Innovative Urban Village

East New York
Christian Cultural Center (CCC)

220311 ZSK
220312 ZMK
220313 ZRK
220314 ZSK

CPC Review Session | Pre-Hearing

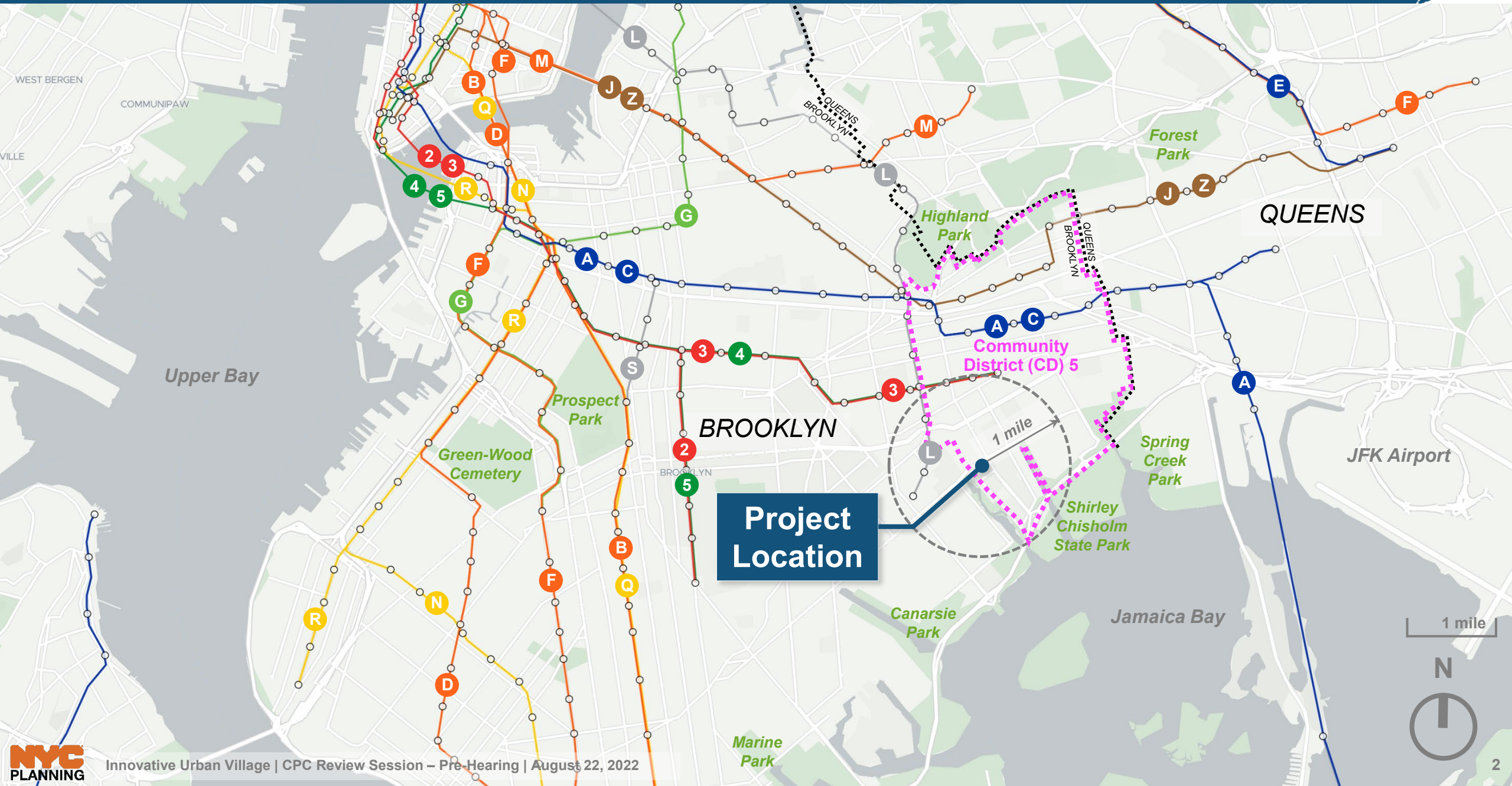
August 22, 2022



For illustrative purposes only

NYC PLANNING

Project Location



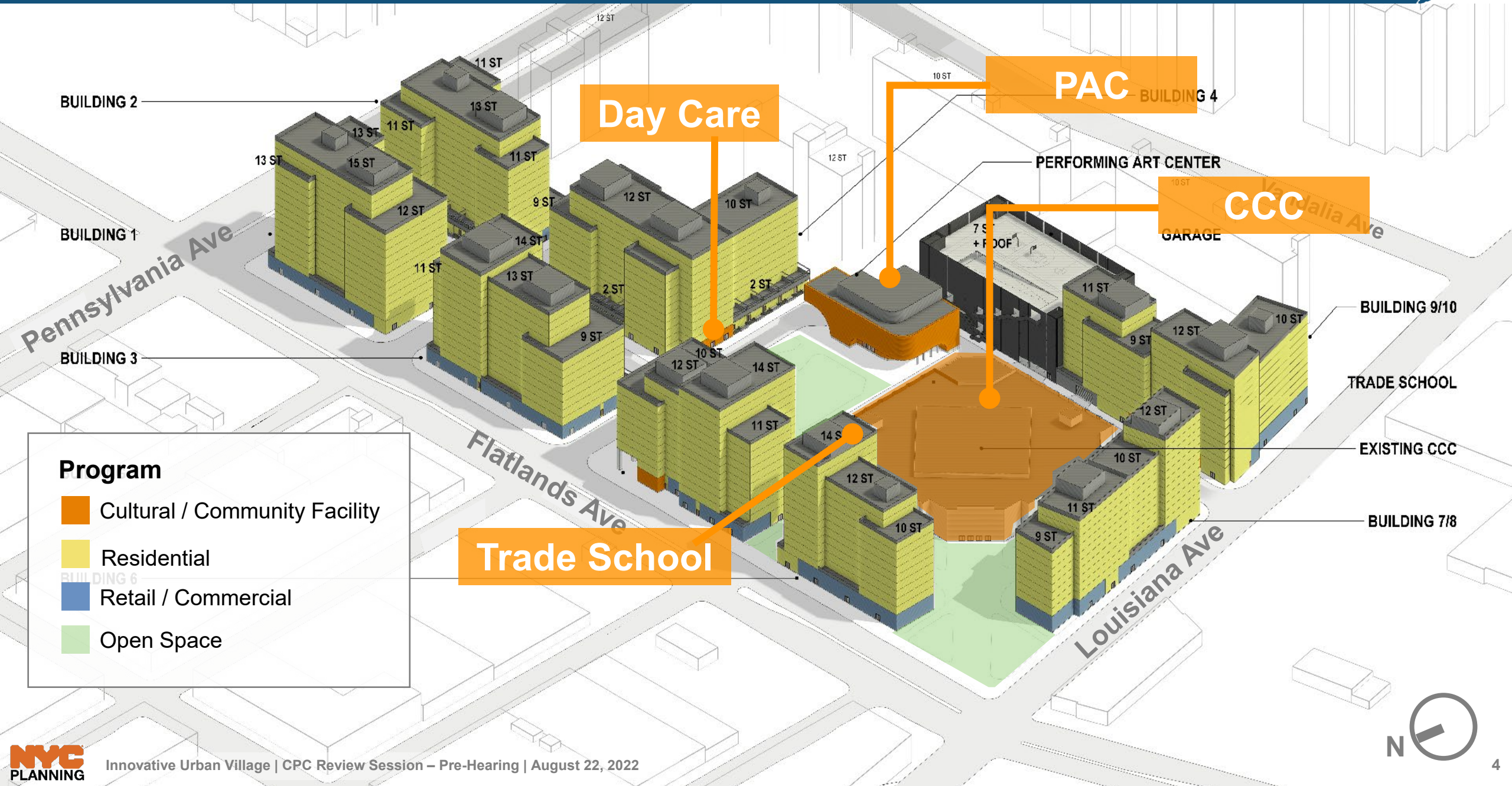
Project Overview – Applicant



Innovative Urban Village, LLC

- Gotham Organization
- Christian Cultural Center (CCC)

Project Overview – Proposed Development



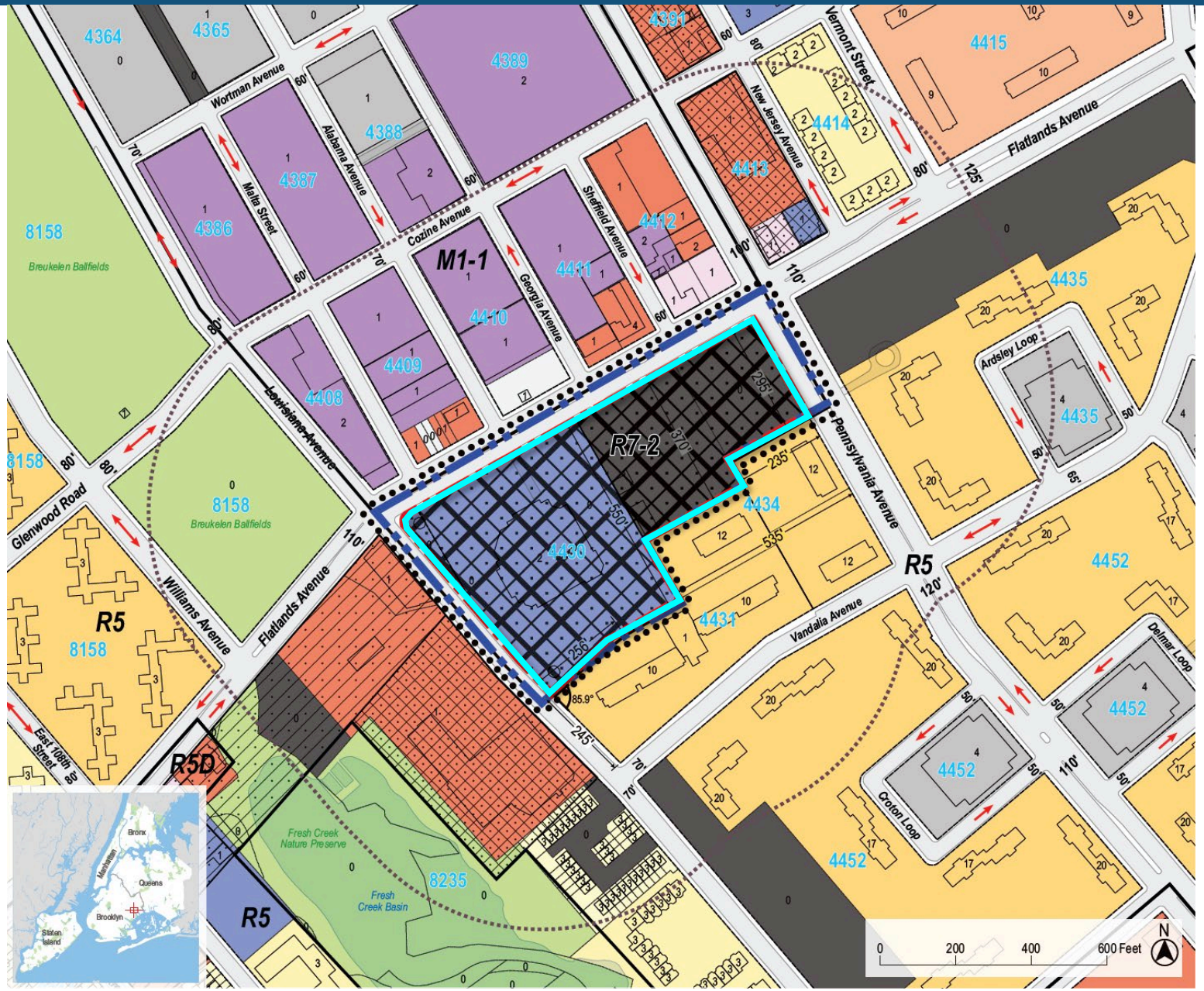
Surrounding Area



Surrounding Area



Land Use & Zoning



600' Radius
Development Site
LSGD Boundary
Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

Subway Entries
5037 Block Numbers
Property Lines
5 Number of Floors

Land Uses

- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

Area Photographs - Flatlands Ave at Louisiana Ave



KEY PLAN

Area Photographs – Pennsylvania Ave at Flatlands Ave



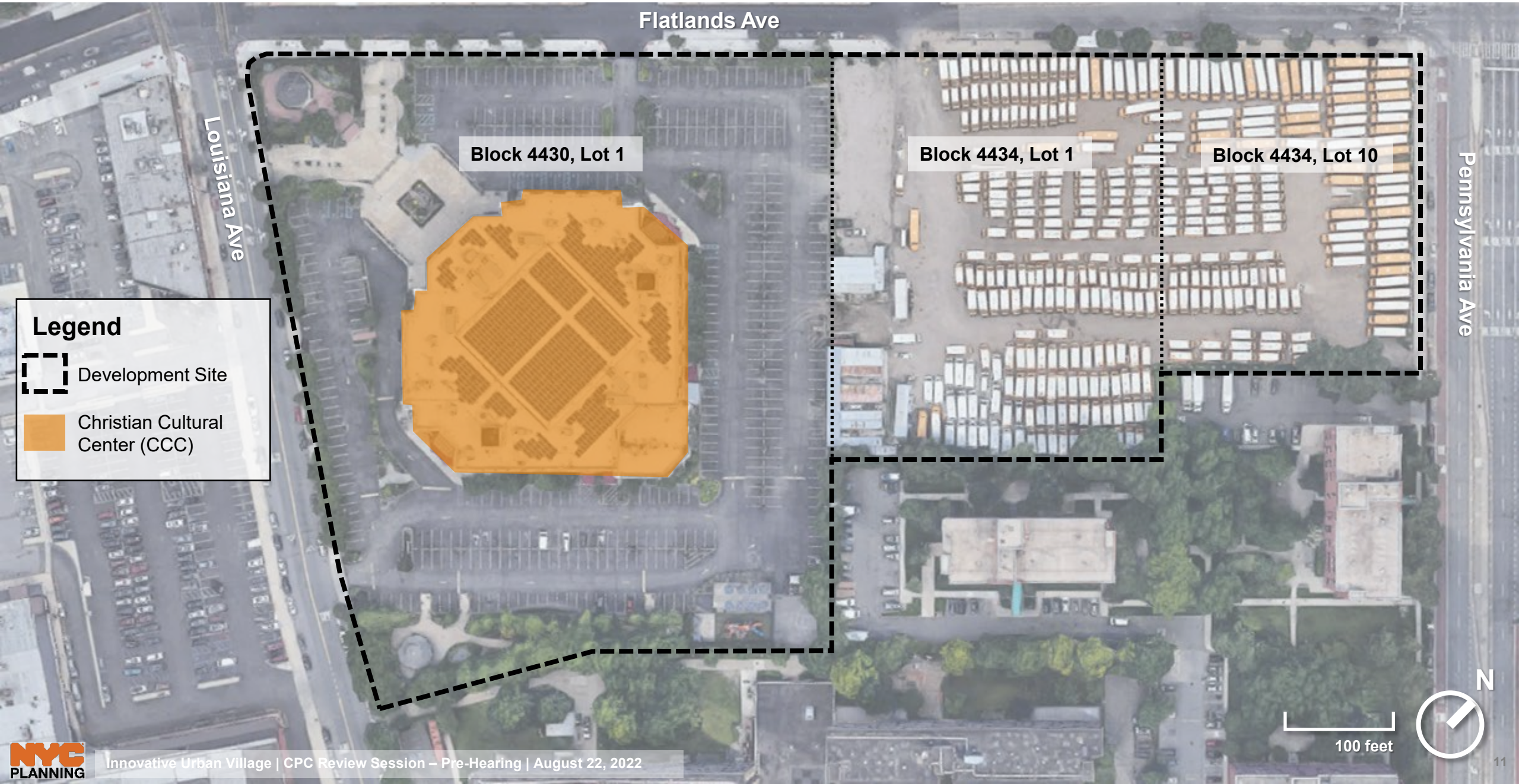
KEY PLAN

Area Photographs – Louisiana Ave near Vandalia Ave

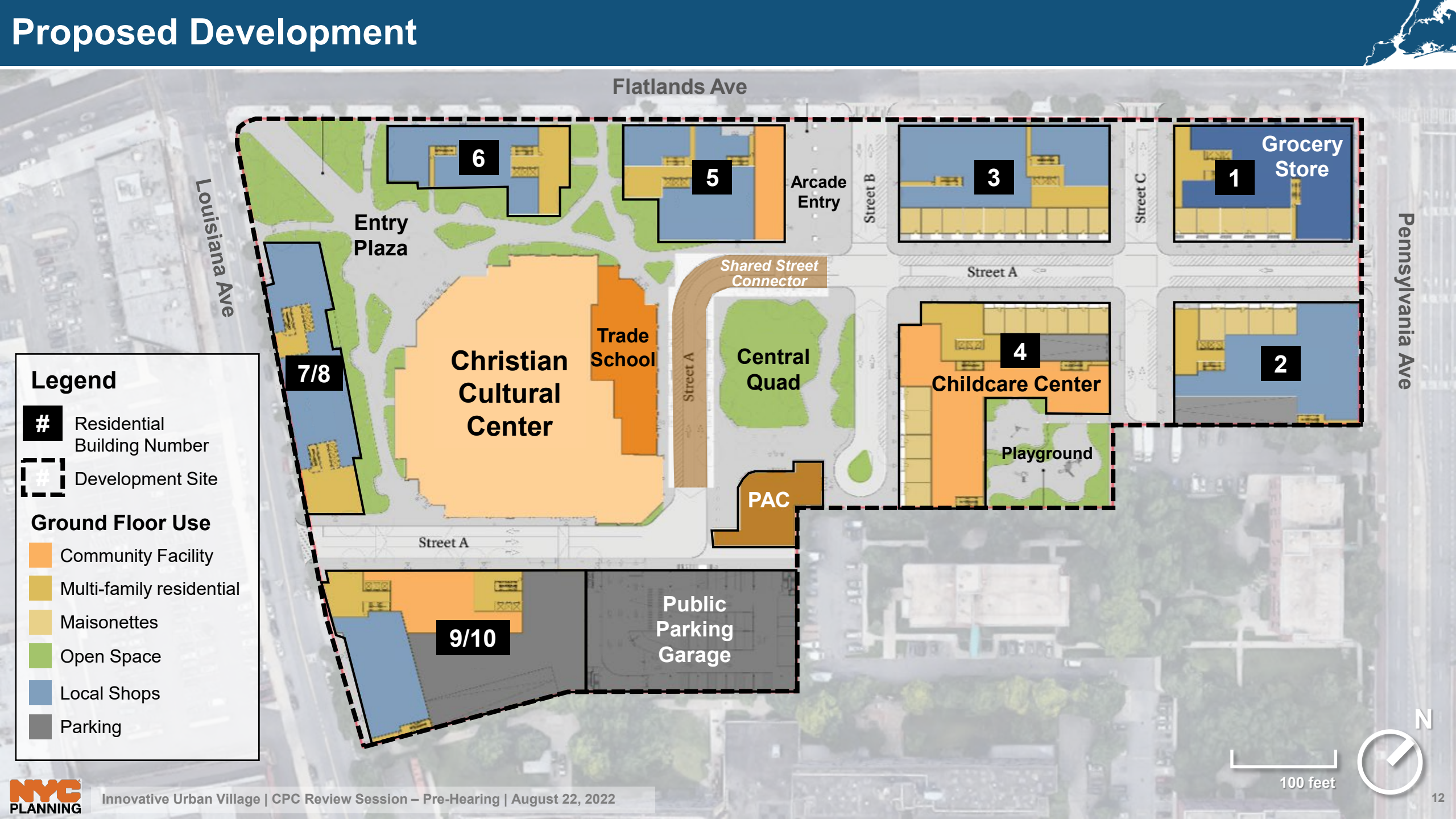


KEY PLAN

Development Site



Proposed Development



Illustrative View – Pennsylvania & Flatlands



KEY PLAN

Illustrative View – Street A



KEY PLAN

Illustrative View – Street B / Georgia Avenue Extension



KEY PLAN

Illustrative View – Entry Plaza



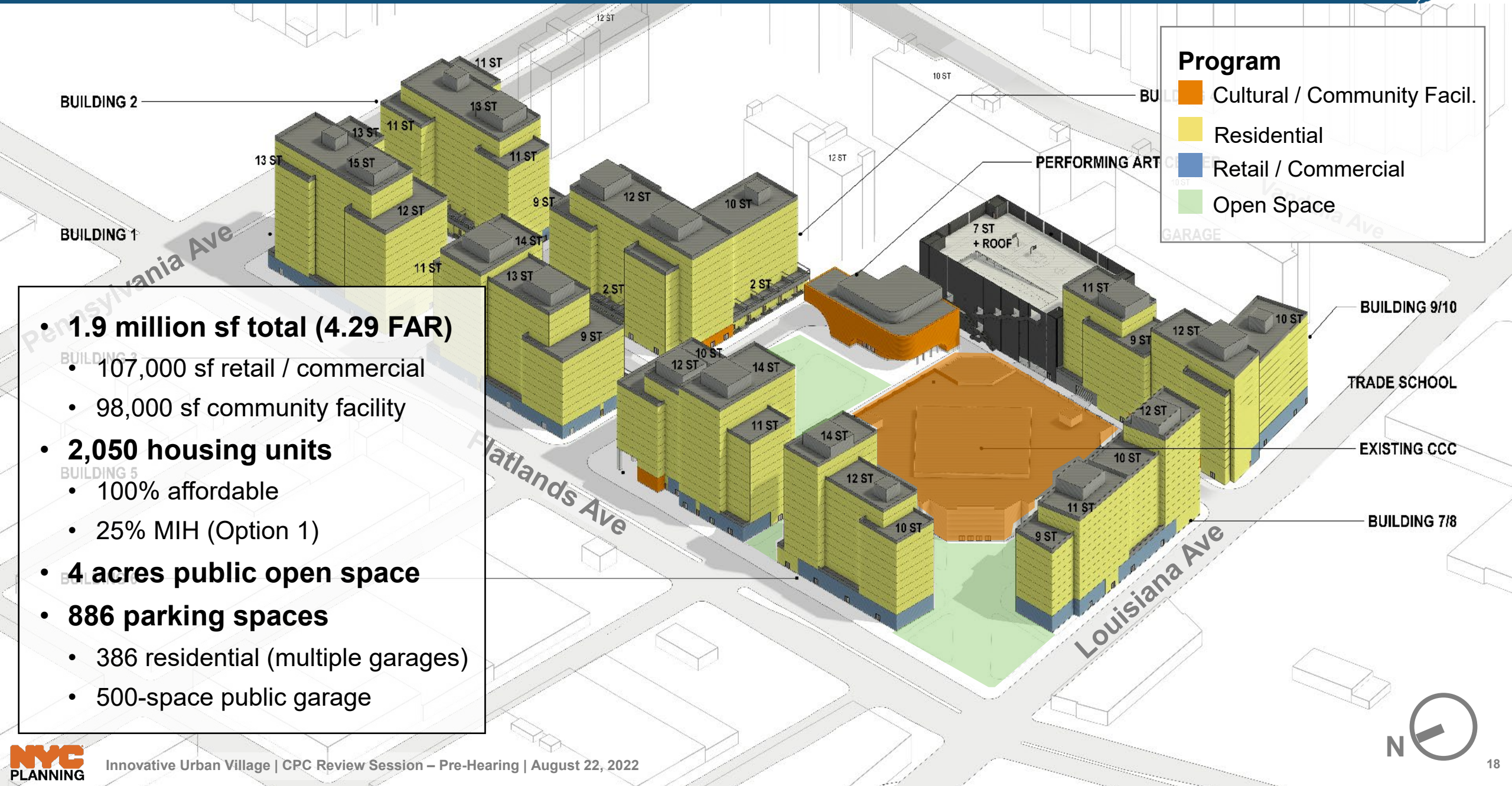
KEY PLAN

Illustrative View – Central Quad



KEY PLAN

Proposed Development

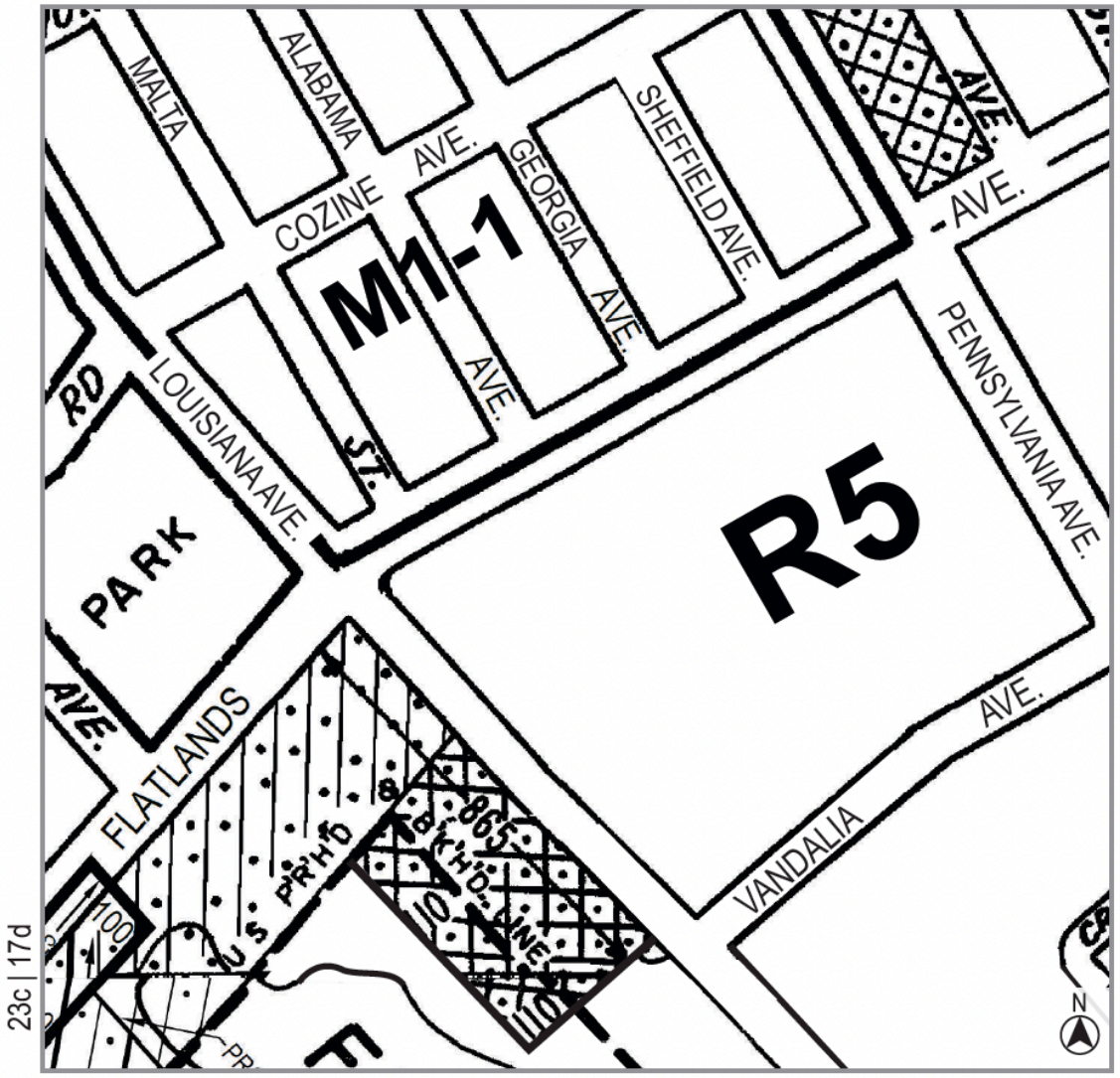


- **1.9 million sf total (4.29 FAR)**
  - 107,000 sf retail / commercial
  - 98,000 sf community facility
- **2,050 housing units**
  - 100% affordable
  - 25% MIH (Option 1)
- **4 acres public open space**
- **886 parking spaces**
  - 386 residential (multiple garages)
  - 500-space public garage

Actions Necessary to Facilitate Proposed Development

1. **Zoning Map Amendment (Rezoning)**
   - R5 to R7-2/C2-4
2. **Zoning Text Amendment**
   - Appendix F – MIH (Option 1)
   - Appendix I – Transit Zone expansion
3. **Large Scale General Development (LSGD) Special Permit** to waive bulk regulations; pursuant to **ZR 74-743(a)(2)**
   - Yards
   - Minimum Distance Between Buildings
   - Height & Setback
4. **Special Permit** for a **public parking garage** with 150+ spaces, roof parking; pursuant to **ZR 74-512**
   - 500-space garage including 45 spaces on roof

Zoning Map Amendment (Rezoning)



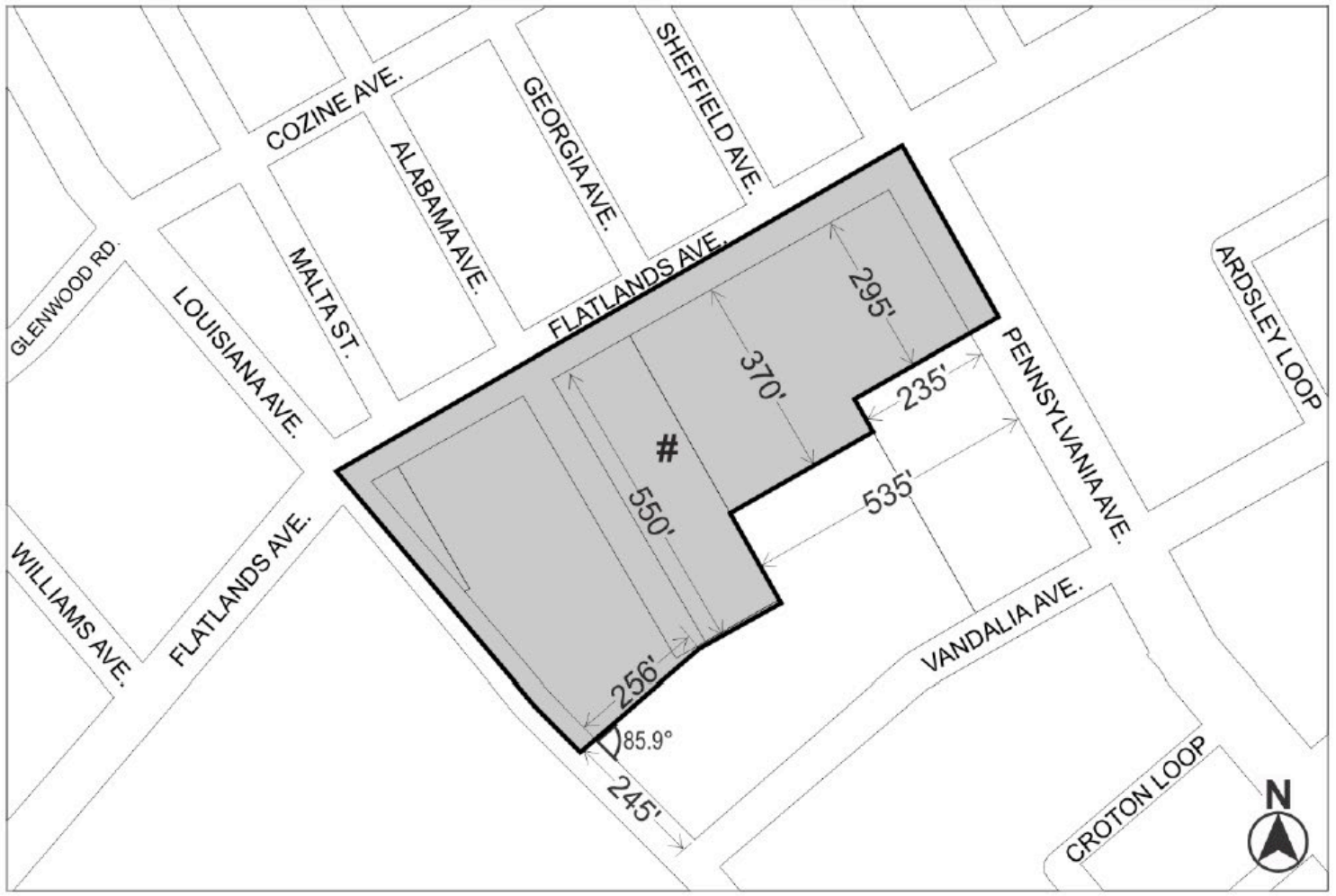
Current Zoning Map (17d & 23c)



Proposed Zoning Map (17d & 23c) - Area being rezoned is outlined with dotted lines

Rezoning from R5 to R7-2/C2-4

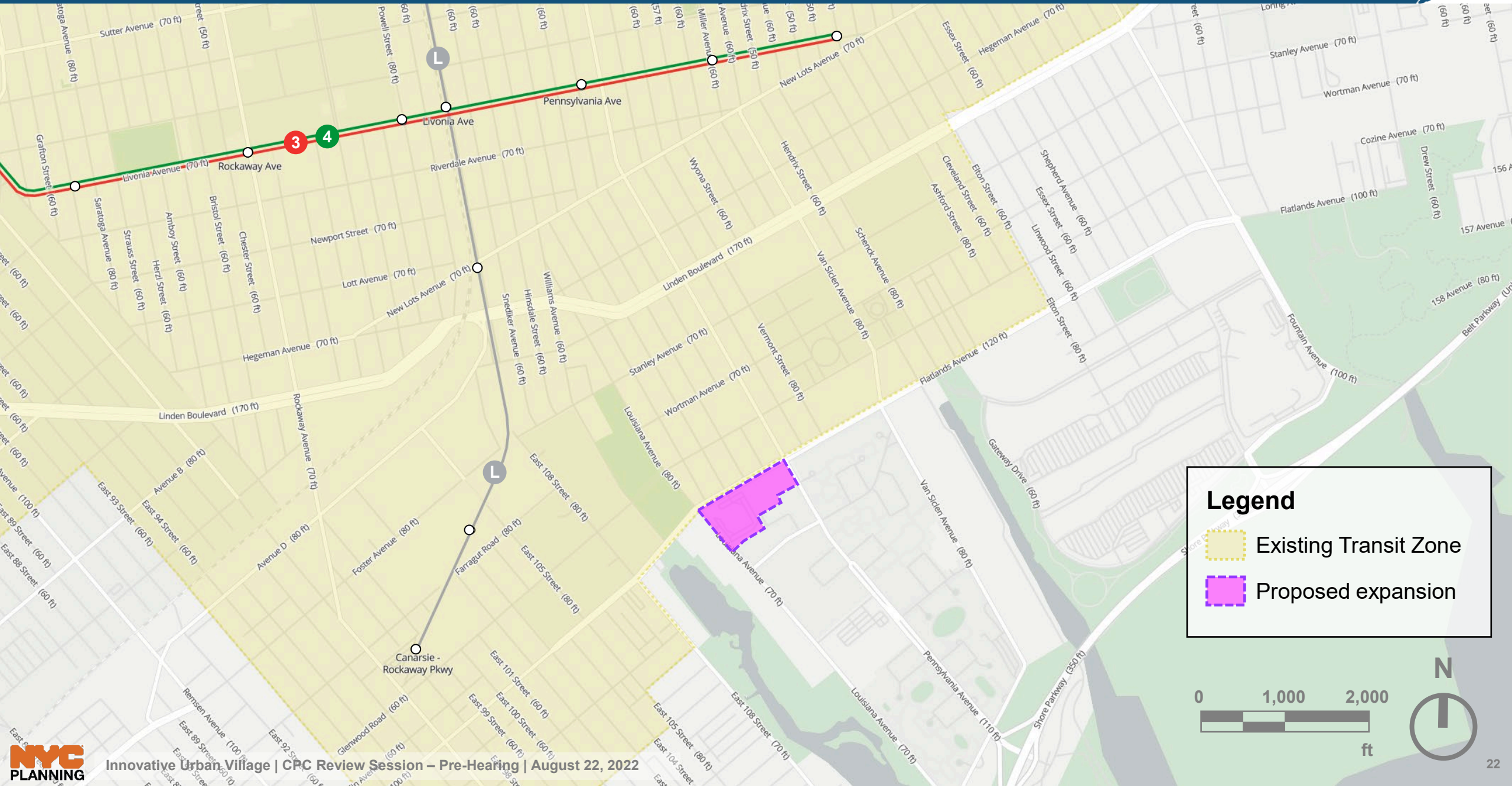
Zoning Text Amendment – Appendix F | Mandatory Inclusionary Housing (MIH)



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

Area # — [date of adoption] — MIH Program Option 1

Zoning Text Amendment – Appendix I | Transit Zone



Special Permit – ZR 74-743(a)(2) – Large Scale General Development (LSGD)

The applicant is seeking a Special Permit for a LSGD pursuant to ZR 74-743 that would modify the following:

- Yard requirements
- Distance between buildings requirement
- Height and setback requirements

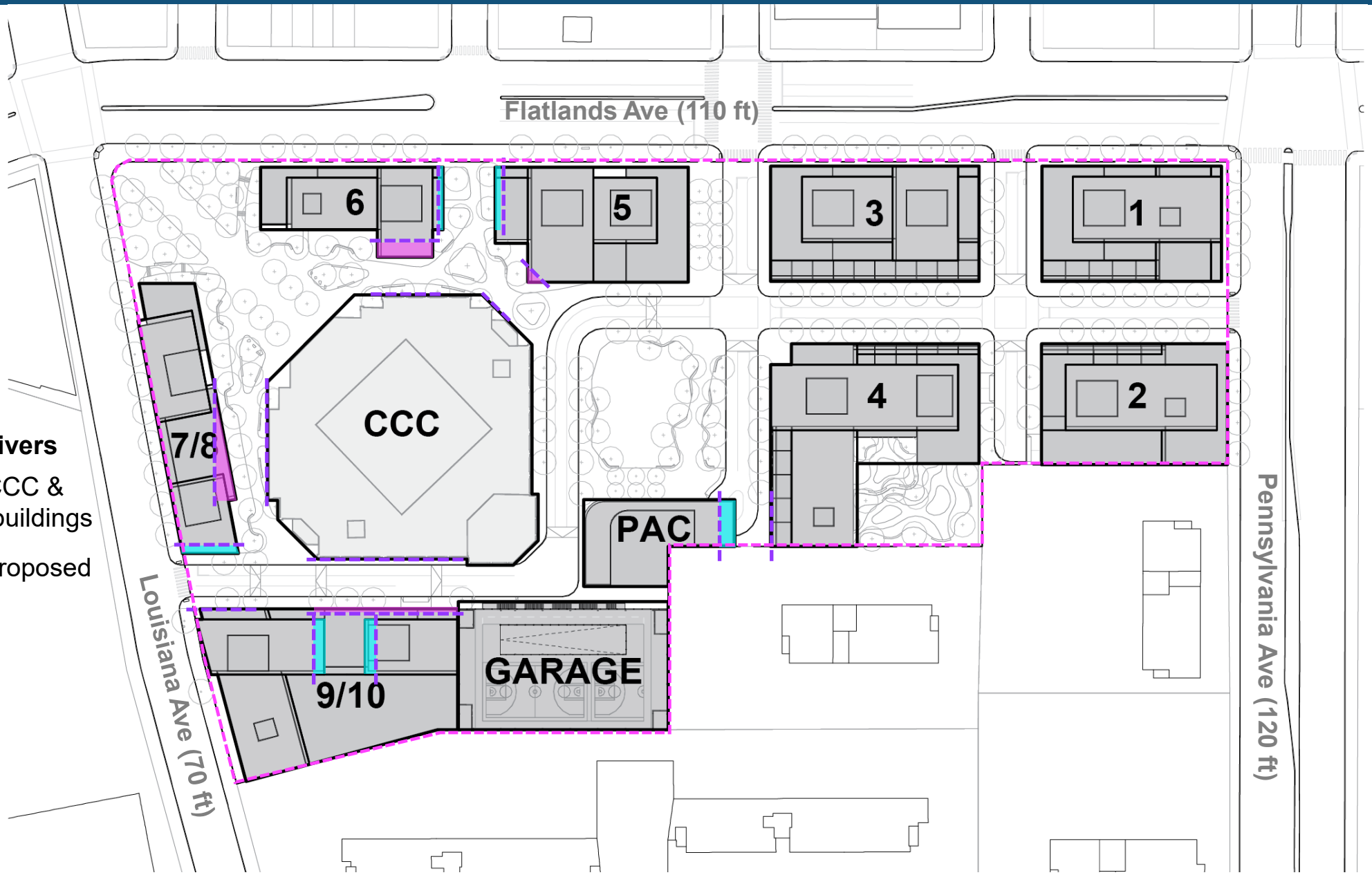
LSGD Bulk Waivers – Building Height & Number of Stories



LSGD Bulk Waivers – Base Height & Required Setback



LSGD Bulk Waivers – Minimum Distance Between Buildings



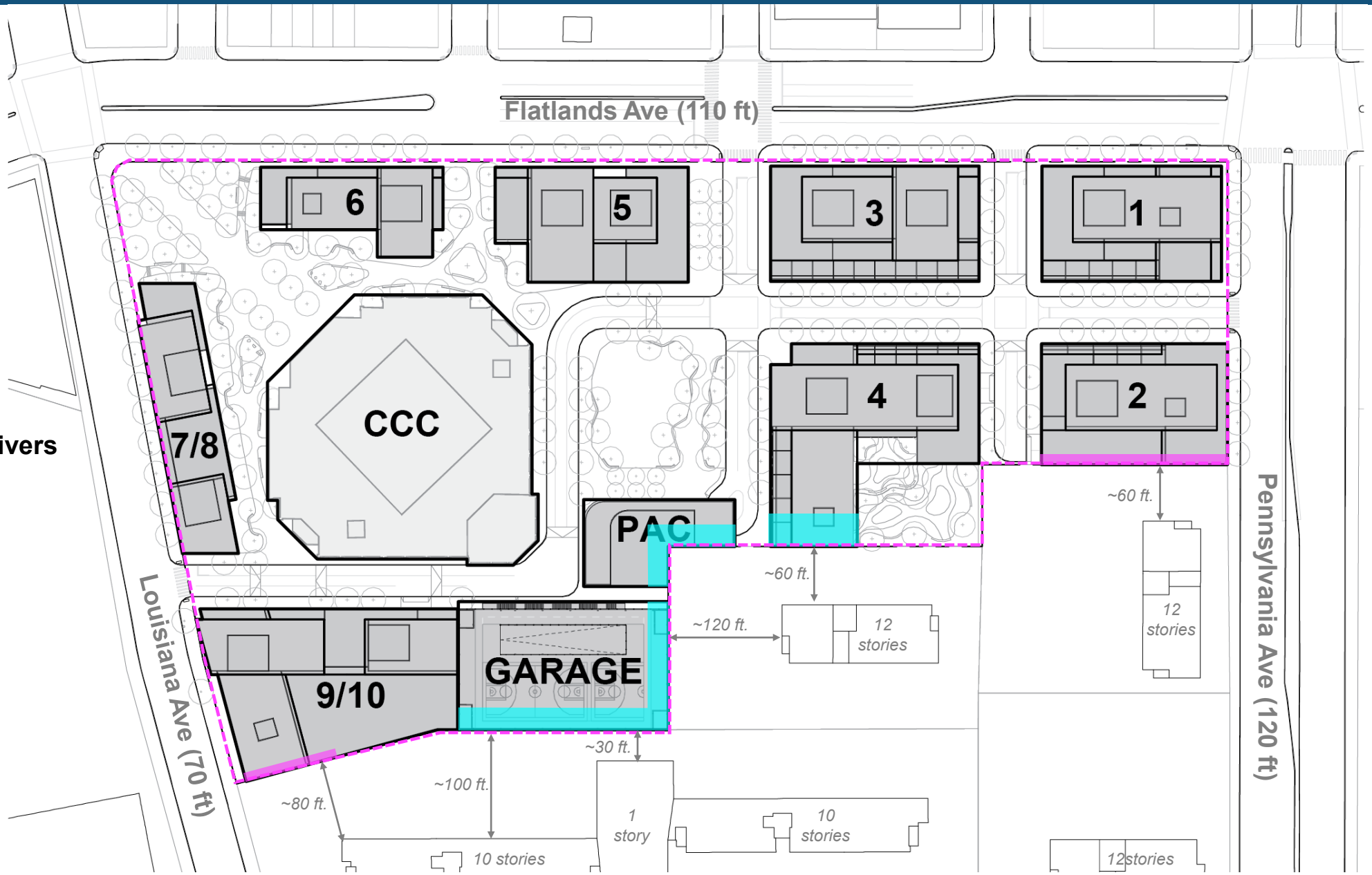
Requested Waivers

- Between CCC & proposed buildings
- Between proposed buildings

LSGD Bulk Waivers – Yards

Requested Waivers

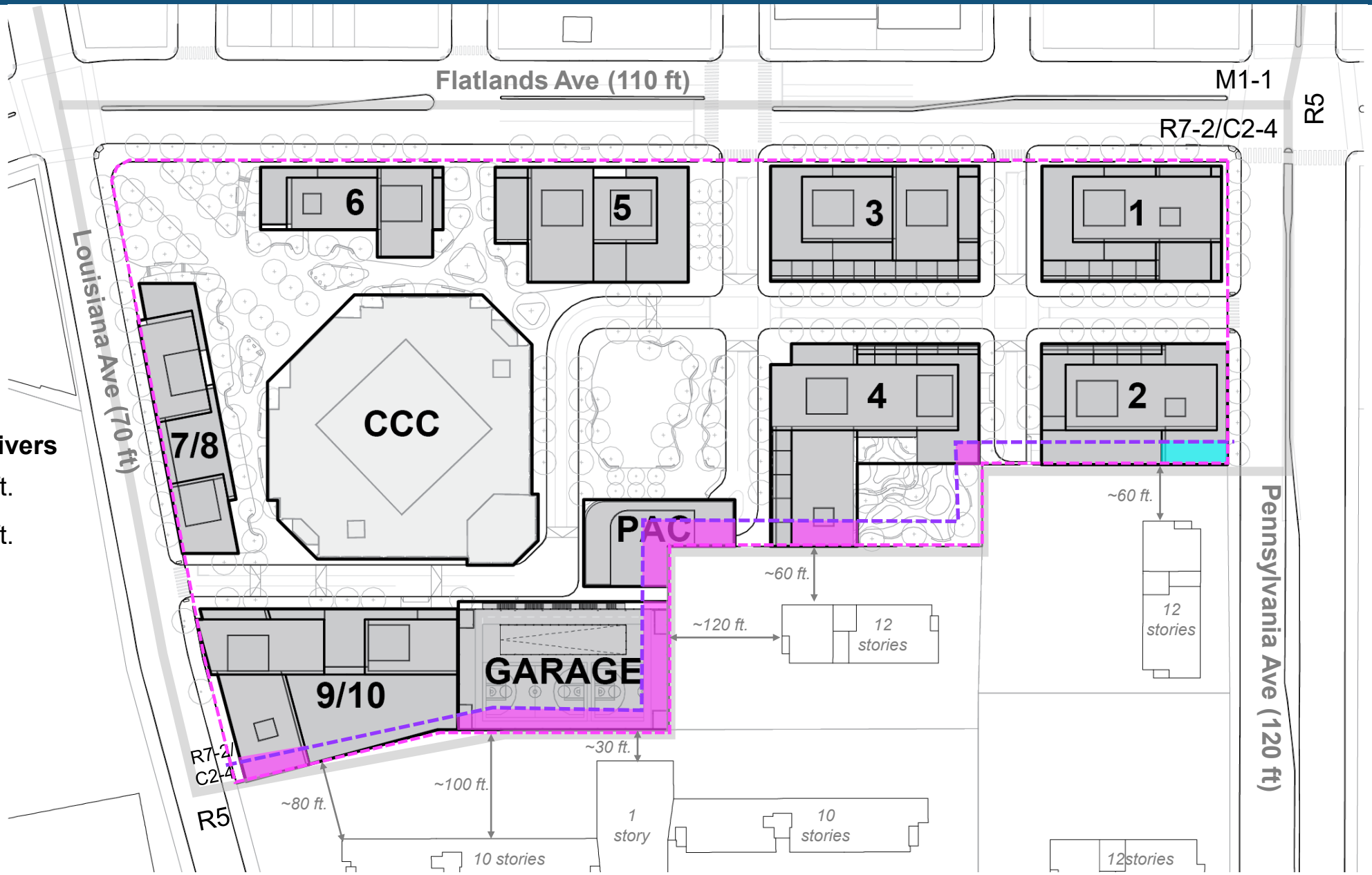
- Side yard
- Rear yard



LSGD Bulk Waivers – Building Height within 25 ft. of an R5 District

Requested Waivers

- Above 45 ft.
- Above 55 ft.



74-51 Public Parking Garages or Public Parking Lots Outside High Density Central Areas

…

74-512 In other Districts

In C2-1, C2-2, C2-3, **C2-4,** C4-1, C4-2, C4-3, C4-4, C4-5D, C7, C8-1, C8-2, C8-3, M1-1, M1-2, M1-3, M2-1, M2-2 or M3-1 Districts, the **City Planning Commission may permit *public parking garages*** or *public parking lots* **with more than 150 spaces,** provided that the applicable regulations set forth in Sections 36-53 (Width of Curb Cuts and Location of Access to the Street) or 44-43 (Location of Access to the Street), Sections 36-55 or 44-44 (Surfacing) and Sections 36-56 or 44-45 (Screening) are met. The **Commission may permit some of such spaces to be located on the roof** of such *public parking garage*, or may permit floor space on one or more *stories* and up to a height of 23 feet above *curb level* to be exempted from the definition of *floor area* as set forth in Section 12-10 (DEFINITIONS). As a condition of permitting such *use*, the Commission shall make the following findings:

…

Special Permit Findings

a) that the principal vehicular **access** for such *use* is located on an arterial highway, a major *street* or a **secondary *street* within one-quarter mile of an arterial highway or major *street,*** except in C5 or C6 districts such access may be located on a local *street;*

b) that such *use* is so located as to **draw a minimum of vehicular traffic to and through** local *streets* in nearby **residential areas;**

c) that such *use* has **adequate reservoir space** at the vehicular entrances to accommodate either 10 automobiles or five percent of the total parking spaces provided by the *use*, whichever amount is greater, up to 50 spaces;

d) that the ***streets*** providing access to such *use* will be **adequate to handle the traffic generated** thereby;

e) that, where roof parking is permitted, such **roof parking is so located as not to impair the essential character or future use or development of adjacent areas;** and

f) that, where any floor space is exempted from the definition of *floor area*, such additional floor space is needed in order to prevent excessive on-street parking demand and relieve traffic congestion.

The **Commission may prescribe appropriate conditions and safeguards to minimize adverse effects on the character of the surrounding area,** including limitations on *signs* or requirements for shielding of floodlights, for locations of entrances and exits, or for setback of any roof parking areas from *lot lines*.

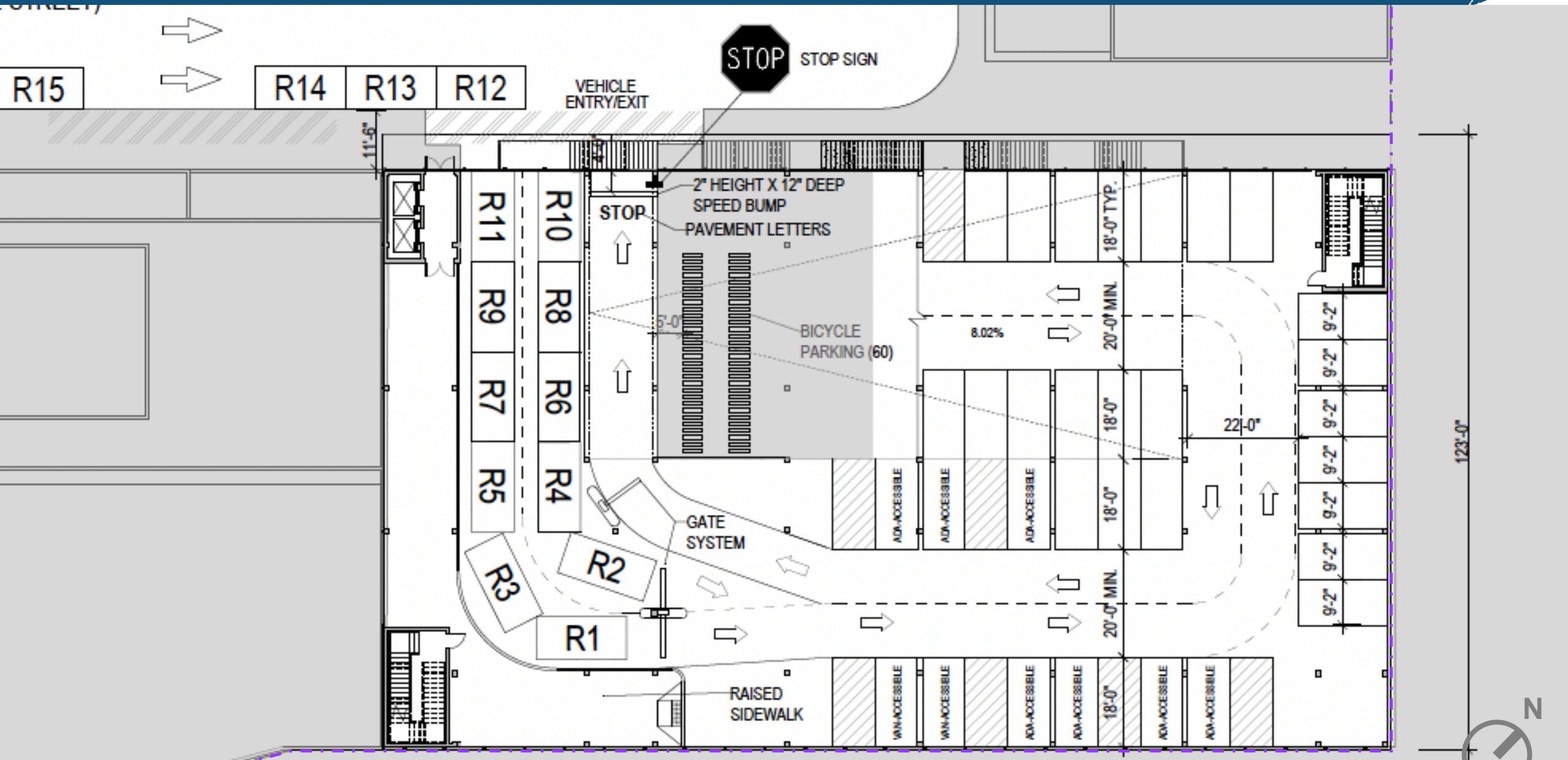
Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



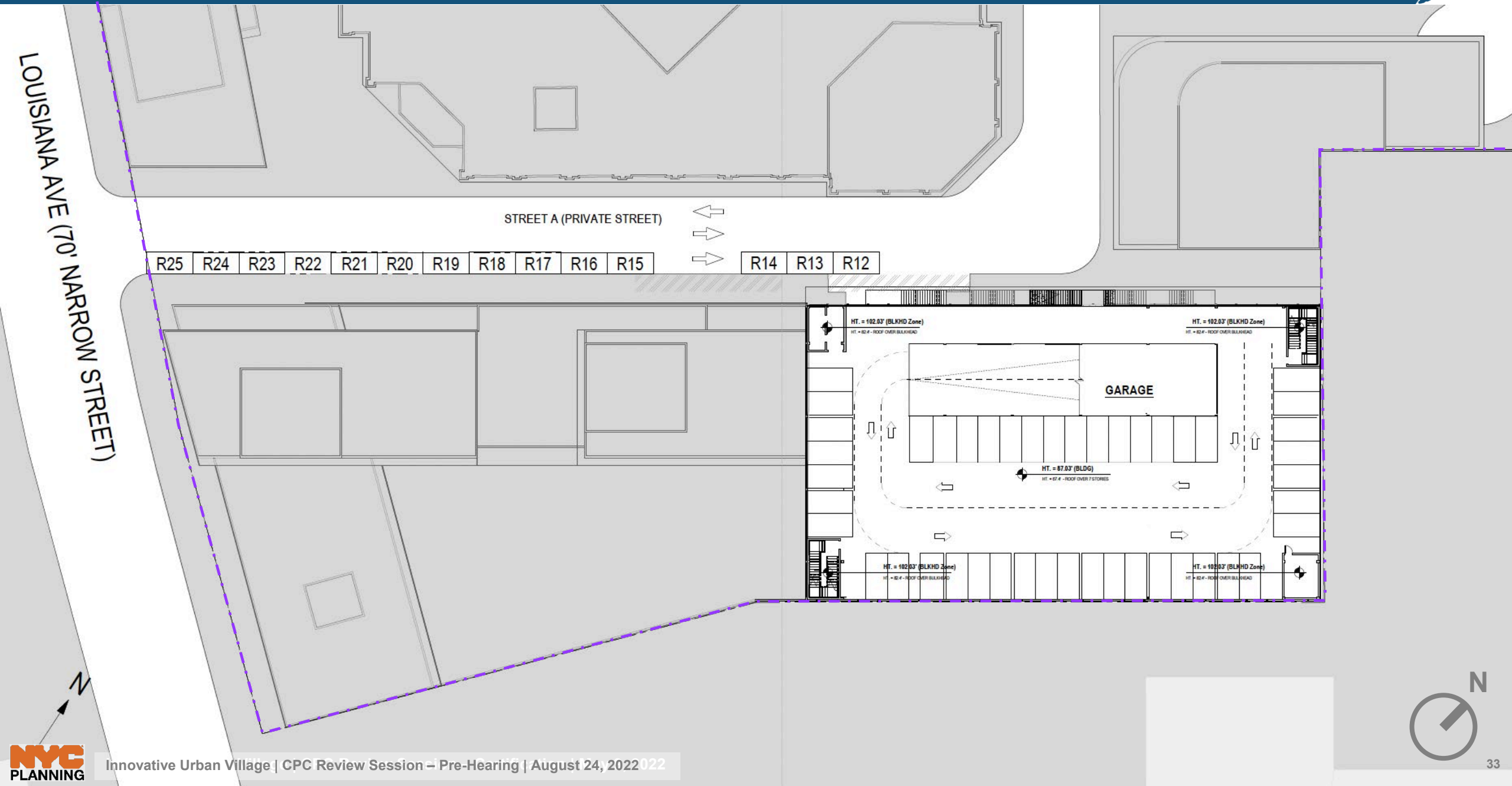
Proposed Parking Garage

- Max. 500 vehicular spaces
  - 45 rooftop spaces
  - 126 required non-residential accessory spaces
- 7 stories / 192,000 sf
- Primary access on Louisiana Ave
- Ticketing machines

Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces



Environmental Review

Draft Environmental Impact Statement

A Notice of Completion of a Draft Environmental Impact Statement (DEIS) was issued on May 6, 2022.

Of these, the analysis found the potential for significant adverse impact in the following categories:

- Community Facilities (libraries and public childcare facilities)
- Open Space (active – *during construction only*)
- Transportation (traffic, pedestrian, and transit (bus & subway))
- Construction (transportation (traffic) and noise)
- Noise

No other significant adverse impacts were identified.

Mitigation measures are identified in the DEIS and will be further studied between the draft and final EIS, which will be published on September 30, 2022.

ULURP: Community Board

Brooklyn Community Board 5 held a public hearing on July 19, 2022, and on August 8, 2022, with a vote of 29 in favor, 1 against, and 1 abstaining, voted to approve the application with the following conditions:

- **Modify senior housing to increase the amount of 1BR units with a formula that accommodates at minimum, 50% of the senior units to be 1BRs.**
- **Work with CB5 and local organizations for hiring process during construction as well as for post construction opportunities.**
- **Work with local housing organizations and CB5 to provide workshops, seminars, and resources to prepare CB5 residents for the homeownership opportunities within the project.**

ULURP: Borough President

Brooklyn Borough President held a public hearing on July 21, 2022, and issued a favorable approval on August 17, 2022 with the following conditions:

- **That the project's residential component is 100% affordable and income-restricted.**
- **That the proposed shuttle service is provided equitably to all residents.**
- **That the applicant, Innovative Urban Living, LLC:**
  - **Provide a construction timeline, including the phasing plan for developing the Publicly Accessible Area in the Restrictive Declaration.**
  - **Conduct a traffic study 18 months after buildout to identify any necessary changes to traffic patterns or pedestrian pathways on the CCC campus and the adjacent public roadways.**

ULURP: Project Update

The following changes are being proposed as a response to feedback through the ULURP process:

- **Refined open space plan**
- **Deeper affordability**
- **Reduction in maximum building stories along Flatlands Avenue**

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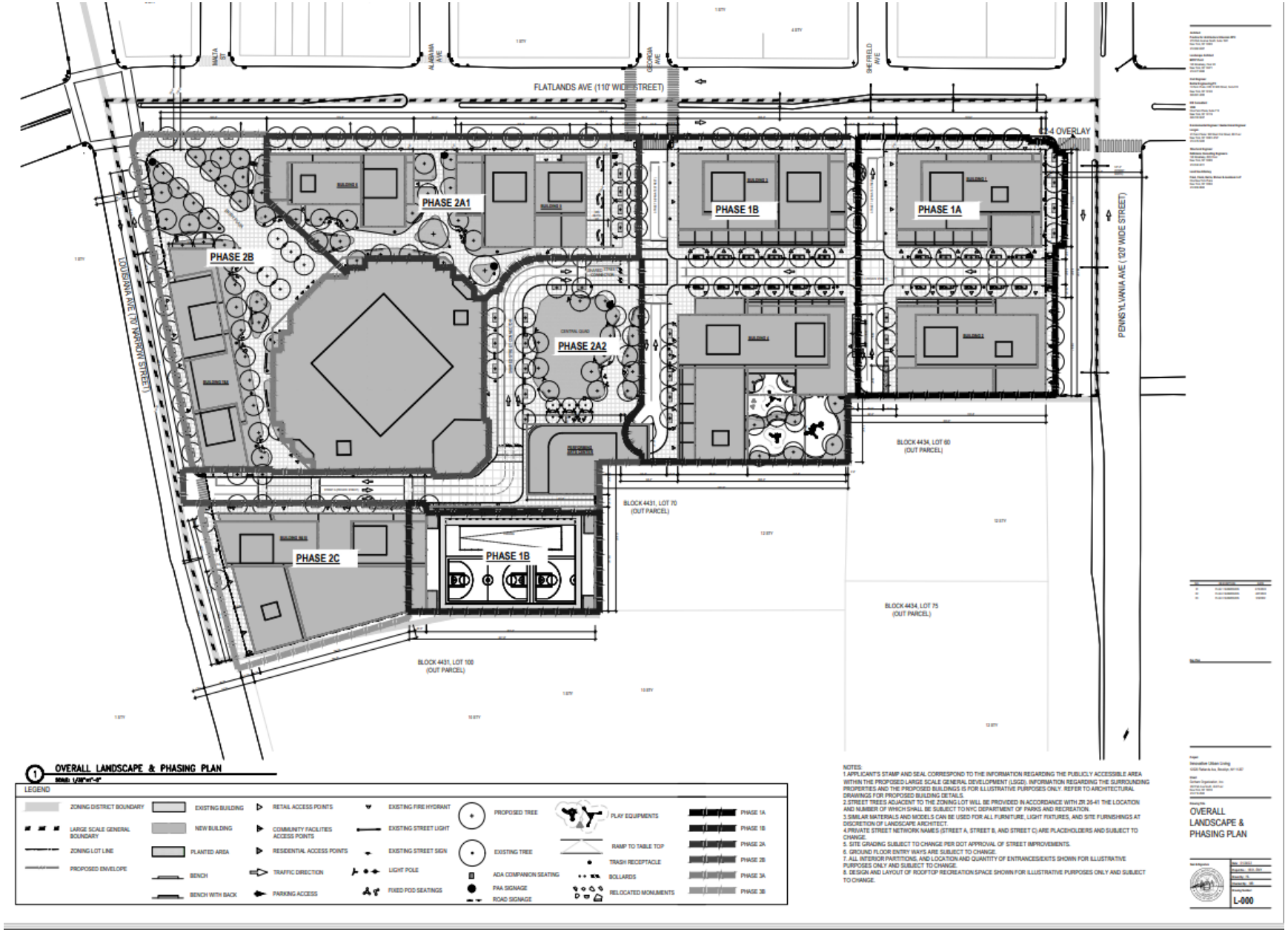
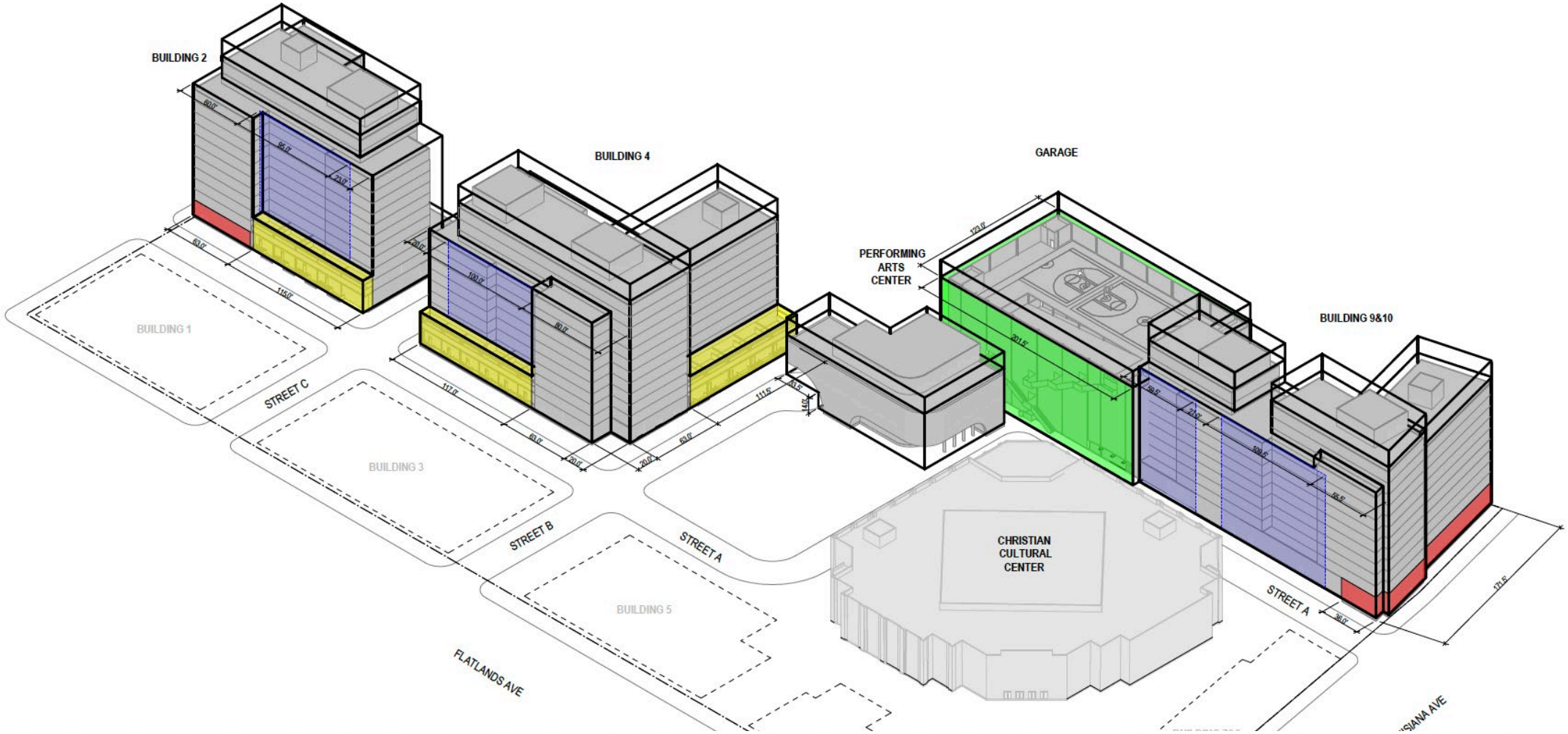
Appendix

Illustrative Project Phasing



Special Permit – ZR 74-512 | Public Parking Garage with More Than 150 Spaces

Design Regulation by LSGD Drawings



GARAGE SCREENING: THE GARAGE SHALL BE SCREENED ALONG THE PRIVATE STREET AND NEIGHBORING PROPERTIES BY DECORATIVE SCREENING ELEMENT, FROM SECOND FLOOR LEVEL TO THE TOP PARKING FLOOR. A DISTINCTIVE, ARCHITECTURAL STAIR WILL BE PROVIDED, ALLOWING FOR CIRCULATION FROM THE PRIVATE STREET UP TO EACH FLOOR AND THE ROOF LEVEL.

Garage Capacity

Proposed Garage Area		
Floor/Level	**SF**	**Spaces**
Ground Floor/Parking 1	20,914	32
Second Floor/Parking 2	23,374	73
Third Floor/Parking 3	23,374	73
Fourth Floor/Parking 4	23,374	72
Fifth Floor/Parking 5	23,374	73
Sixth Floor/Parking 6	23,374	73
Seventh Floor/Parking 7	22,604	59
Roof Level/ Parking Roof	21,889	45
Total	182,277	500

Required Reservoir Spaces	5% of total parking spaces (ZR 74-512) = 25 spaces
Provided Reservoir Spaces	25 spaces
Required Bicycle Spaces	1 per 10 automobile parking spaces (ZR 36-711) = 50 spaces
Provided Bicycle Spaces	60 spaces