











LEGEND:

-  OUTLINE OF DEVELOPMENT SITE / PROPOSED ZONING LOT
-  OUTLINE OF REZONING AREA
-  PLANTED AREA
-  STREET LIGHT
-  FIRE HYDRANT
-  PARKING ENTRANCE
-  RESIDENTIAL ENTRANCE
-  COMMERCIAL ENTRANCE
-  PLANTING / STREET TREE
-  TRAFFIC ARROW

NOTES:

A. HEIGHT SHOWN IS BASED ON ROOF LEVEL AS INDICATED IN THE SANBORN MAPS OF BROOKLYN, NY

AREA CALCULATIONS

40 CROWN ST.
ESTIMATED DWELLING UNIT COUNT

<u>FLOOR AREA CALCULATIONS</u>	<u>SF</u>
LOT SIZE	55,985
MAX. FAR	7.2
<u>MAX. FLOOR AREA</u>	<u>403,092</u>

GROSS RESIDENTIAL AREA	411,350
GROSS COMMERCIAL AREA	16,284
<u>TOTAL GROSS AREA</u>	<u>427,634 *</u>
MECHANICAL/QH DEDUCTIONS=	5.74%

RESIDENTIAL FLOOR AREA	387,743
COMMERCIAL FLOOR AREA	15,349

25% INCLUSIONARY FLOOR AREA	96,936
MARKET RATE FLOOR AREA	290,807

TOTAL UNIT DISTRIBUTION

	<u>TARGET</u>		
<u>INCLUSIONARY</u>	<u>UNIT %</u>	<u>APT SIZES</u>	<u>APTS</u>
STUDIOS	5%	400	5
1BR	40%	575	42
2BR	35%	775	37
3BR	20%	950	<u>21</u>
			105
 MARKET RATE			285
			<u>390</u>

PARKING

Inclusionary Parking Required	none	none
Market Rate Parking Required	40%	<u>114 spaces</u>
Total Parking Provided	50%	190 spaces

*Parking Area Not included in Gross Areas

931 CARROLL ST
ESTIMATED DWELLING UNIT COUNT

<u>FLOOR AREA CALCULATIONS</u>	<u>SF</u>
LOT SIZE	17,632
MAX. FAR	7.2
<u>MAX. FLOOR AREA</u>	<u>126,951</u>

GROSS RESIDENTIAL AREA	134,342 *
MECHANICAL/QH DEDUCTIONS=	5.50%

25% INCLUSIONARY FLOOR AREA	31,738
MARKET RATE FLOOR AREA	95,213

TOTAL UNIT DISTRIBUTION

<u>INCLUSIONARY</u>	<u>UNIT %</u>	<u>APT SIZES</u>	<u>APTS</u>
STUDIOS	5%	400	2
1BR	40%	575	14
2BR	35%	775	12
3BR	20%	950	<u>7</u>
			35
 MARKET RATE			93
			<u>128</u>

PARKING

Inclusionary Parking Required	none	none
Market Rate Parking Required	40%	<u>37 spaces</u>
Total Parking Provided	50%	64 spaces



RENDERING – REZONING AREA VIEWED FROM EAST



RENDERING – REZONING AREA VIEWED FROM WEST



RENDERING – 46 CROWN VIEWED FROM EAST ON CROWN STREET



1 GROUND FLOOR SOUTH
1" = 50'-0"



2 GROUND FLOOR NORTH
1" = 50'-0"

40 CROWN STREET -- FIRST & SECOND FLOOR PLANS

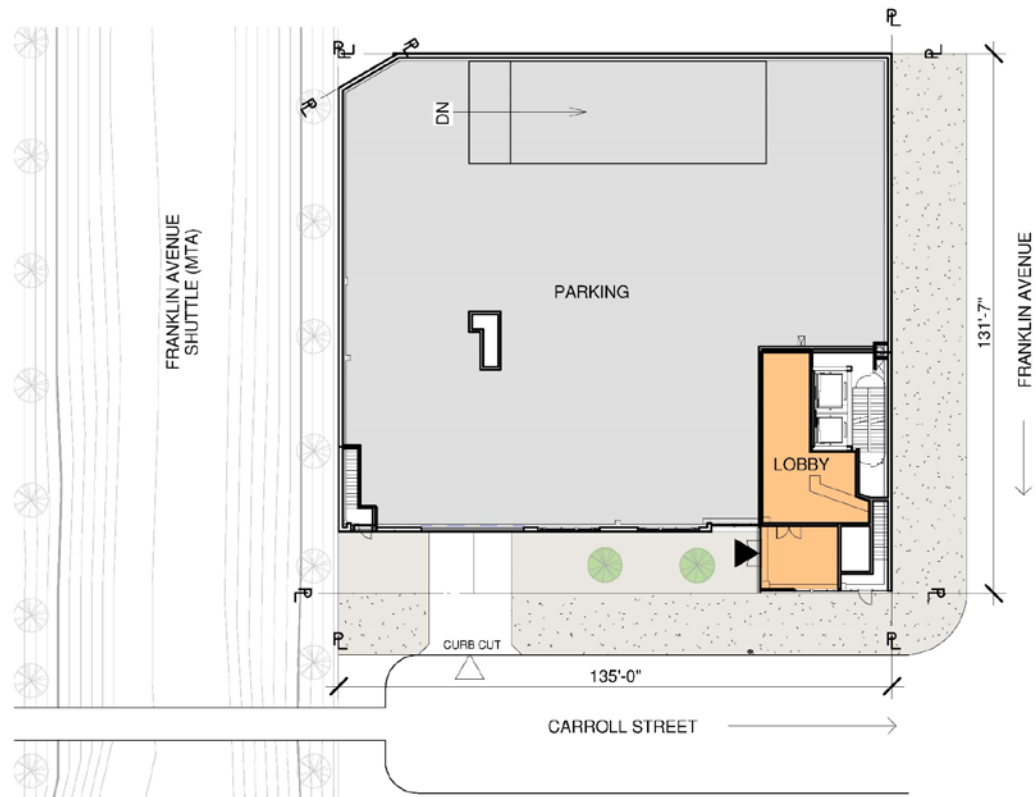


① 3RD-7TH FLOORS
1" = 50'-0"

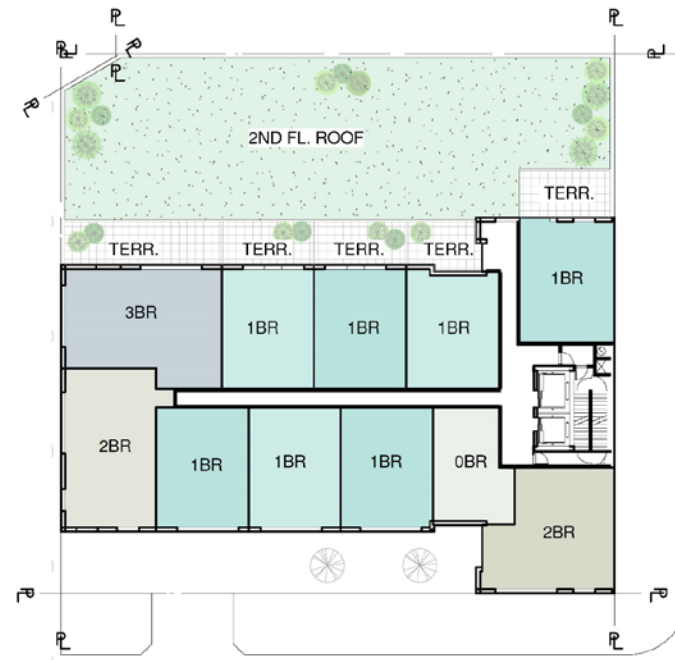


② 8TH-16TH FLOORS
1" = 50'-0"

40 CROWN STREET -- UPPER LEVEL FLOOR PLANS



① 1ST FLOOR PLAN
1/32" = 1'-0"

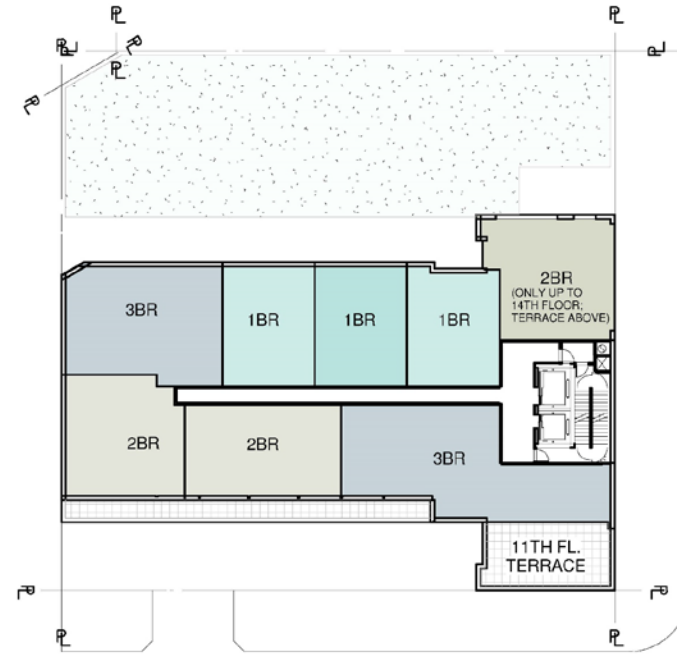


② 2ND FLOOR PLAN
1/32" = 1'-0"

931 CARROLL STREET -- FIRST & SECOND FLOOR PLANS



① 3RD - 10TH FLOOR PLAN
 1/32" = 1'-0"



② 11TH - 16TH FLOOR PLAN
 1/32" = 1'-0"

2018 Income Limits

<u>Household Size</u>	<u>40%</u>	<u>60%</u>	<u>100%</u>
1	\$29,240	\$43,860	\$73,100
2	\$33,400	\$50,100	\$83,500
3	\$37,560	\$56,340	\$93,900
4	\$41,720	\$62,580	\$104,300
5	\$45,080	\$67,620	\$112,700
6	\$48,400	\$72,600	\$121,000

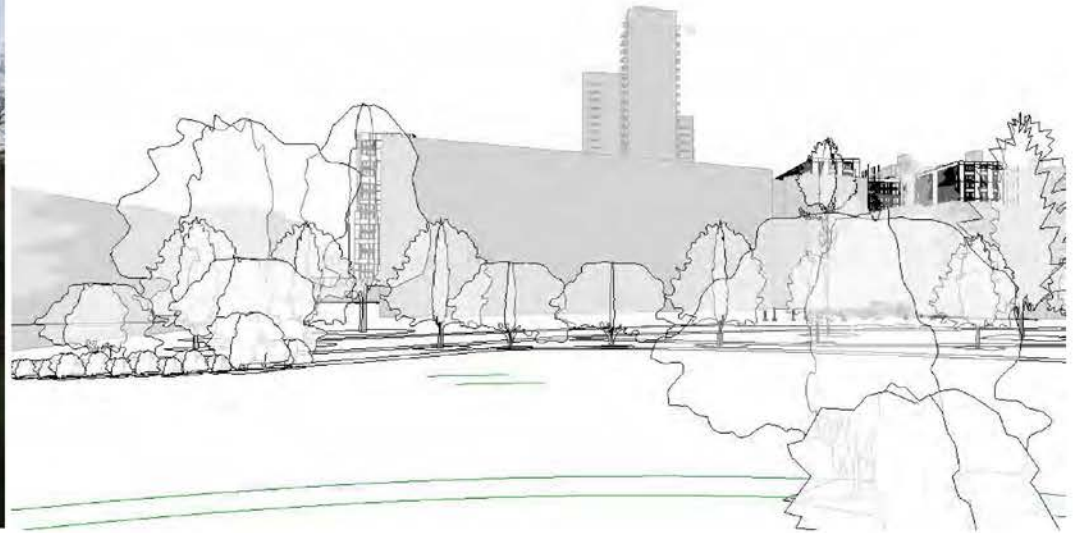
2018 Monthly Rents

	<u>40%</u>	<u>60%</u>	<u>100%</u>
STUDIOS	\$524	\$837	\$1,510
1BR	\$667	\$1,058	\$1,900
2BR	\$810	\$1,280	\$2,289
3BR	\$929	\$1,472	\$2,638

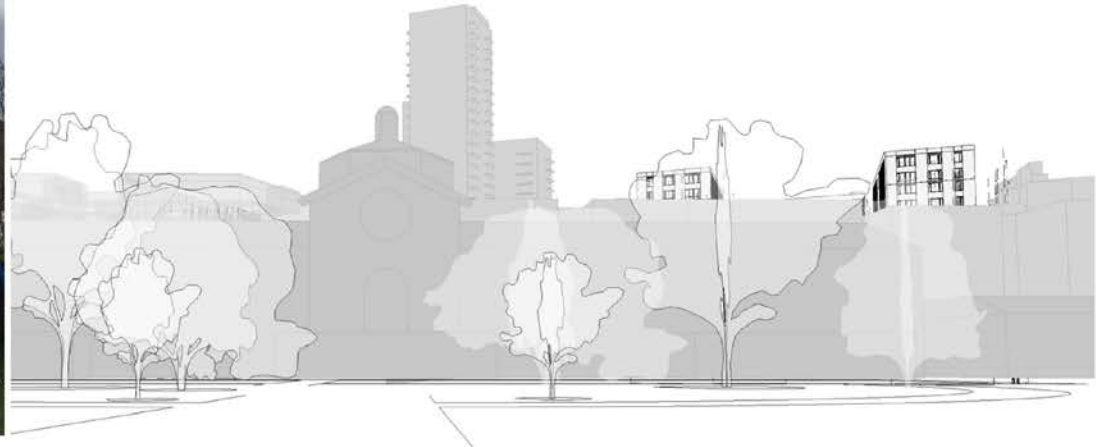
Apartments Available at Income Limits

	<u>40%</u>	<u>60%</u>	<u>100%</u>	<u>TOTAL</u>	
STUDIOS	3	3	1	7	STUDIOS
1BR	22	22	12	56	1BR
2BR	19	20	10	49	2BR
3BR	11	11	6	28	3BR
TOTAL	55	56	29	140	Income Limited Apts

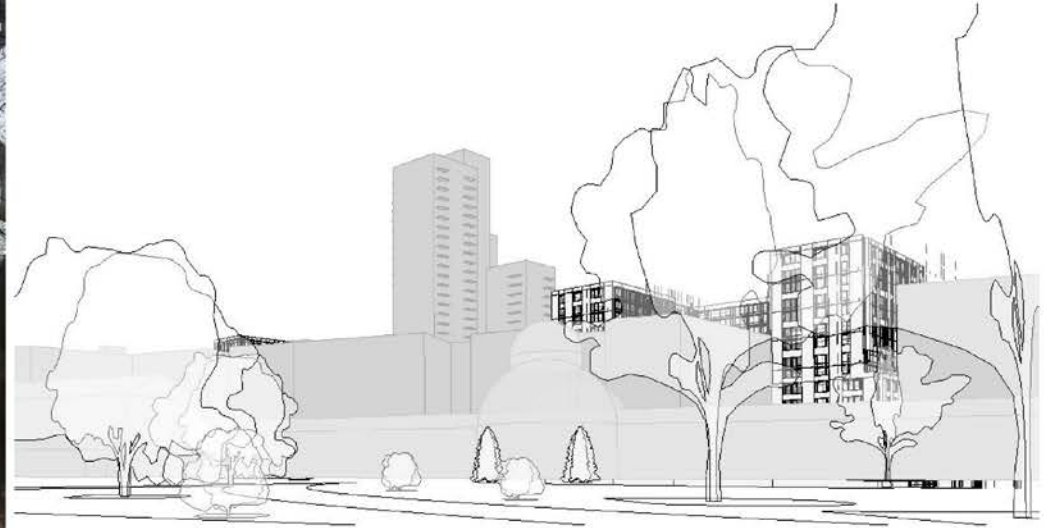
QUESTIONS?



VIEW 1 FROM BOTANIC GARDENS



VIEW 2 FROM BOTANIC GARDENS



VIEW 3 FROM BOTANIC GARDENS

DETAILED SHADOWS ANALYSIS

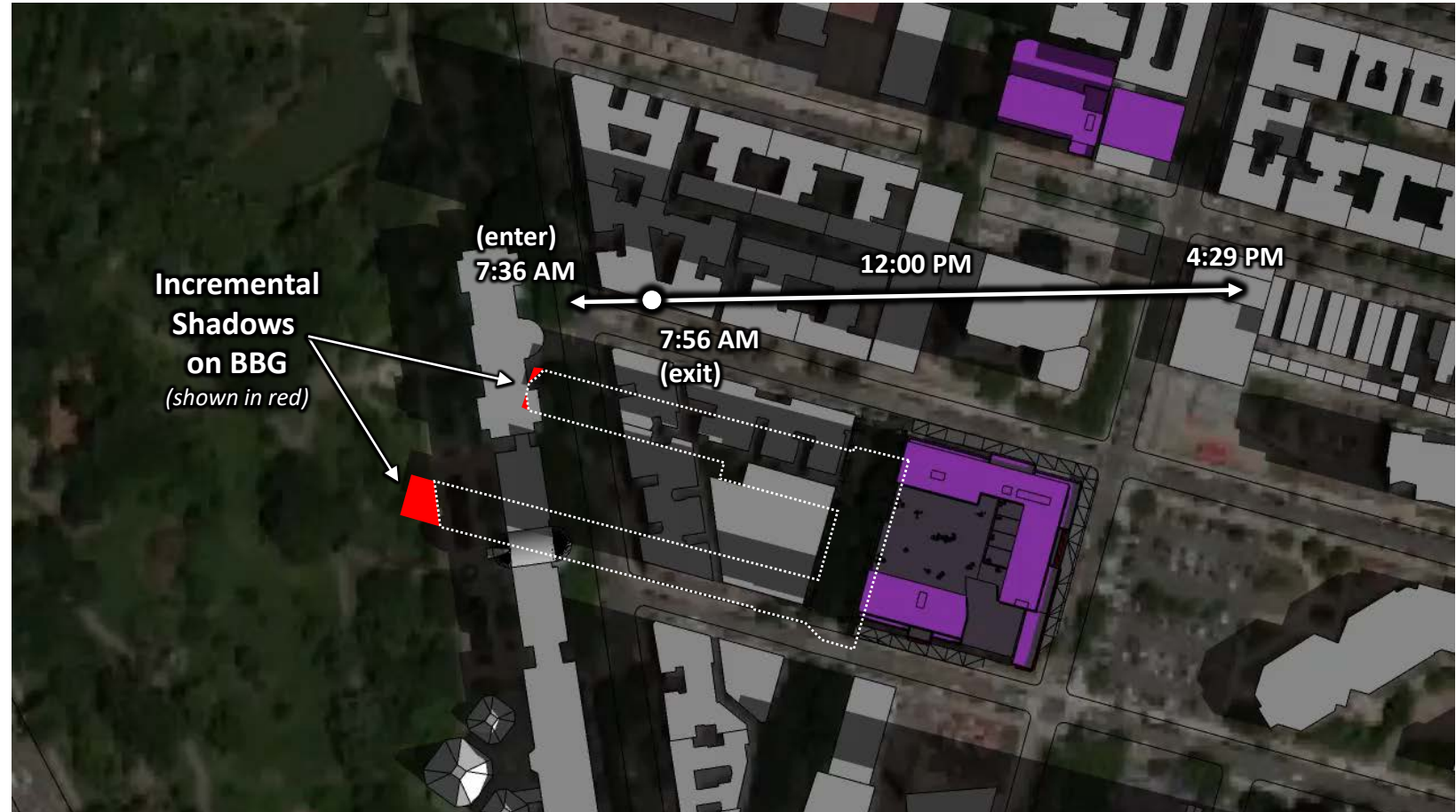
Representative Analysis Day: March 21 / Sept. 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
7:36 AM

Incremental
Shadows Exit:
7:56 AM

Incremental
Shadow Duration:
20 minutes



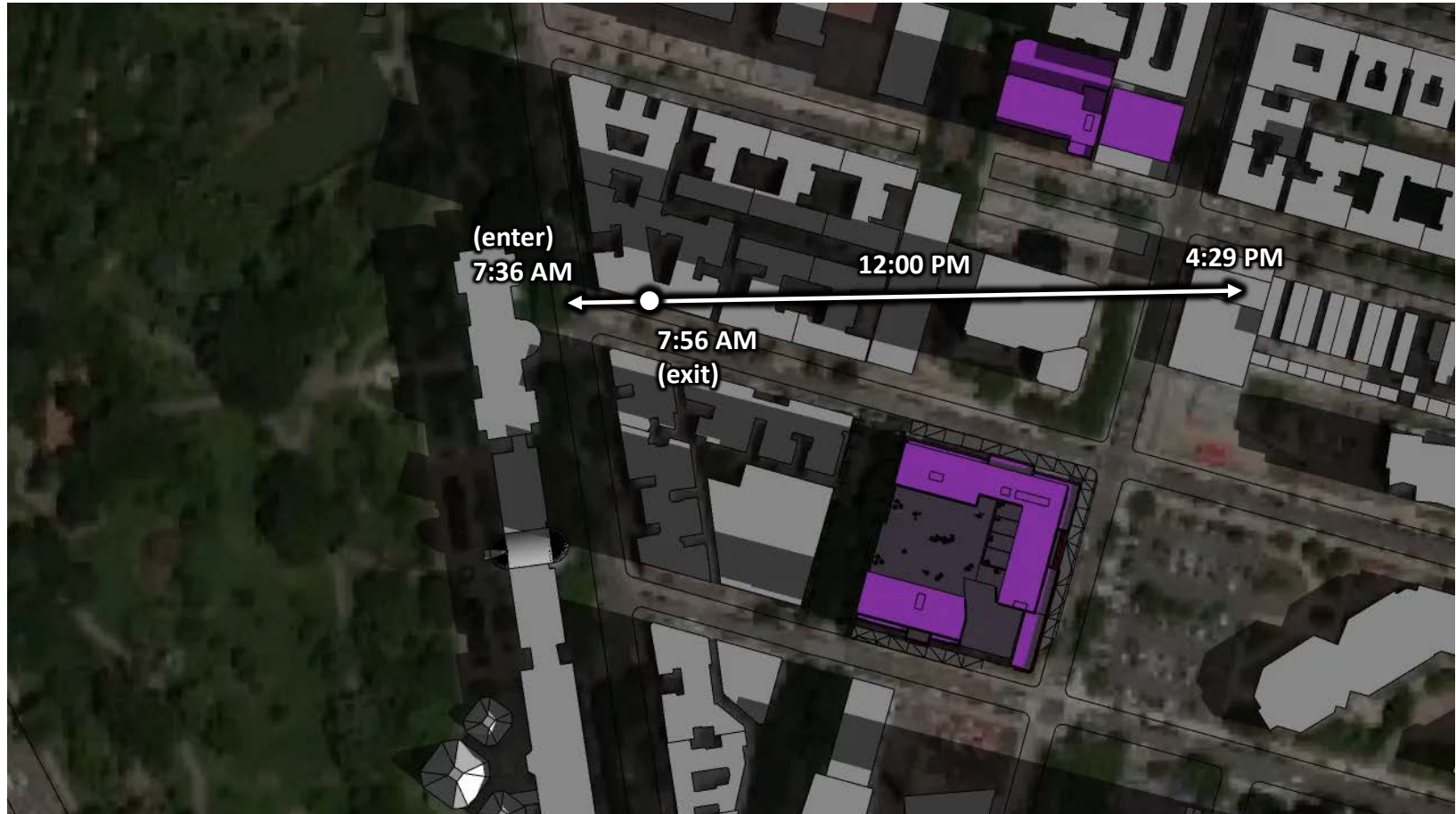
Representative Analysis Day: March 21 / Sept. 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
7:36 AM

Incremental
Shadows Exit:
7:56 AM

Incremental
Shadow Duration:
20 minutes



Representative Analysis Day: March 21 / Sept. 21

Brooklyn Botanic Garden

Incremental Shadow Enters:
7:36 AM

Incremental Shadows Exit:
7:56 AM

Incremental Shadow Duration:
20 minutes

7:50 AM



Representative Analysis Day: May 6 / August 6

Brooklyn Botanic Garden

Incremental
Shadow Enters:
6:27 AM

Incremental
Shadows Exit:
7:30 AM

Incremental
Shadow Duration:
1 hour 20 minutes



Representative Analysis Day: May 6 / August 6

Brooklyn Botanic Garden

Incremental
Shadow Enters:
6:27 AM

Incremental
Shadows Exit:
7:30 AM

Incremental
Shadow Duration:
1 hour 20 minutes



Representative Analysis Day: May 6 / August 6

Brooklyn Botanic Garden

Incremental Shadow Enters:
6:27 AM

Incremental Shadows Exit:
7:30 AM

Incremental Shadow Duration:
1 hour 3 minutes



6:27 AM

Representative Analysis Day: May 6 / August 6

Brooklyn Botanic Garden

Incremental Shadow Enters:
6:27 AM

Incremental Shadows Exit:
7:30 AM

Incremental Shadow Duration:
1 hour 3 minutes



6:45 AM

Representative Analysis Day: May 6 / August 6

Brooklyn Botanic Garden

Incremental Shadow Enters:
6:27 AM

Incremental Shadows Exit:
7:30 AM

Incremental Shadow Duration:
1 hour 3 minutes

7:15 AM



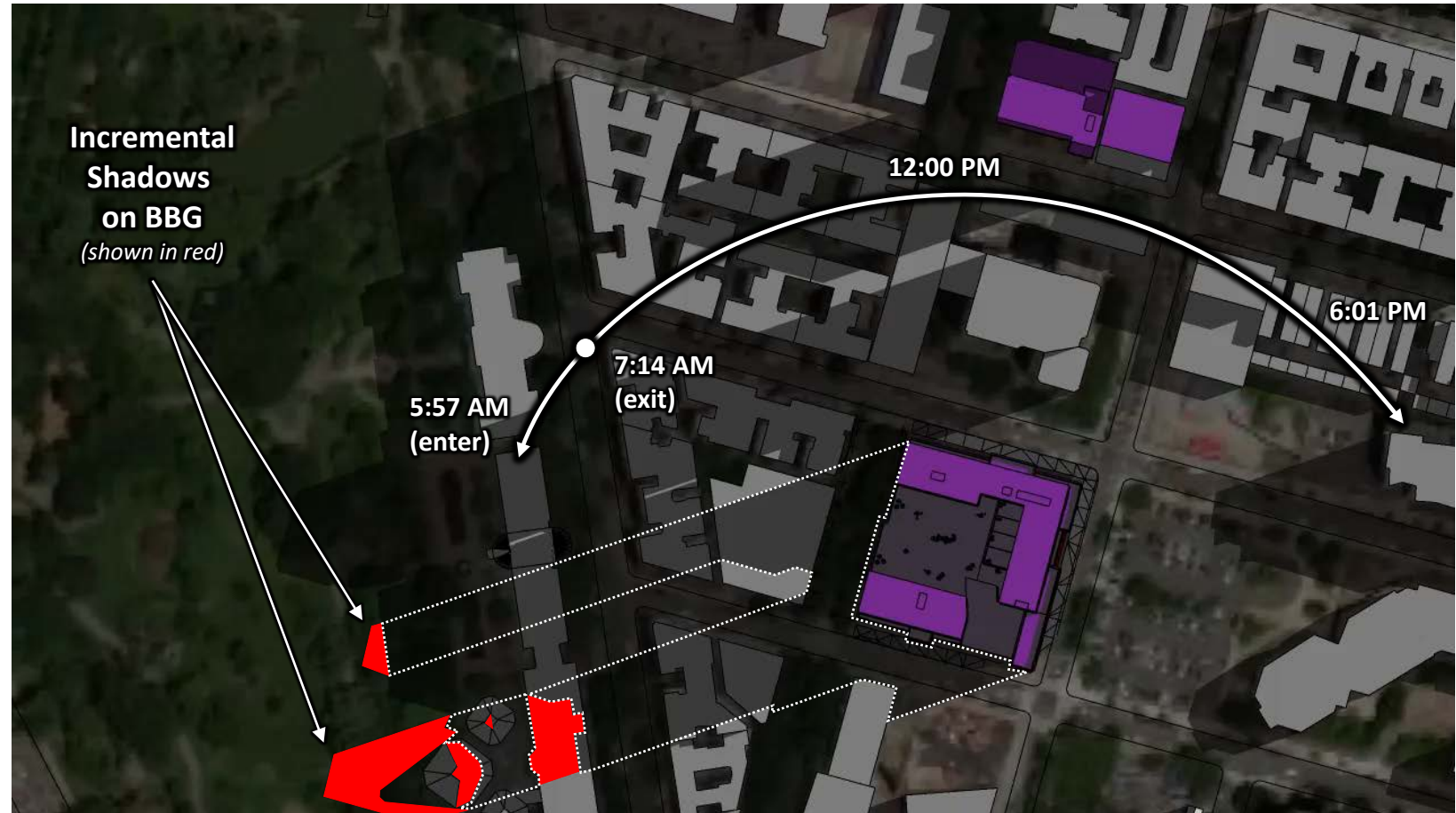
Representative Analysis Day: June 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
5:57 AM

Incremental
Shadows Exit:
7:14 AM

Incremental
Shadow Duration:
1 hour 17 minutes



Representative Analysis Day: June 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
5:57 AM

Incremental
Shadows Exit:
7:14 AM

Incremental
Shadow Duration:
1 hour 17 minutes



Representative Analysis Day: June 21



Representative Analysis Day: June 21



Representative Analysis Day: June 21

Brooklyn Botanic Garden

Incremental Shadow Enters:
5:57 AM

Incremental Shadows Exit:
7:14 AM

Incremental Shadow Duration:
1 hour 17 minutes



7:00 AM

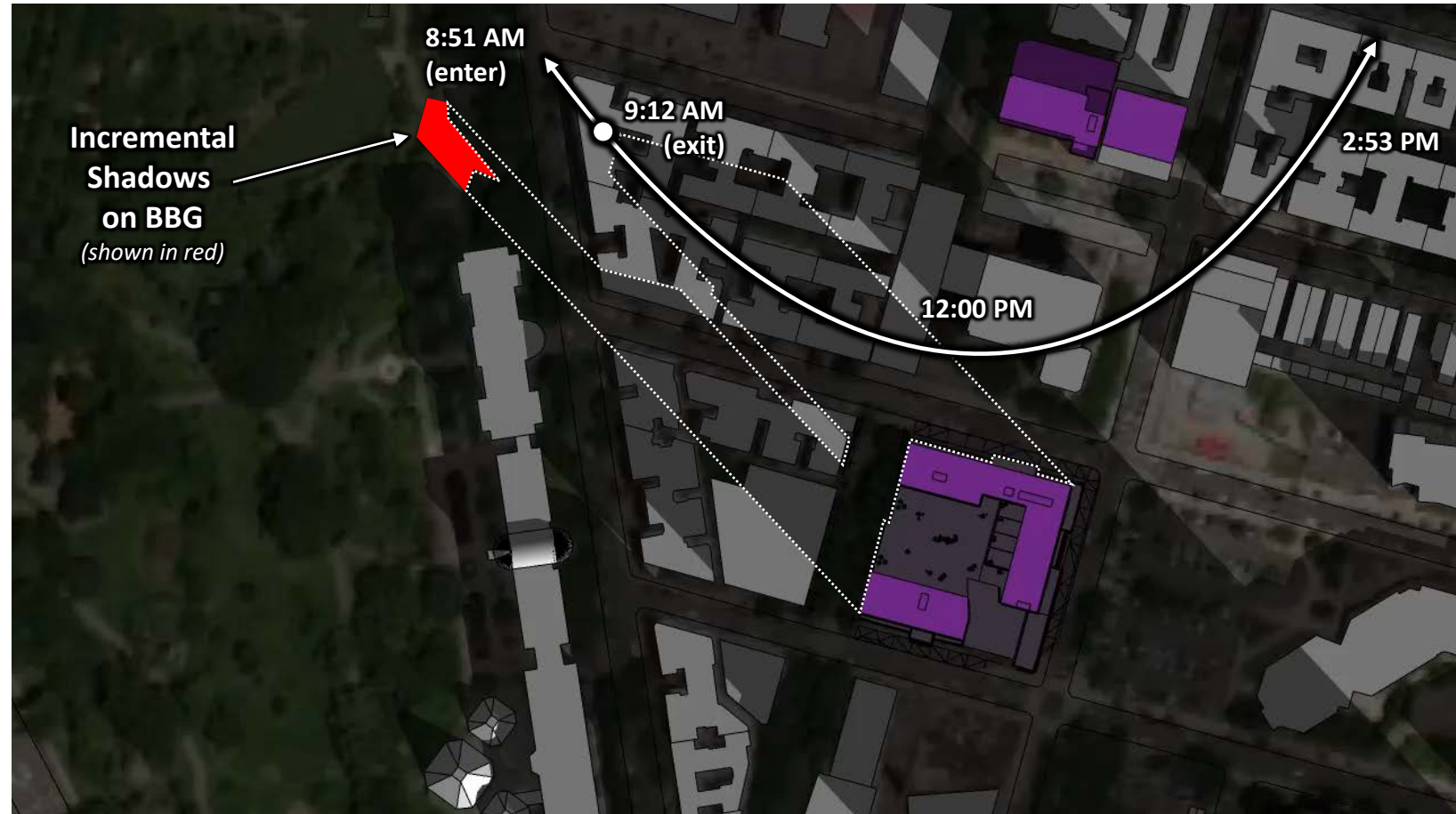
Representative Analysis Day: December 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
8:51 AM

Incremental
Shadows Exit:
9:12 AM

Incremental
Shadow Duration:
21 minutes



Representative Analysis Day: December 21

Brooklyn Botanic Garden

Incremental
Shadow Enters:
8:51 AM

Incremental
Shadows Exit:
9:12 AM

Incremental
Shadow Duration:
21 minutes



Representative Analysis Day: December 21

