

Innovative Urban Village

East New York
Christian Cultural Center (CCC)

220311 ZSK
220312 ZMK
220313 ZRK
220314 ZSK

CPC Review Session | Post Hearing

September 6, 2022



For illustrative purposes only



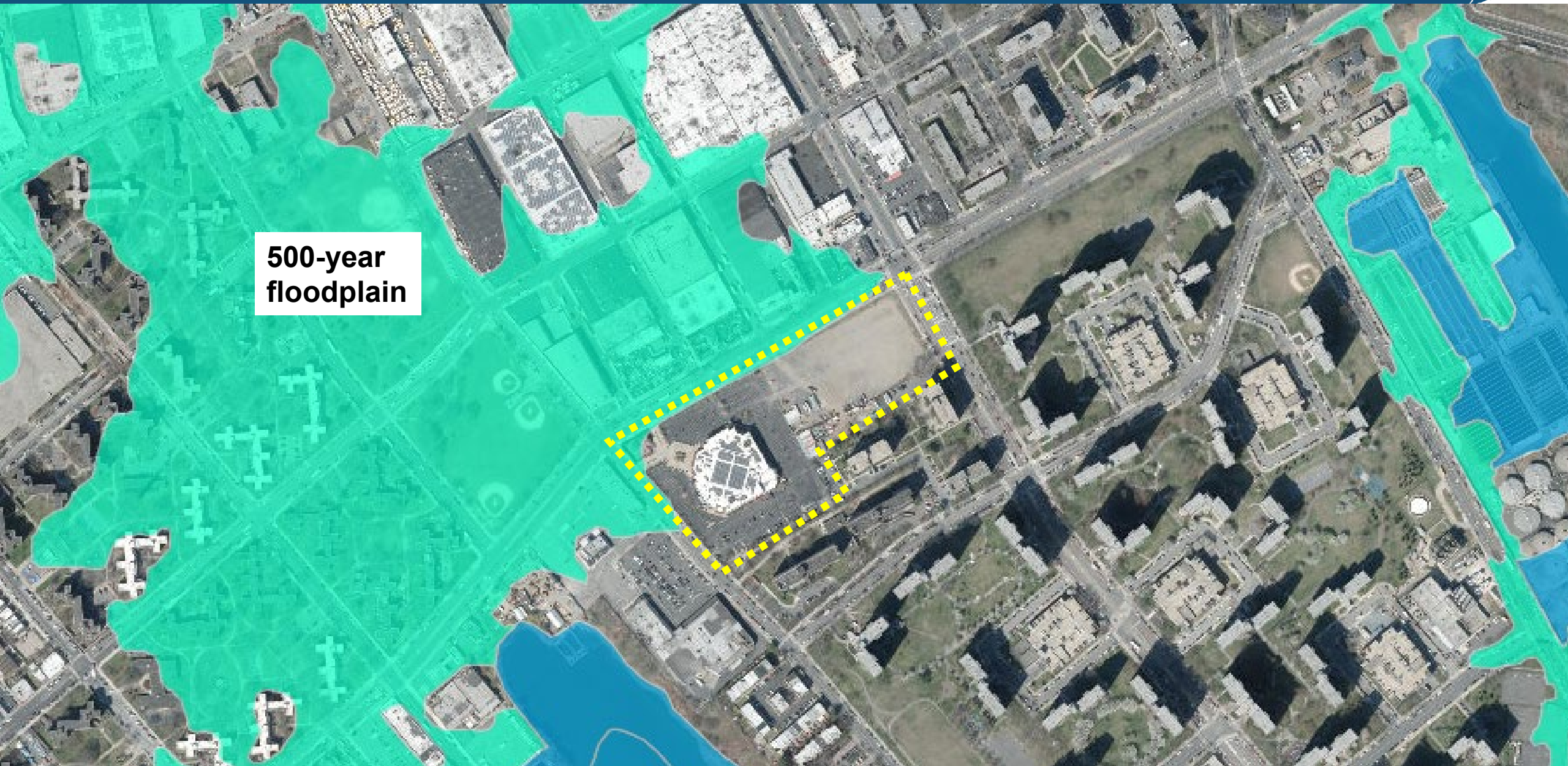
Resiliency issues raised at the public hearing:

- A portion of the site at Flatlands and Louisiana avenues is within the 500-year floodplain
- The proposed site plan is open at this intersection, potentially allowing flood waters into the site
- The removal of existing trees at this location might pose flood risk issues

Applicant response:

- The site will be elevated out of the 500-year floodplain through site grading
- The intersection will be planted with permeable materials to absorb water
- Building mechanicals will be elevated
- Residential entries and ground floor uses will be elevated
- The proposed open space plan will increase porous space from 29,000 to 46,000 sf
- Number of trees will increase from 125 to 150 and existing street trees will generally remain

Flood Map



**500-year
floodplain**

Surrounding Area



Spring Creek Towers

Spring
Creek
Towers

Pennsylvania Ave

Council
Towers

Vandalia
Houses

Fresh Creek

Flatlands Ave

Flatlands/Fairfield IBZ

Louisiana Ave

Breukelen
Ballfields



Existing – Louisiana & Flatlands



Proposed – Louisiana & Flatlands



Proposed – Open Space/Trees

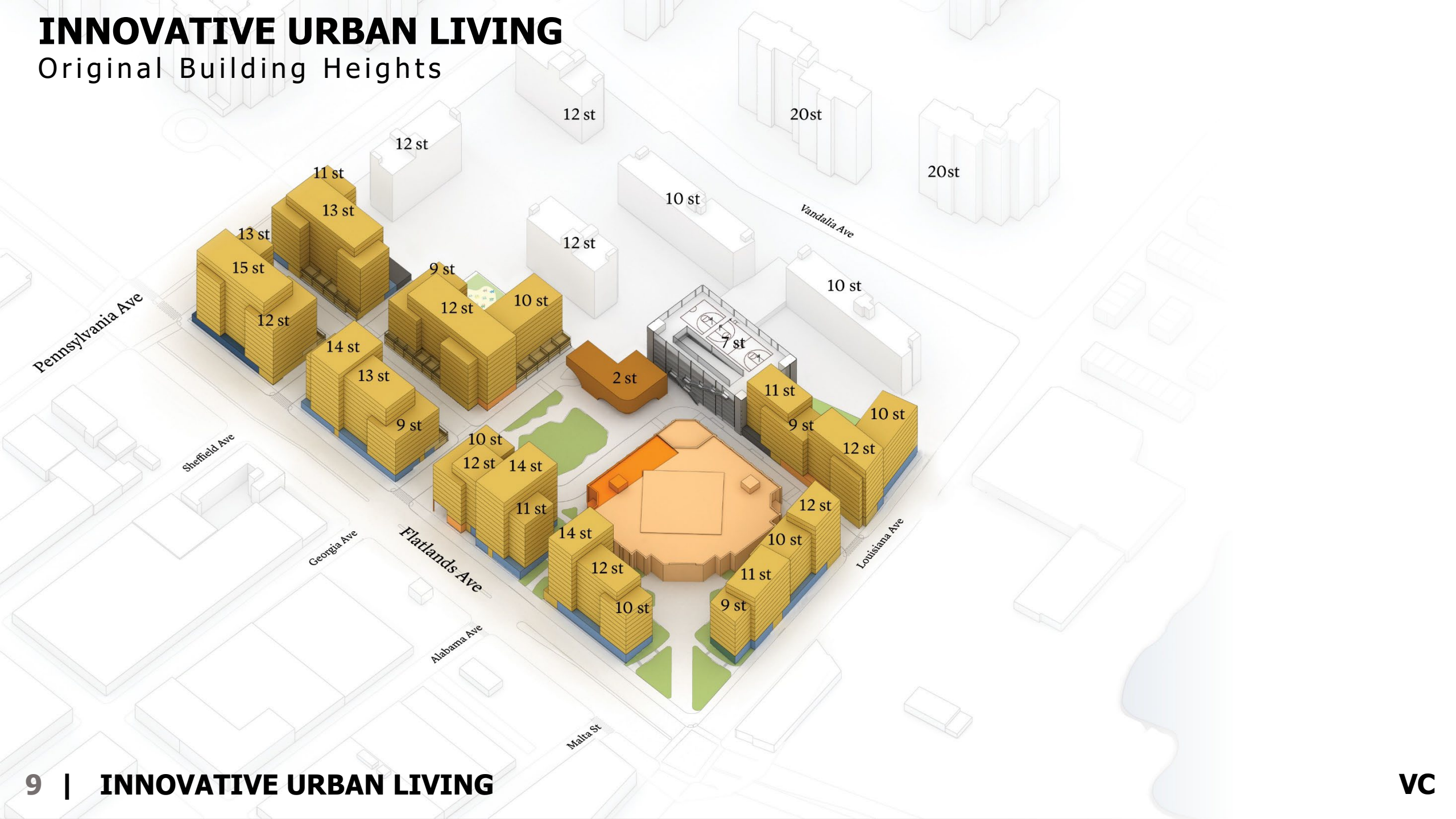


The applicant is seeking to modify the certified drawings as follows:

- Reduce the number of stories of four buildings along Flatlands Avenue:
 - Building 1: 15 to 14
 - Building 4: 13-14 to 12-13
 - Building 5: 14 to 13
 - Building 6: 14 to 13
- Design notes to accommodate construction of maisonettes
- Updated details/refinements to open space design

INNOVATIVE URBAN LIVING

Original Building Heights



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