



Brighton 11th St SIP

Brighton 11th St between Cass Place and Brighton Beach Ave
CB13 TC, May 12, 2026

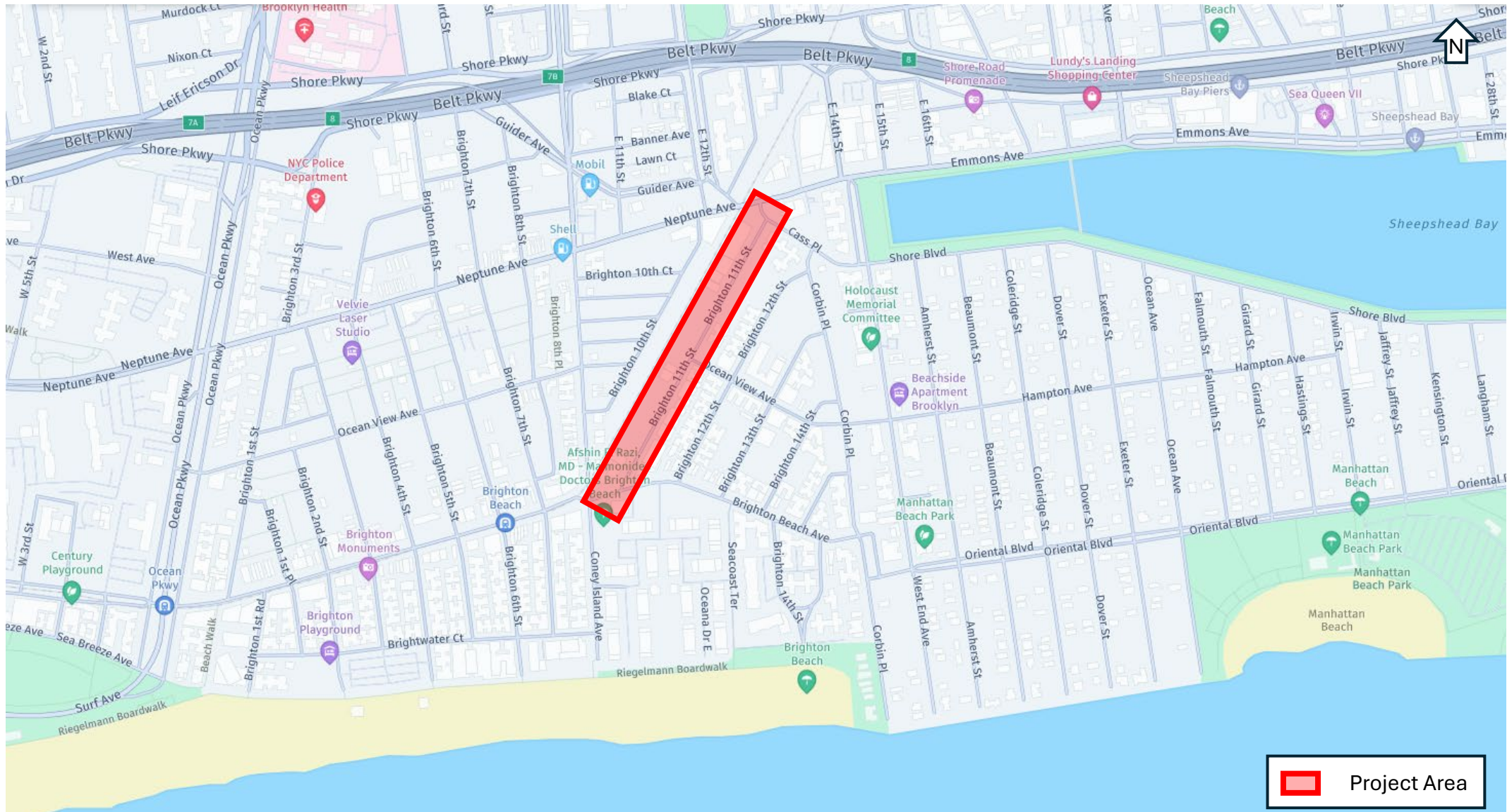


Project Study Area

1

Brighton 11th St – Project Area

- Short-term recommendation from the Coney Island Transportation Study
- Brighton 11th St is a 44' wide, two-way corridor between Cass Pl and Brighton Beach Ave (2 Blocks)



Existing Conditions & Issues

2

Brighton 11th St – Double Parking Issues



Parking survey from 10am to 7pm revealed high amount of double parking along the corridor focused in three distinct locations.

Location 1 – Most of the double parking in this location is associated with the Dialysis Center/ Adult Day Care ambulettes on the west curb and school drop-off/pickup on the east curb.

Location 2 – Double parking associated with commercial uses on both sides of the street.

Location 3 – Double parking on west curb associated with grocery and other businesses drop-off/pickup and deliveries. Observed many vehicles using metered parking after drop-off.

Loc #1 - Brighton 11th St looking south from Cass Pl



2:30 PM - School dismissal + Ambulettes + Delivery leaves one effective moving lane

Loc #2 - Brighton 11th St looking south from Ocean View Ave



11-4pm – Commercial uses on both sides can result in one effective moving lane

Loc #2 - Brighton 11th St looking north from Brighton Beach Ave

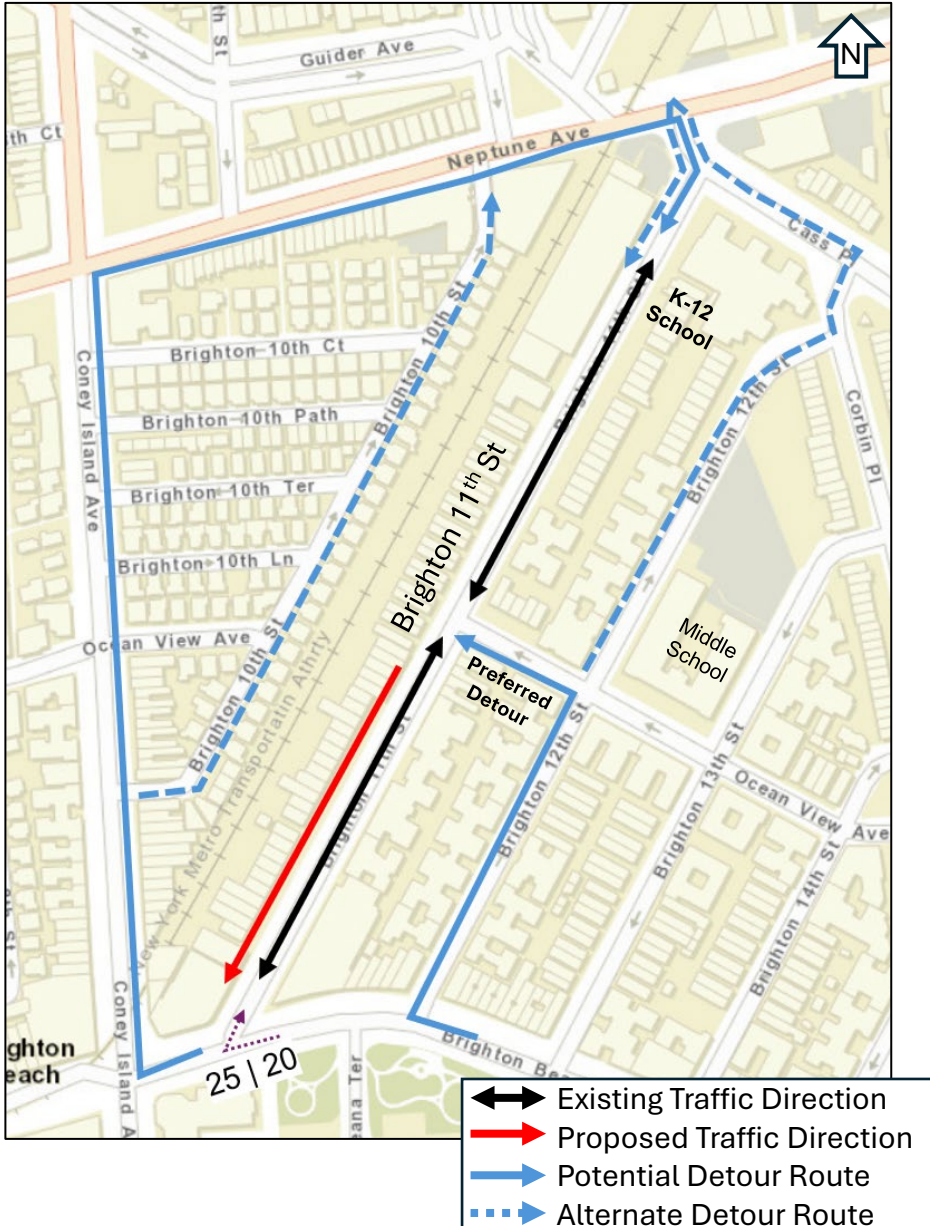


- Passenger pickup and drop off in truck loading/unloading and No Parking area
- Vehicles often U-turn to metered parking or elsewhere

Proposal

3

Brighton 11th St – Street Direction Conversion

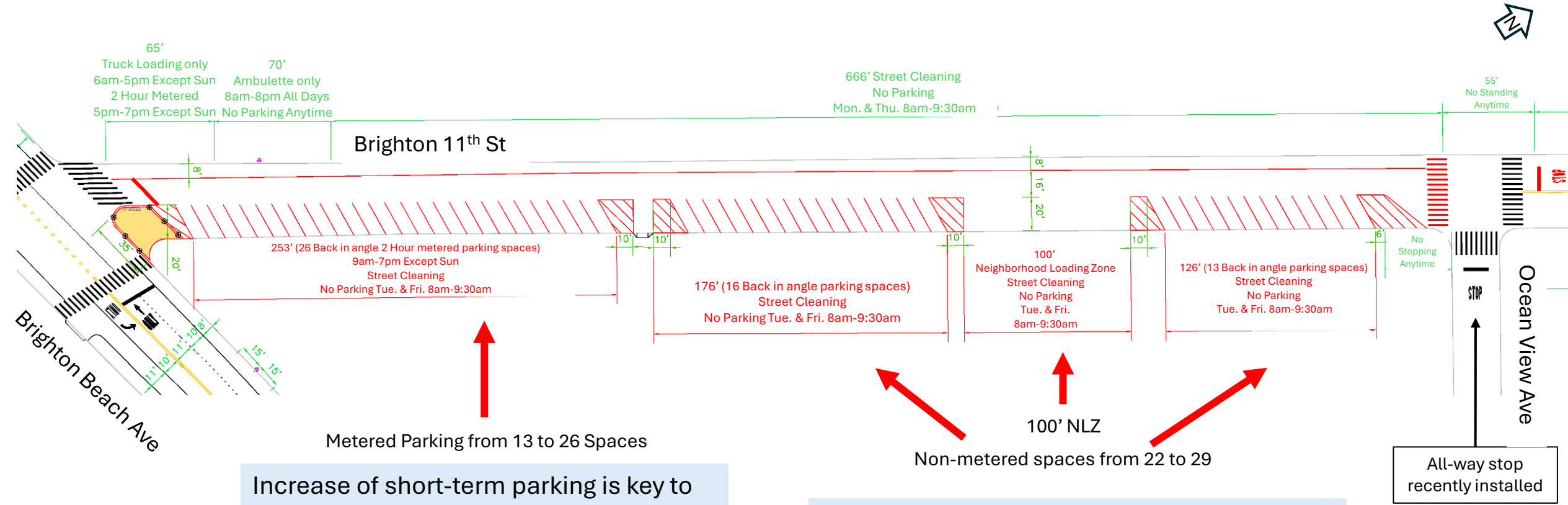


Proposed: Convert Brighton 11th St between Ocean View Ave and Brighton Beach Ave from two-way to one-way southbound. Increase short and long-term parking supply via angled parking to decrease double parking activity.

Why not convert both blocks to one way southbound?

- Issue on north block is not driven by lack of parking but by land use types (ie. school, adult day care)
- Limited space for angled parking on the north block. Wide roadway would promote speeding.
- Better access and detour does not require U-turn at Neptune Ave
- Maintains school bus access

Brighton 11th St – Parking Plan



Metered Parking from 13 to 26 Spaces

Increase of short-term parking is key to resolving double parking on this block.

100' NLZ

Non-metered spaces from 22 to 29

Angled parking narrows roadway which requires deliveries access to the curb via the Neighborhood Loading Zone (NLZ).

Thank You!



NYCDOT



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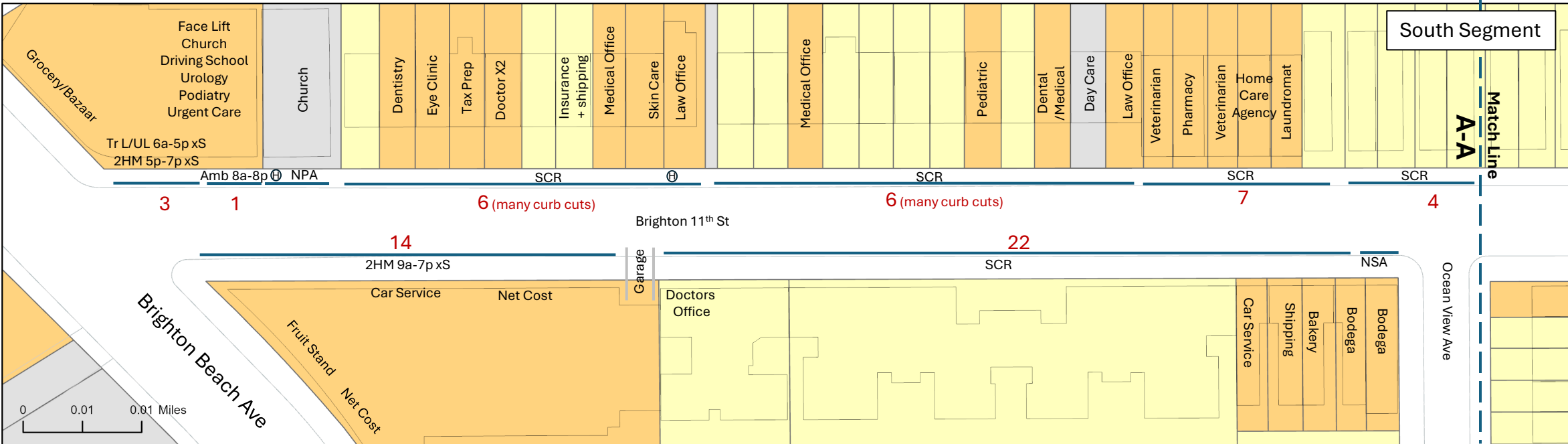
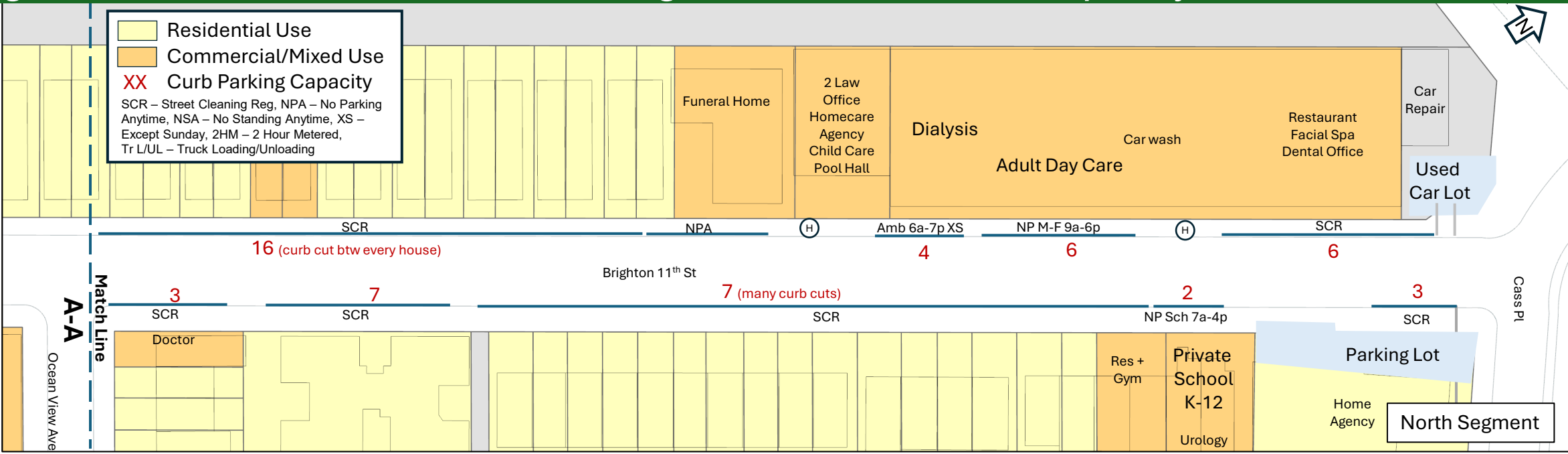
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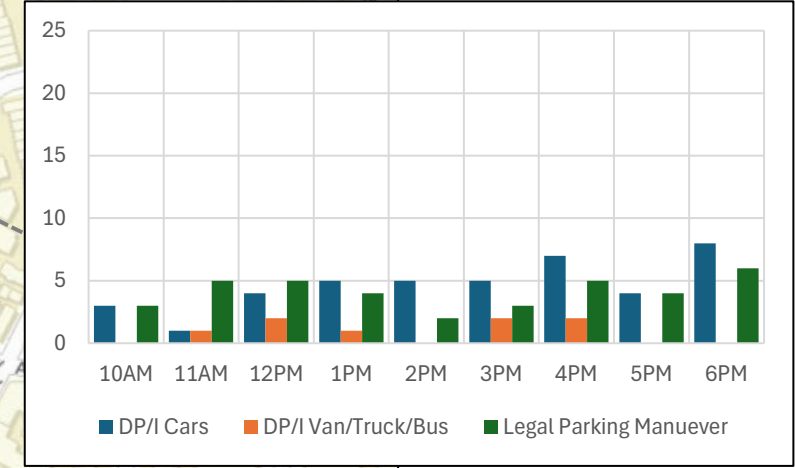
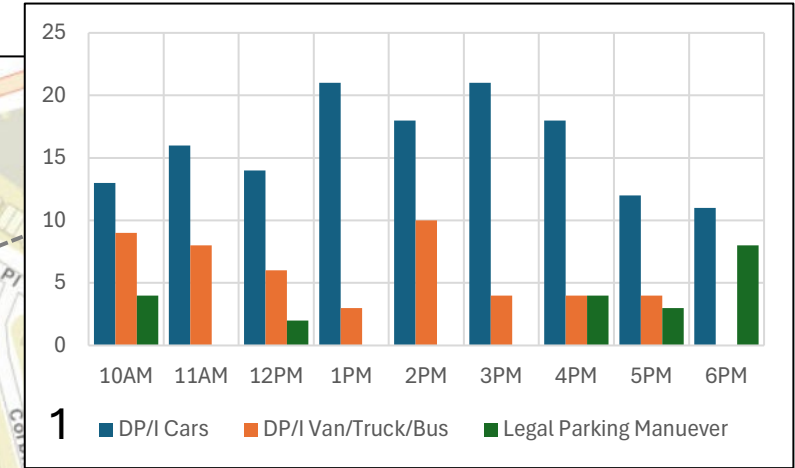
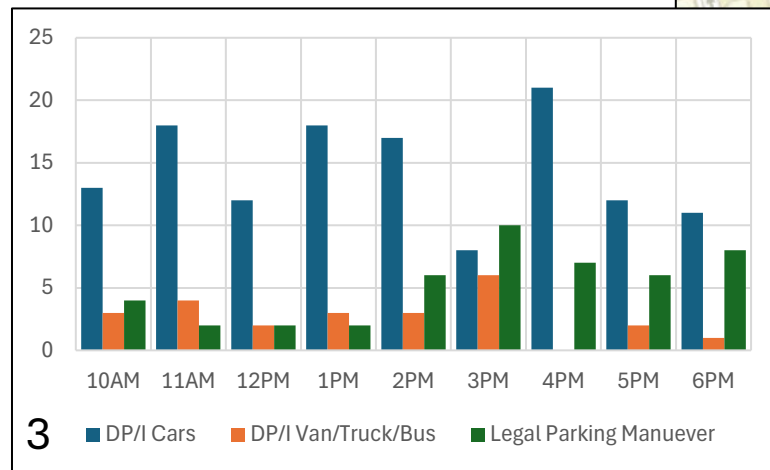
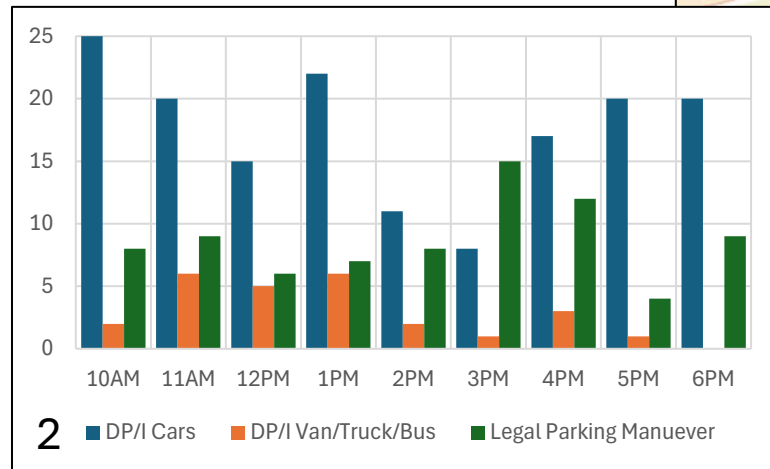
NYCDOT

Brighton 11th St – Land Use, Curb Regulations and Curb Capacity

Residential Use
 Commercial/Mixed Use
XX Curb Parking Capacity
 SCR – Street Cleaning Reg, NPA – No Parking Anytime, NSA – No Standing Anytime, XS – Except Sunday, 2HM – 2 Hour Metered, Tr L/UL – Truck Loading/Unloading



Brighton 11th St – Parking Survey/Observations by Hour (10AM-7PM)



DP/I – Double Parked and Illegally Parked Vehicles (includes vehicles in curb cuts and parked in non-permitted spaces)