



## Brighton 11<sup>th</sup> St SIP

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



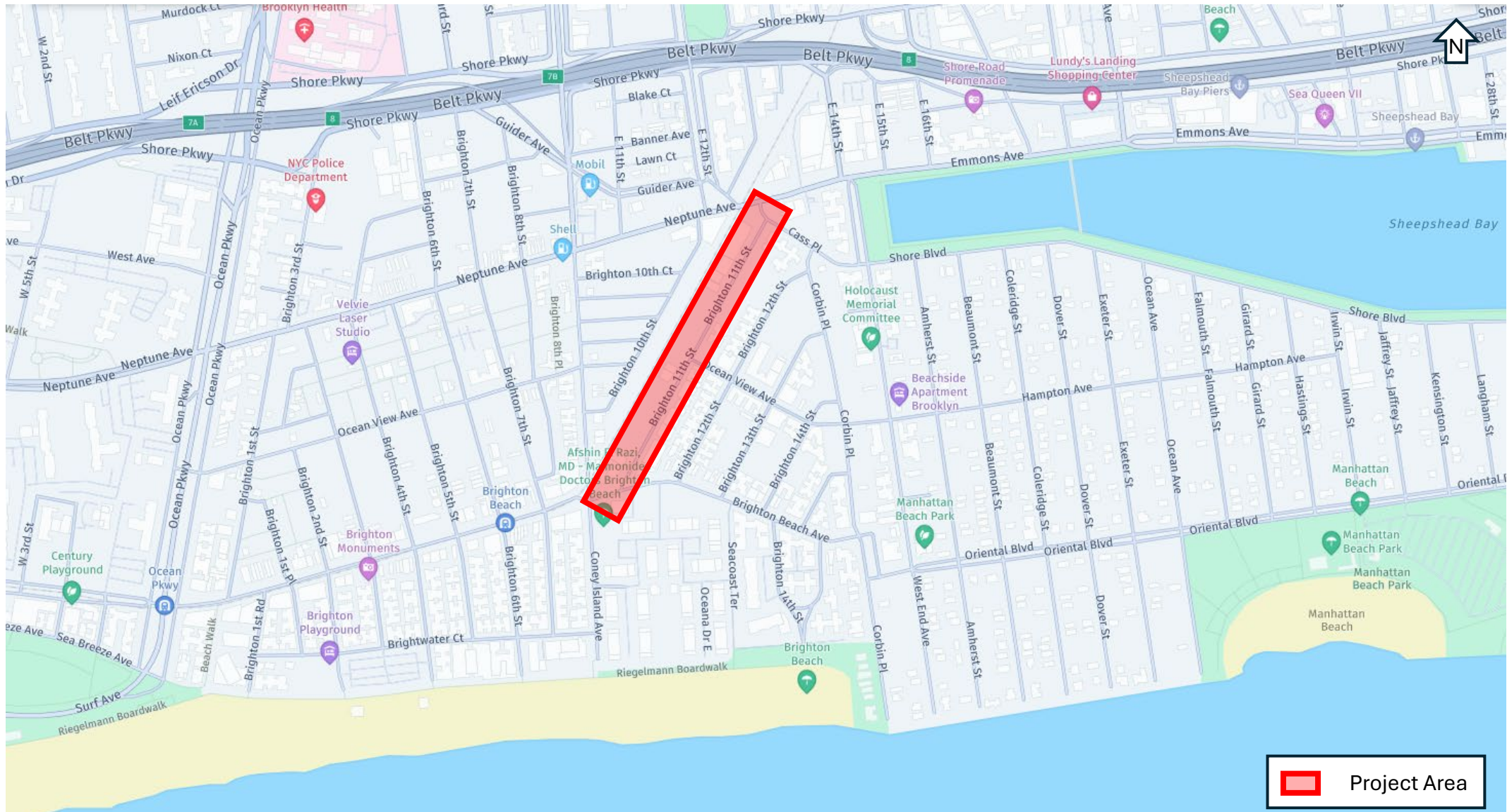
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Project Study Area

1

# Brighton 11<sup>th</sup> St – Project Area

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



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Existing Conditions & Issues

2

# Brighton 11<sup>th</sup> 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 11<sup>th</sup> St looking south from Cass Pl



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

# Loc #2 - Brighton 11<sup>th</sup> St looking south from Ocean View Ave



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

# Loc #2 - Brighton 11<sup>th</sup> St looking north from Brighton Beach Ave



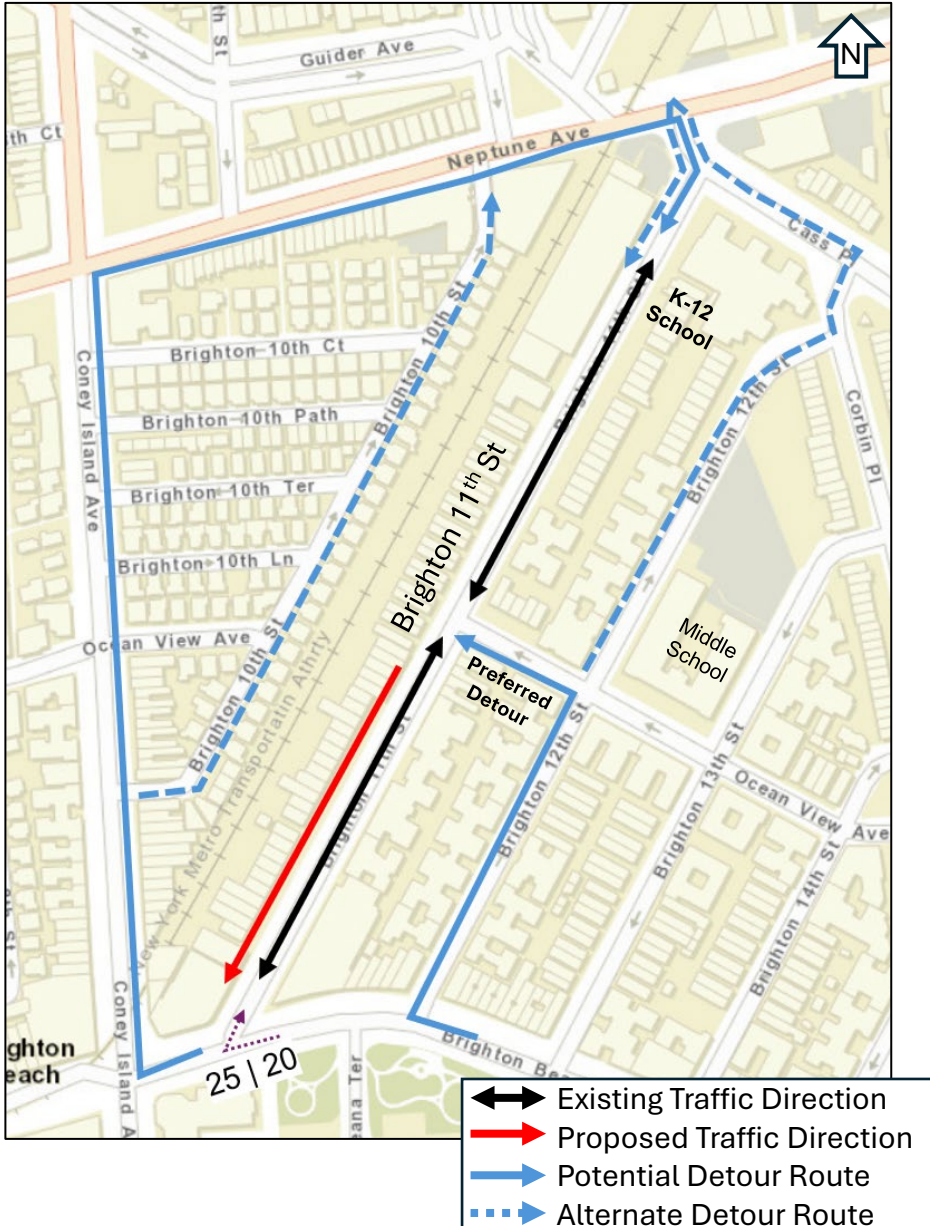
- Passenger pickup and drop off in truck loading/unloading and No Parking area
- Vehicles often U-turn to metered parking or elsewhere

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Proposal

3

# Brighton 11<sup>th</sup> St – Street Direction Conversion

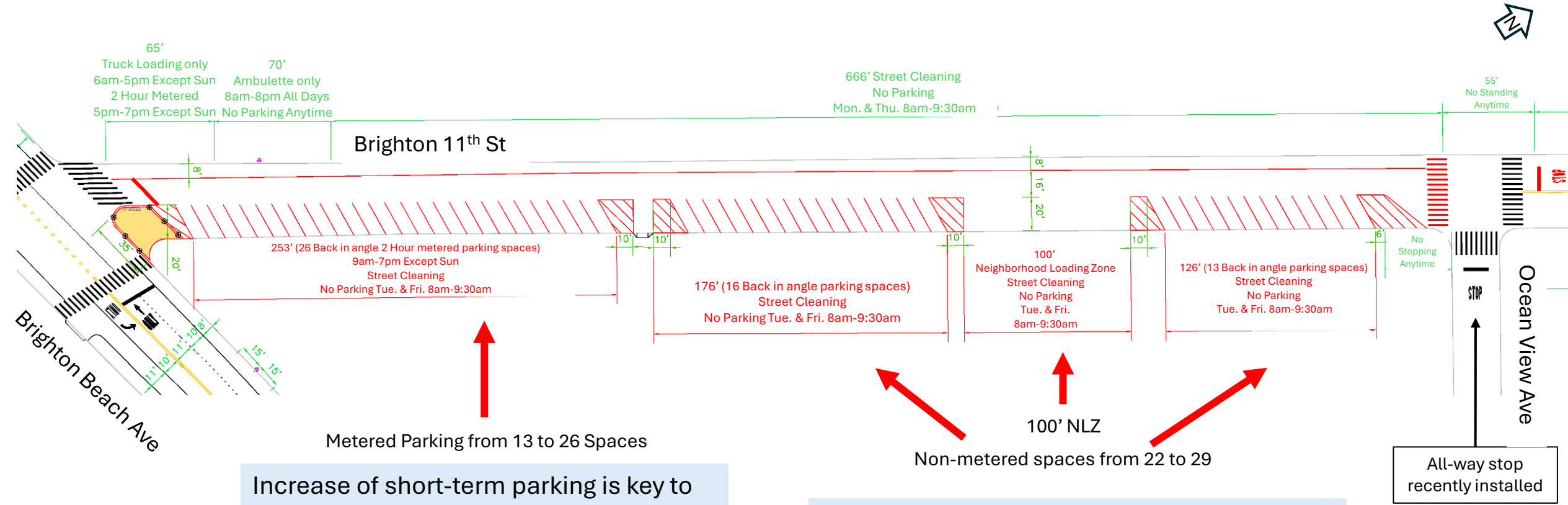


**Proposed:** Convert Brighton 11<sup>th</sup> St between Ocean View Ave and Brighton Beach Ave from two-way to one-way southbound. Increase short and long-term parking supply via angled parking to decrease double parking activity.

*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 11<sup>th</sup> 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!



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