NY Methodist Hospital

Proposed Zoning Calculations

Applicable

ZR Section

Maps

1. Zoning Districts: Map 16C
   - R6 & R6-C1-3
   - R6B
   - R7B

2. Lot Area = 120,569 SF
   - R6 - 103,348 SF
   - R6-C1-3 - 20,000 SF (included in R6 Lot Area)
   - R6B - 11,213 SF
   - R7B - 9,068 SF

3. Permitted Uses
   - Use Groups (UG)
     - Residential: UG 1, 2
     - Community Facility: UG 3, 4
     - Commercial: UG 6 (C1-3 commercial overlay district only)

4. Uses
   - Existing Uses
     - UG 4: Non-profit or voluntary hospitals and related facilities
     - UG 3: Non-profit hospital staff dwelling
     - UG 6: Retail uses
   - Proposed Uses
     - Existing: Uses to Remain: UG 4, UG 6 and UG 3 to remain
     - Proposed: UG 4A: Ambulatory diagnostic and health treatment care
       facility. COMPLIES

5. Floor Area
   - Floor Area Proposed (See Z-06)
     - Maximum FAR
       - R6 - 4.80
       - R6B - 2.0
       - R7B - 3.0
     - Maximum Zoning Floor Area (ZFA)
       - R6 = 481,670 ZFA (includes R6-C1-3)
       - R6B = 22,426 ZFA
       - R7B = 27,024 ZFA
       - (9,008 SF x 3) = 27,024 ZFA
     - Total permitted ZFA for zoning lot: 531,120

b. Floor Area Proposed
   - Existing ZFA to Remain = 73,720 ZFA Med Arts Bldg.
     - (Includes 16,005 SF of retail)
   - Existing ZFA to Remain = 87,314 ZFA Wesley House
   - Proposed additional ZFA = 210,600 ZFA (See Z-04)
   - Total Proposed ZFA = 378,334 ZFA COMPLIES

R6B
   - Existing ZFA to Remain = 0 ZFA
   - Proposed additional ZFA = 46,087 ZFA (See Z-04)
   - Total Proposed ZFA = 46,087 ZFA DOES NOT COMPLY
     Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries
     (See BSA Cal. No. 280-13-BZ)

R7B
   - Existing ZFA to Remain = 0 ZFA
   - Proposed additional ZFA = 41,175 ZFA (See Z-04)
   - Total Proposed ZFA = 41,175 ZFA DOES NOT COMPLY
     Requires Board of Standards and Appeals waiver to allow distribution of floor area across zoning district boundaries
     (See BSA Cal. No. 280-13-BZ)

Total Proposed additional ZFA for Zoning Lot = 303,862 ZFA
Total Proposed ZFA for Zoning Lot = 465,396 ZFA
(Existing to Remain and Proposed) COMPLIES (See Z-04)

6. Parking
   - Minimum permitted number of accessory parking spaces: 150
a. Required: Accessory Off-Street Parking Spaces for Developments and
   Enlargements
   - UG 4: Ambulatory Diagnostic or Treatment Health Care: 1 space per 500 SF of floor area
     - 333,380 SF / 500 SF = 667 required spaces
   - Retail: 1 space per 400 SF of floor area
     - 30,412 SF / 400 SF = 76 required parking spaces
   - Hospitals and related facilities: 1 space per 8 beds
     - 49 required spaces accessory to hospital uses on Block 1086

b. Accessory Off-Street Parking Spaces Proposed:
   - Existing Parking Spaces = 567
     - 518 spaces (see BSA Special Permit, 11 January 1994, Cal. 1142-92-BZ)
   - 70 required parking spaces accessory to retail
   - 49 required parking spaces accessory to Wesley House
   - 393 permitted parking spaces accessory to hospital related uses
   - 49 required spaces in doctors' lot, accessory to hospital uses on Block 1086

- Existing to be remain = 480
- 480 spaces in garage and parking deck (38 spaces to be eliminated)
- 76 required parking spaces accessory to retail
- 49 required parking spaces accessory to Wesley House
- 239 permitted parking spaces accessory to hospital related uses
- 49 required spaces accessory to hospital uses on Block 1086
- 67 required spaces accessory to new development
- Proposed additional spaces = 350
- Total spaces accessory to new development = 417 (67 spaces in existing garage and parking deck and 350 new spaces)

NOTE:
- Calculations pertaining to lot area, uses, floor area and number of required and permitted accessory parking spaces imposed those set forth in approved Drawings R7-3 and R7-4, dated 1/22/93. All other zoning calculations shown on Drawings R7-3 and R7-4 remain applicable as set forth therein.

- Development of Use Group 4 ambulatory diagnostic and health treatment care facility, on proposed zoning lot requires variance to modify regulations pertaining to distribution of floor area across district boundaries, lot coverage, rear yards and rear yard equivalents, height and setback, rear yard setbacks, and number and surface area of signs. See application and drawings submitted under BSA Cal. No. 280-13-BZ.

Amendment to BSA, Cal. No. 142-92-BZ
510 5th St, Brooklyn, NY 11215

Proposed Zoning Calculations
Z-04
THROUGH LOT A (R6)

CORNERS LOT A (R6 / C1-3) AND THROUGH LOT A (R6B)

REMAINING PORTION OF PROPOSED ZONING LOT

NOTE:
- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 269-13-BZ.

Proposal Sections
Z-06
NOTE:
- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN
  ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ

- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING
  IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.
NOTE:
- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ
- LOADING DOCK AND BOILER PLANT STRUCTURE FOR NEW BUILDING IS SHOWN FOR INFORMATION ONLY. SEE BSA CAL. NO. 289-13-BZ.
NOTE:

- EXISTING MEDICAL ARTS BUILDING TO REMAIN AS SHOWN ON APPROVED PLANS UNDER BSA CAL. NO. 142-92-BZ

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