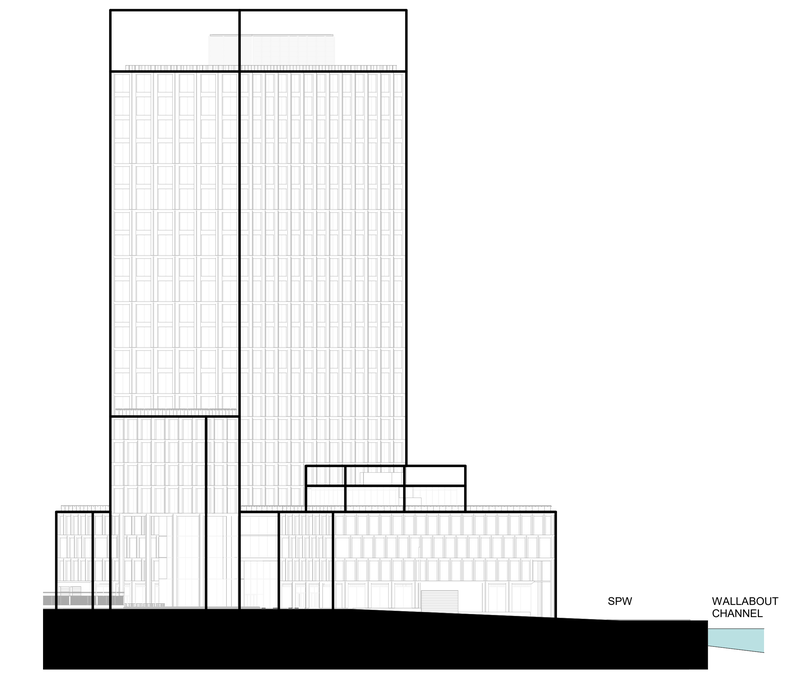


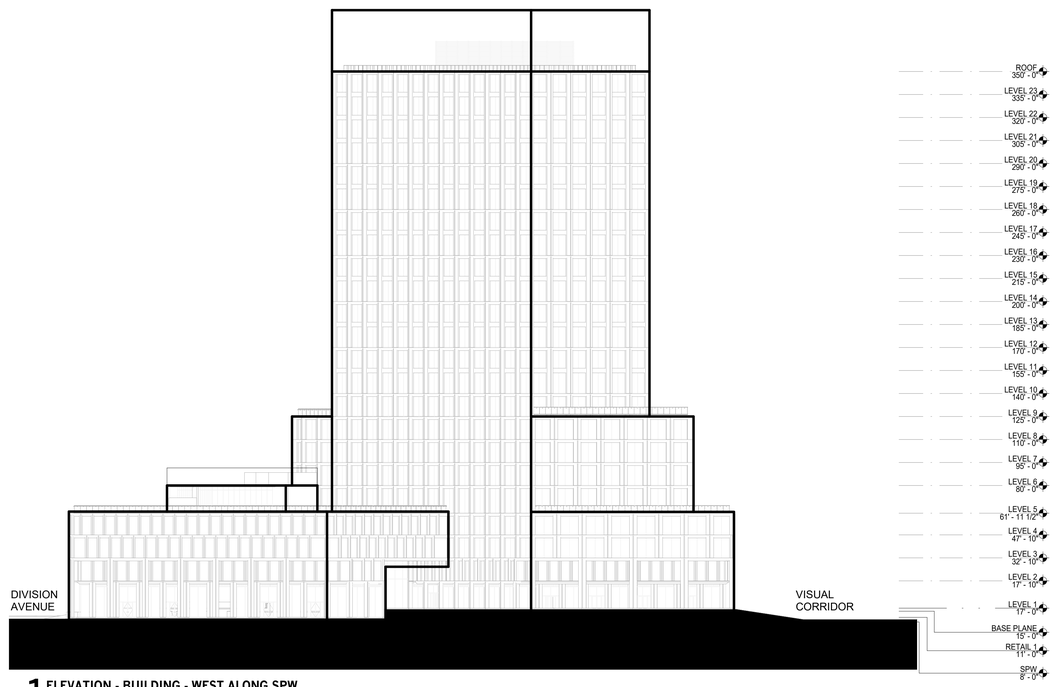
4 ELEVATION - BUILDING - SOUTH ALONG VISUAL CORRIDOR
1" = 40'-0"



2 ELEVATION - BUILDING - EAST ALONG KENT AVE
1" = 40'-0"



3 ELEVATION - BUILDING - NORTH ALONG DIVISION
1" = 40'-0"



1 ELEVATION - BUILDING - WEST ALONG SPW
1" = 40'-0"



MARVEL

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212.616.0420

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KENT MEMBER LLC
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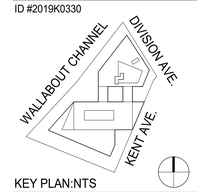

KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

BUILDING ELEVATIONS

SCALE: 1" = 40'-0"

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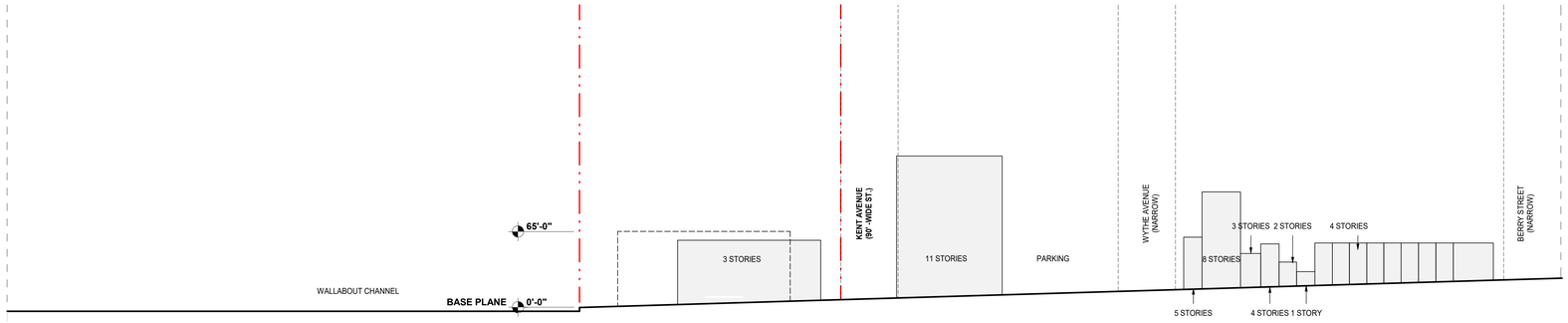
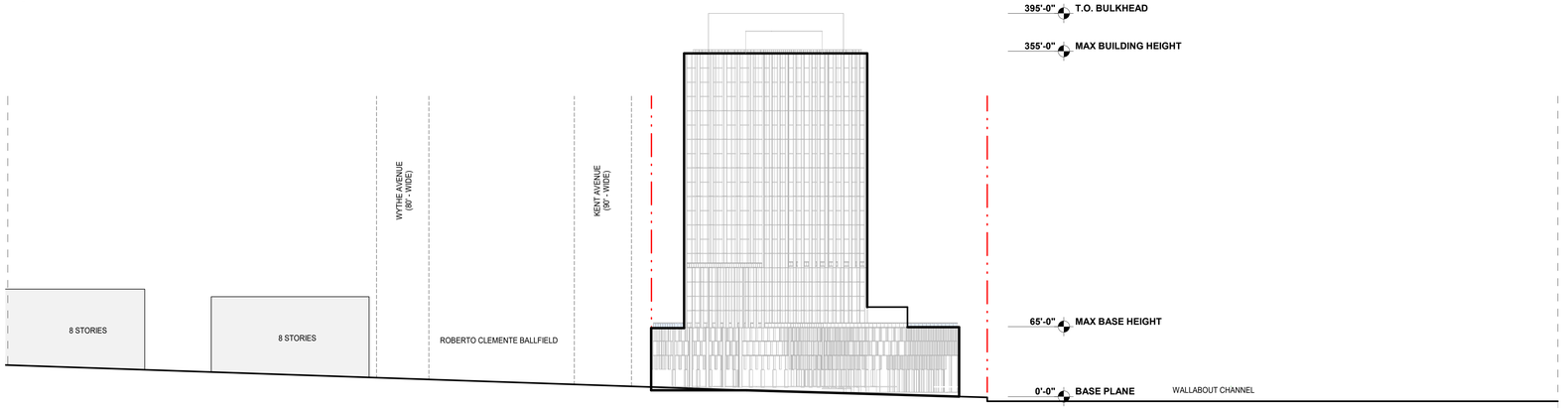
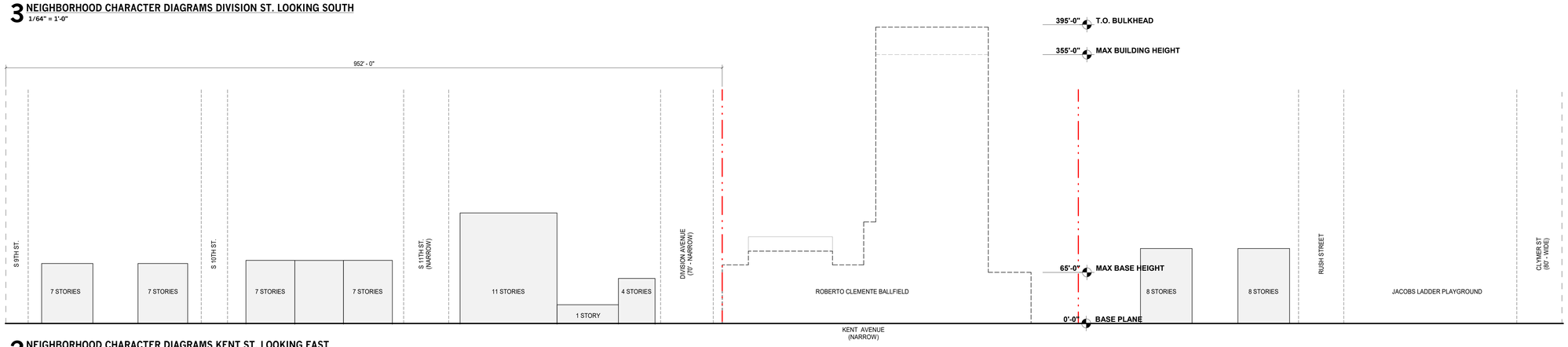
Z-040.00
___ of ___
DOB JOB:



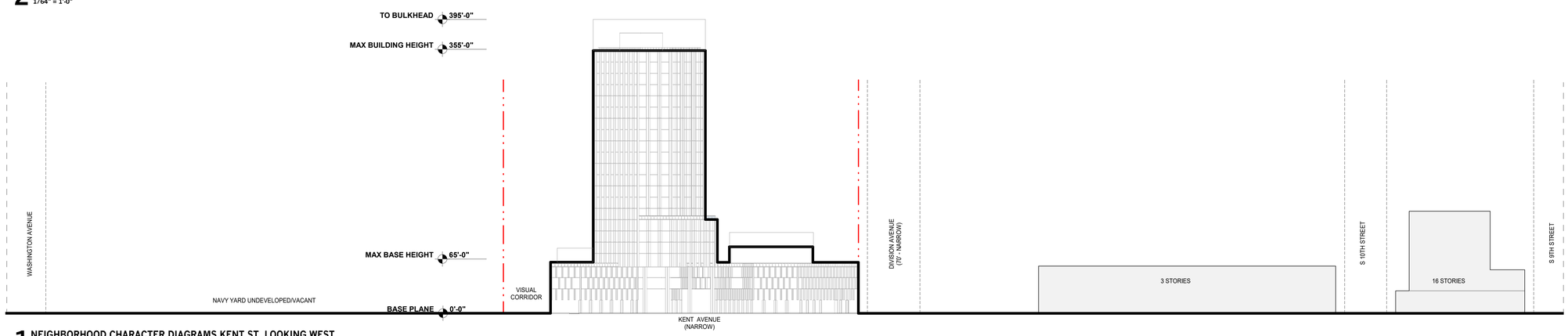
4 NEIGHBORHOOD CHARACTER DIAGRAMS DIVISION ST. LOOKING NORTH
1/64" = 1'-0"



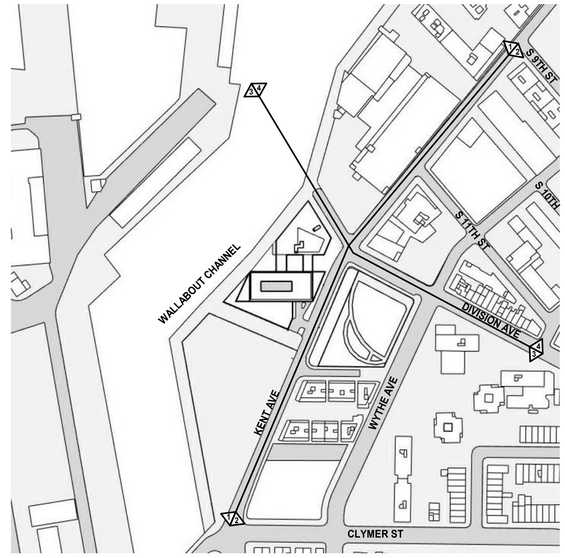
3 NEIGHBORHOOD CHARACTER DIAGRAMS DIVISION ST. LOOKING SOUTH
1/64" = 1'-0"



2 NEIGHBORHOOD CHARACTER DIAGRAMS KENT ST. LOOKING EAST
1/64" = 1'-0"



1 NEIGHBORHOOD CHARACTER DIAGRAMS KENT ST. LOOKING WEST
1/64" = 1'-0"



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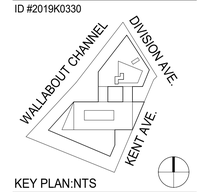

KEY PLAN:NTS

MA PROJECT NO. 1725

500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

NEIGHBORHOOD CHARACTER DIAGRAMS

SCALE: As indicated

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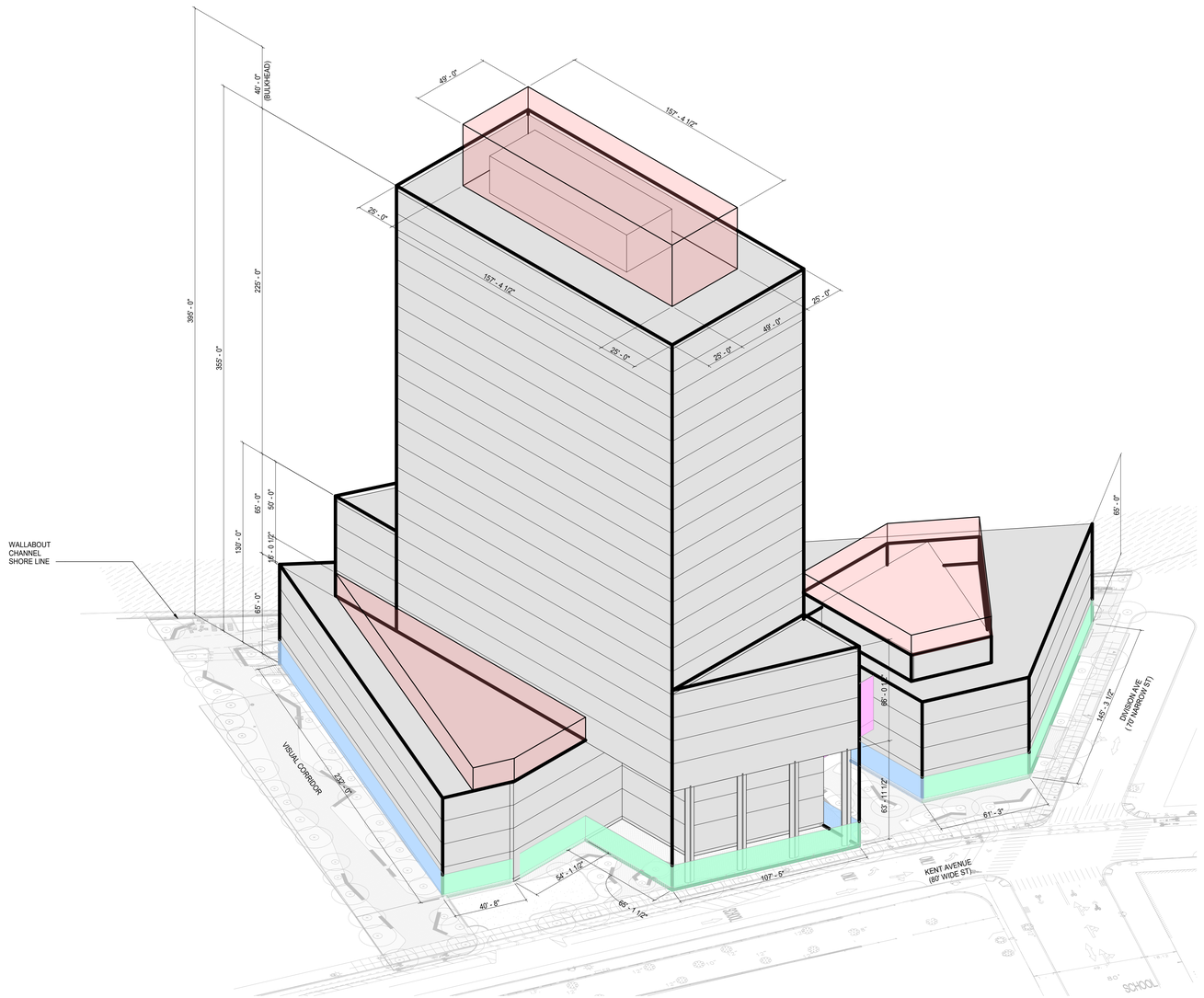


1 MASSING VIEW FROM KENT AVENUE

LEGEND:

PROPOSED NEW ILLUSTRATIVE BUILDING

MAXIMUM DEVELOPMENT ENVELOPE

NOTES:

1. BUILDING WITHIN THE PROPOSED MAX BUILDING ENVELOPE, BUILDING ENTRANCES, INTERIOR PARTITIONS AND USES, MECHANICAL BULKHEAD, AND ROOFTOP LANDSCAPING ARE SHOWN FOR ILLUSTRATIVE PURPOSES ONLY AND ARE SUBJECT TO CHANGE.

2. INFORMATION OUTSIDE OF THE BOUNDARIES OF THE ZONING LOT IS FOR ILLUSTRATIVE PURPOSES ONLY, AND MAY NOT BE EXACT. THE ARCHITECT BEARS NO RESPONSIBILITY FOR INEXACT BUILDING LINE INFORMATION ON SURROUNDING PROPERTIES.

DESIGN ELEMENTS AND GUIDELINES

1. **TRANSPARENCY AT GROUND LEVEL**
   - a. AT LEAST 70 PERCENT OF THE SURFACE AREA OF GROUND FLOOR STREET WALLS FRONTING KENT AVENUE, DIVISION AVENUE AND THE SPW, EXCLUDING EGRESS DOORS, AND VEHICLE/SERVICE ENTRANCES, SHALL BE GLAZED WITH TRANSPARENT MATERIALS, INCLUDING DOORS AND TRANSOMS, BETWEEN THE LEVEL OF THE BASE PLANE AND A HEIGHT OF 12 FEET ABOVE THE BASE PLANE.
   - b. DEPLOYABLE WET FLOOD PROOFING PROTECTIONS SHALL BE PERMITTED WITHIN THE TRANSPARENT AREAS. GROUND FLOOR LEVEL USES SHALL BE ACTIVE USES, INCLUDING COMMERCIAL RETAIL AND SERVICE ESTABLISHMENTS, EXCEPT FOR LOBBIES AND BUILDING EGRESS.
   - c. THE GROUND FLOOR OF A BUILDING FRONTING ON ALL OTHER STREETS AND PUBLIC ACCESS AREAS SHALL HAVE A MINIMUM OF 50 PERCENT OF THE BUILDING FRONTAGE GLAZED AS DESCRIBED ABOVE.
   - d. THE PERCENTAGE OF SUCH BUILDING FRONTAGE AREA SHALL BE MEASURED TO A HEIGHT OF 12 FEET ABOVE THE LEVEL OF THE ADJOINING 1ST FLOOR LEVEL.
   - f. HORIZONTAL BUILDING ELEMENT - THE HORIZONTAL BRIDGE ELEMENT CONNECTING FLOOR OR FLOORS OF TWO SEPARATE PORTIONS OF PROPOSED BUILDING SHALL PROVIDE A MINIMUM OF 70 PERCENT GLAZING AREA WITH THE EXEPTION OF REQUIRED STRUCTURAL ITEMS. THE UNDERSIDE OF THE BRIDGE ELEMENT SHALL BE CLAD IN LIGHT MATERIAL TO NOT CAUSE ADVERSE IMPACTS TO THE PUBLIC ACCESS AREA BELOW. THE UNDERSIDE OF SUCH ELEMENTS WILL BE A MIN OF 25' ABOVE THE PAA 2 WALKWAY SURFACE.

2. **MECHANICAL SCREENING**
   - a. ALL MECHANICAL EQUIPMENT LOCATED ON ANY ROOF OR OTHER STRUCTURE SHALL BE FULLY ENCLOSED, EXCEPT THAT OPENINGS IN SUCH ENCLOSURE SHALL BE PERMITTED ONLY TO THE EXTENT NECESSARY FOR VENTILATION AND EXHAUST.
   - b. ALL ROOFTOP STRUCTURES ON PORTIONS OF THE BUILDING ABOVE 185' SHALL BE SETBACK FROM THE FAÇADE A MINIMUM OF 25'-0" IN ALL DIRECTIONS.
   - c. FOR THE PURPOSES OF THIS NOTE, 'ROOFTOP STRUCTURES' SHALL MEAN ANY MECHANICAL STRUCTURES AND THEIR REQUIRED ENCLOSURES OR OTHER SCREENING STRUCTURES ABOVE THE ROOF.
   - d. CHIMNEYS, ANTENNAE, WIND TURBINES OR DECORATIVE SPIRES SHALL NOT BE SUBJECT TO THE PROVISIONS OF THIS NOTE PROVIDED THAT NO SUCH STRUCTURES CONTAIN FLOOR AREA.

3. **PARKING FACILITY SCREENING**
   - a. THE PORTION OF THE BUILDING WALL WHERE A PARKING FACILITY FRONTS ON A STREET, UPLAND CONNECTION, OR PUBLIC ACCESS AREA ABOVE A HEIGHT OF 10 FEET, MUST BE SIMILAR IN COMPOSITION TO THE PORTION OF THE BUILDING'S WALL IMMEDIATELY ABOVE SUCH PARKING FACILITY, INCLUDING BUT NOT LIMITED TO, THE CHOICE OF BUILDING MATERIALS AND ARRANGEMENT AND AMOUNT THEREOF, AND SHIFTS IN FAÇADE PLANE.
   - b. IN ADDITION, PARKING SPACES LOCATED ON THE GROUND FLOOR OF A BUILDING MUST BE WITHIN FACILITIES THAT ARE LOCATED BEHIND COMMERCIAL, COMMUNITY FACILITY, OR RESIDENTIAL FLOOR SPACE SO THAT NO PORTION OF SUCH PARKING FACILITY, OTHER THAN ENTRANCES AND EXITS, IS VISIBLE FROM SUCH STREET, UPLAND CONNECTION OR PUBLIC ACCESS AREA.



MARVEL

145 HUDSON STREET, FLR.3 NEW YORK, NY 10013
212.616.0420

OWNER
KENT MEMBER LLC
505 FLUSHING AVE, BROOKLYN, NY 11205

CIVIL / PARKING ENGINEER
PHILIB HABIB AND ASSOCIATES
102 MADISON AVE # 11, NEW YORK, NY 10016

LANDSCAPE ARCHITECT
MPFP
120 BROADWAY 20TH FL, NEW YORK, NY 10271

LIGHTING DESIGNER
ONE LUX STUDIO
158 WEST 29TH ST, FL 10, NEW YORK, NY 10001

LAND USE CONSULTANT
HERRICK FEINSTEIN LLP
TWO PARK AVENUE, NEW YORK, NY 10016

REGISTERED ARCHITECT
JONATHAN JOVA MARRERO
No. 031650
STATE OF NEW YORK

REV	DATE	DESCRIPTION
	11/03/2021	ULURP SUBMISSION
	09/08/2022	ULURP SUBMISSION
	03/22/2023	ULURP SUBMISSION

ID #2019K0330



KEY PLAN:NTS

MA PROJECT NO. 1725

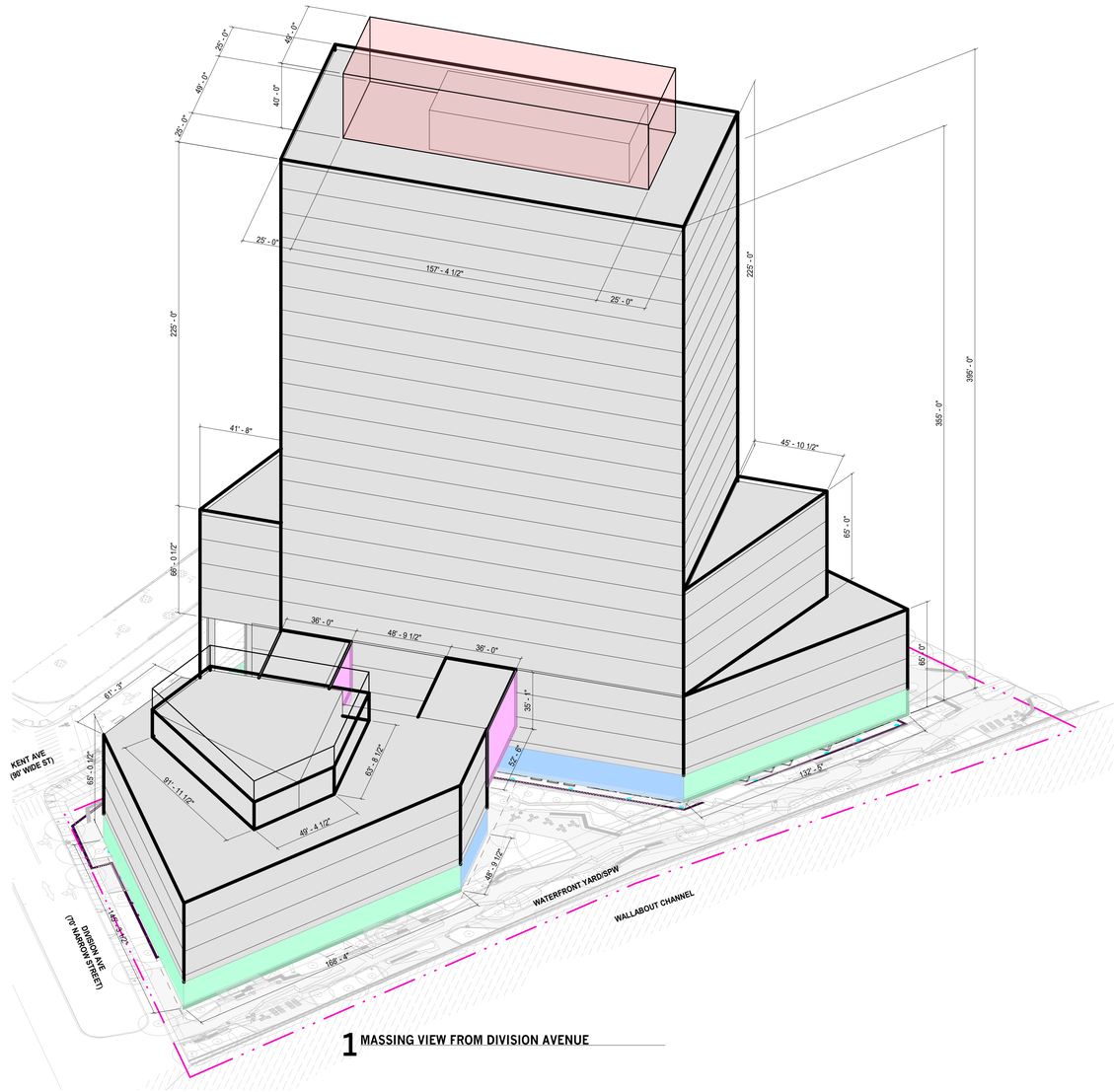
500 KENT

500 KENT AVENUE
BROOKLYN, NY 11249

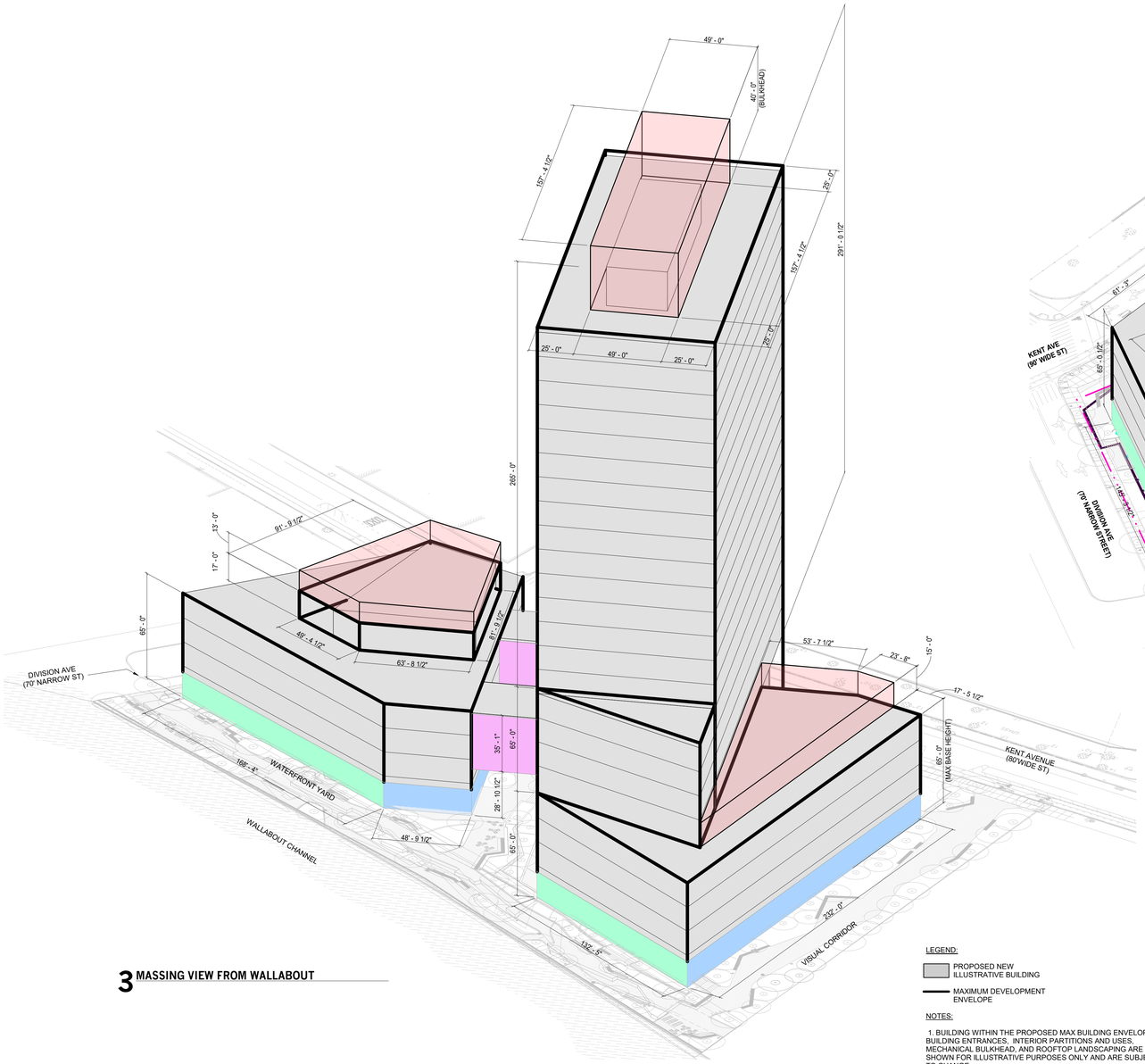
ZONING AXONOMETRICS

SCALE: 12" = 1'-0"

DRAWING #:
Z-070.00
___ of ___
DOB JOB:



1 MASSING VIEW FROM DIVISION AVENUE



3 MASSING VIEW FROM WALLABOUT

LEGEND:

PROPOSED NEW ILLUSTRATIVE BUILDING

MAXIMUM DEVELOPMENT ENVELOPE

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