

# 1229-1237 57th STREET BROOKLYN, NY

REZONING ANALYSIS & ILLUSTRATIVE PROPOSAL

# 01\_CONTEXT

## 02\_ILLUSTRATIVE PROPOSAL













○ SUBWAY STOP ● LOCAL BUS STOP



01\_CONTEXT

**02\_ILLUSTRATIVE PROPOSAL**







GENERAL SITE DATA [1]							ZONING LOT AREA
BOROUGH	BLOCK	LOT	BASE ZONING DISTRICT	OVERLAY ZONING DISTRICT	ZONING MAP SECTION	COMMUNITY DISTRICT	
Kings	5690	54, 58, 62	R6B		22c	12	22,039.60 SF

- TRANSIT ZONE
- COASTAL ZONE
- FRESH ZONE (Tax)
- FLOOD ZONE-2007
- HISTORIC DISTRICT
- FLOOD ZONE-2015
- E-DESIGNATION

ZR SECTION & DESCRIPTION [2]	PERMITTED / REQUIRED [3]	PROPOSED [4]	COMPLIANCE	NOTE
<b>USE REGULATIONS</b>				
22-10 PERMITTED USE GROUPS	1, 2, 3, 4	2	Complies	

BULK REGULATIONS (AREA & DENSITY)				
R5				
23-30	MINIMUM LOT AREA	1,700.00 SF	22,039.60 SF	Complies
	MINIMUM LOT WIDTH	18.00 FT	220.00 FT	Complies
23-142	MINIMUM OPEN SPACE	45%	50%	Complies
23-142	MAXIMUM LOT COVERAGE	55%	50%	Complies
23-143	MAXIMUM RESIDENTIAL USES FAR	2.20	2.20 48,487.12 SF	Complies
	MAXIMUM COMBINED FAR	2.20	2.20 48,487.12 SF	Complies
23-22	DWELLING UNIT FACTOR	680	36 UNITS	Complies

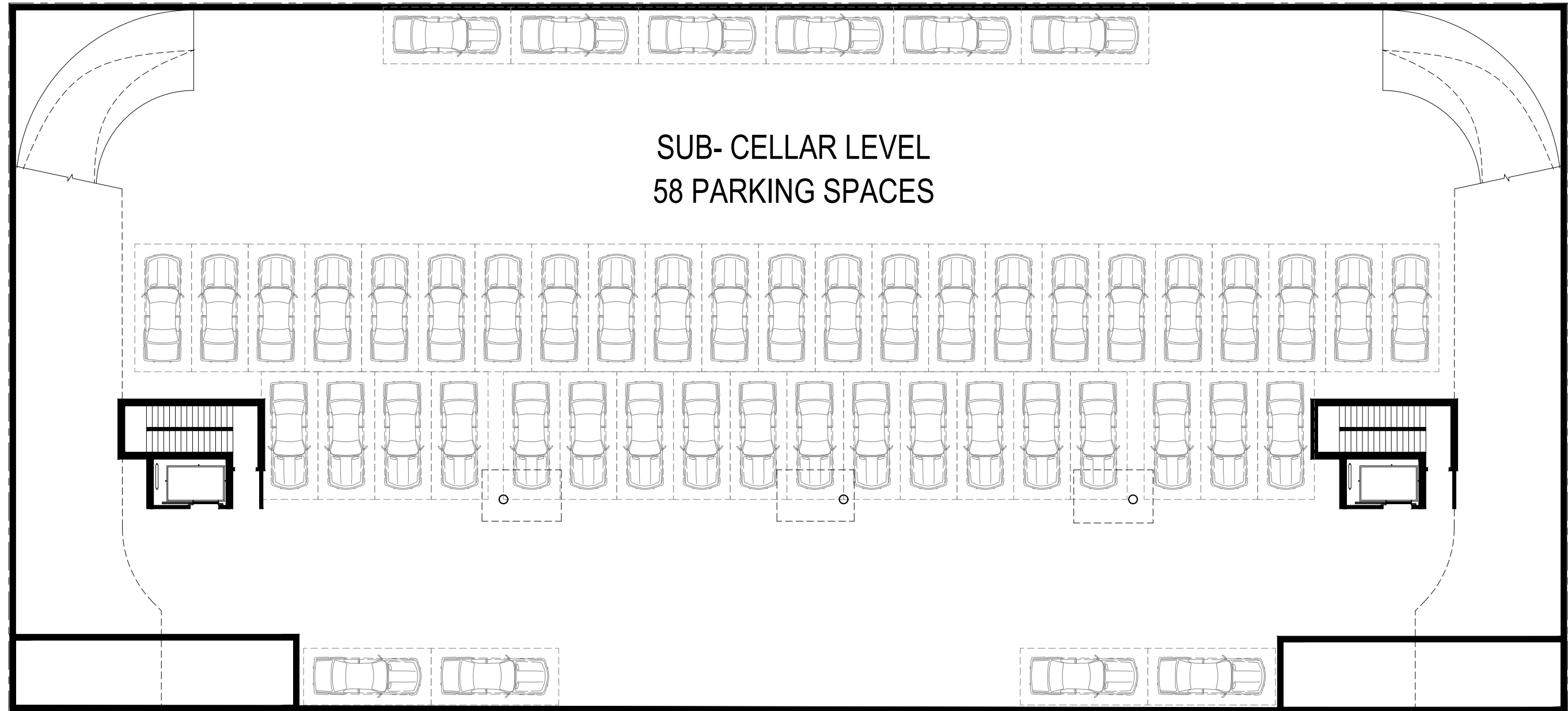
BULK REGULATIONS (YARDS)				
23-45(a)	MINIMUM FRONT YARD	None Required	None Proposed	Complies
23-462(b) + (c)	MINIMUM SIDE YARD	None Required		Complies
23-463	MAXIMUM STREET WALL	185 FT	183.0 FT	Complies
23-51	Special Provisions for Yards Adjacent to R1 Through R5 Districts	8' Required	8' Yard Provided at West Lot Line	Complies
23-47	MINIMUM REAR YARD	30 FT	30.0 FT	Complies
23-451	PLANTING REQUIREMENT	Not Required	None Proposed	Complies

BULK REGULATIONS (HEIGHT AND SETBACK)				
23-631	MAX. BASE HEIGHT	45 FT	45.0 FT	Complies
23-631	MAX. BUILDING HEIGHT	55 FT	45.0 FT	Complies
23-631	REQUIRED SETBACKS	15 FT	N/A	Complies
	MAX. # OF STORIES	N/A	N/A	Complies

PARKING & LOADING REGULATIONS				
25-23	REQUIRED OFF-STREET PARKING	85% OF MARKET UNITS	31 SPACES	58 SPACES
25-62	SIZE OF PARKING SPACE	300 SF /SPOT	58 SPOTS x 300 SF/SPOT = 17,400SF	17400 FT
25-81	REQUIRED BICYCLE STORAGE (RESIDENTIAL)	50% OF TOTAL UNITS	18 SPACES	18 SPACES
25-83	SIZE OF BICYCLE PARKING SPACE	15 SF /SPOT	14 SPOTS x 15 SF/SPOT = 210 SF	RESIDENTIAL = 242.89 SF

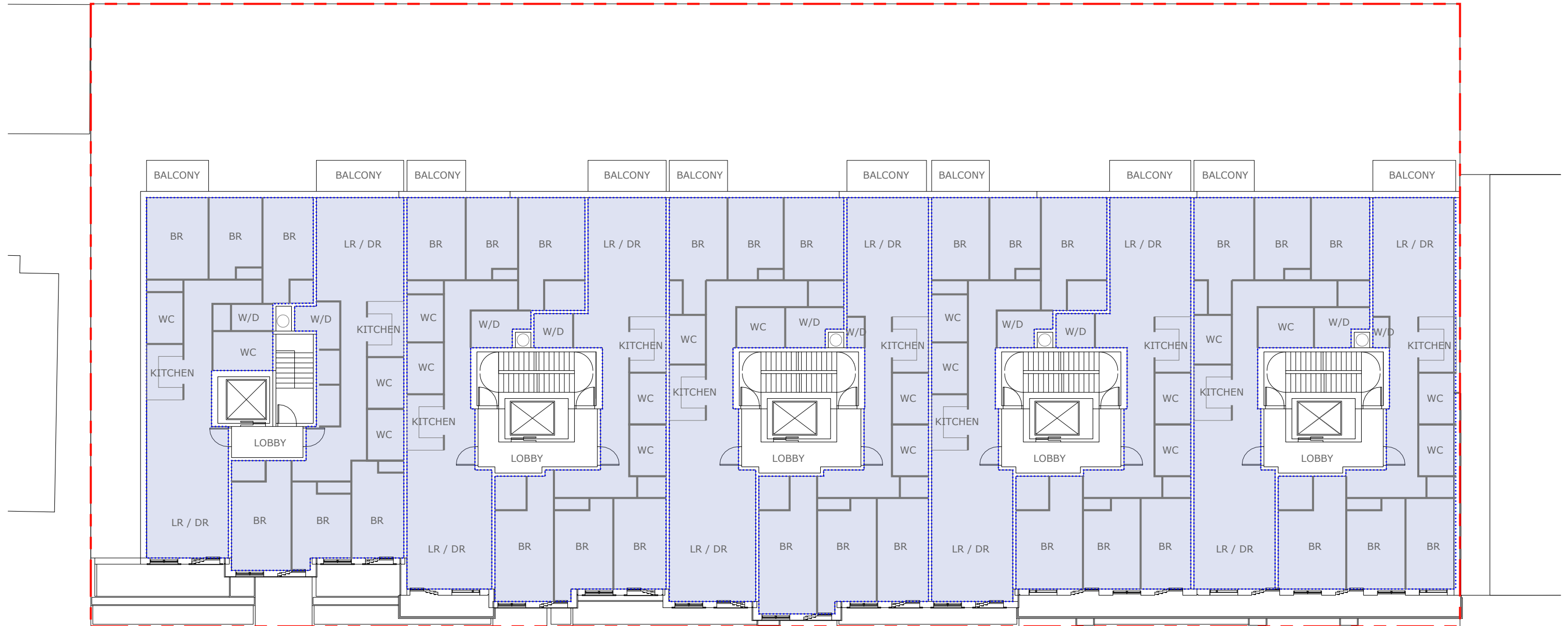
DISTRICT PLAN ELEMENTS				
26-41	REQUIRED STREET TREES	1 PER 25 LF	9 TREES	9 TREES











**36 Units Total Proposed | (2) x 4 Bed | (32) x 3 Bed | (1) x 2 Bed | (1) x 1 Bed**













**Trip Generations Rates**

Use	Daily Weekday Person-Trips	Weekday Peak Percentage			Saturday	
		AM	MD	PM	Daily Person-Trips	Peak Hour Percentage
Residential (3 or more floors)	8.18 per DU	9.3	5.6	8.5	9.08 per DU	8.4
Medical Office	74.6 per 1,000 sf	11	12.6	8.5	37 per 1,000 sf	16.6

**Projected Daily Person-Trips**

	Residential (60 DUs)	Medical Office (44k sf)	Daily Difference
Weekday	491	3,282	2,791
Saturday	545	1,628	1,083

**Projected Peak Hour Person-Trips**

Peak Hour	Residential (60 DUs)	Medical Office (44k sf)	Peak Hour Difference
Weekday AM	46	361	315
Weekday MD	27	414	387
Weekday PM	42	279	237
Saturday Midday	46	270	224





