June 16, 2014

Via Hand Delivery

Hon. Meenakshi Srinivasan, Chair
New York City Board of Standards and Appeals
250 Broadway, 29th Floor
New York, NY 10007

Re: New York Methodist Hospital
Center for Community Health
505-525 6th Street (Block 1084, Lots 39, 164, 1001, and 1002)
BSA Cal. No. 289-13-BZ

Dear Chair Srinivasan:

Here are one (1) original and one (1) copy of Drawings G-01, Z-02 through Z-22, Z-46 through Z-48, and Z-52, dated June 13, 2014, in support of an application on behalf of New York Methodist Hospital for a variance to allow the development of a new outpatient care facility, known as the Center for Community Health, on the Hospital’s main campus in Park Slope, Brooklyn. At the request of BSA staff, the Drawings have been redated, and the existing and complying conditions Drawings have been omitted from the set. These changes are reflected in the table of contents on Drawing G-01. No other modifications have been made to the Drawings.

Very truly yours,

Elise Wagner

Enclosures
Hon. Meenakshi Srinivasan  
June 16, 2014  
Page 2

cc: Brooklyn Community Board 6  
Hon. Eric Adams – Brooklyn Borough President  
Hon. Brad Lander – City Council Member 39th District  
Ira Gluckman, R.A. – Department of Buildings, Brooklyn  
Purnima Kapur – Department of City Planning  
Christopher Holme – Department of City Planning
The Center for Community Health
541 6th St. Brooklyn, NY 11215

NYM HOSPITAL
556 6th St.
Brooklyn, NY 11215

PERKINS EASTMAN
115 5th Ave.
New York, NY 10013

BSA Cal. No. 289-13-BZ

6 Resubmission BSA Application Set 06-13-2014
5 Amended BSA Application Set 04-22-2014
4 Amended BSA Application Set 03-04-2014
3 Amended BSA Application Set 01-29-2014
2 Response to BSA Notice of Comments 12-10-2013
1 BSA Application Set 10-16-2013

Proposed Site Plan

Z-02
2. Existing Lot Coverage

a. Existing Lot Coverage Permitted:
   - 636.470 SF (See Zoning Lot 609.120 SF)

b. Excess Lot Coverage:
   - 53.720 SF

3. Applicable Zoning Districts: Map 16C

4. Uses

   a. Residential: UG 1, 2
   b. Commercial: UG 4A Ambulatory diagnostic and health treatment care
   c. Community Facility: UG 3, 4

5. Floor Area Proposed (See Z-06)

   Through Lot A - 27,001.4 SF (9,008 SF x 3.27)
   - Through Lot C - 10,300.8 SF
   - Through Lot D - 7,201.0 SF (2,344 SF x 3.06)

6. Existing Zoning Floor Area (ZFA)

   a. Floor Area Permitted (See Z-06)
      - 4.60
   b. Existing to Remain: See BSA Variance (11 January 1994 Cal. 142-92-12Z)
   c. Proposed: UG 4A Ambulatory Diagnostic or Treatment Health Care Facilities

7. Height and Setback

   a. Required
      - Minimum height of Front Wall: 60 ft. or 6 stories whichever is less
      - Minimum height of Side Wall: 40 ft. or 4 stories whichever is less
      - Minimum height of Rear Wall: 20 ft. (whichever is less)
      - Maximum height of Rear Wall: 60 ft. or 6 stories whichever is less
      - Maximum height of Side Wall: 40 ft. or 4 stories whichever is less
      - Maximum height of Rear Wall: 60 ft. or 6 stories whichever is less

   b. Existing to Remain:
      - Maximum: See BSA Variance (11 January 1994 Cal. 142-92-12Z)
      - Minimum: 10 ft. above max. base height
      - Minimum: 10 ft. above max. base height

   c. Proposed (See Z-06)
      - Minimum: 10 ft. above max. base height
      - Maximum: 10 ft. above max. base height

8. Curb Cuts for Accessory Off-Street Parking

   a. Required Accessory Off-Street Parking Spaces for Developments or
      Enlargements
      - Minimum: 4 spaces
      - Maximum: 6 spaces
      - Required: 7 spaces

   b. Accessory Off-Street Parking Spaces Proposed: 7 spaces
      - Existing loading berths: 2 See BSA Variance (11 January 1994 Cal. 142-92-12Z)
      - Proposed additional loading berths - 2 Loading berths

9. Bicycle Parking

   a. Required Accessory Bicycle Parking Spaces for Developments or
      Enlargements
      - Minimum: 4 spaces
      - Maximum: 6 spaces
      - Required: 7 spaces

   b. Accessory Bicycle Parking Spaces Proposed: 7 spaces
      - Existing: 2 spaces
      - Proposed: 5 spaces

10. Parking

    a. Required Accessory Parking Spaces for Development and
       Enlargements
       - Minimum: 4 spaces
       - Maximum: 6 spaces
       - Required: 7 spaces

    b. Accessory Off-Street Parking Spaces Proposed:
       - Minimum: 4 spaces
       - Maximum: 6 spaces
       - Proposed: 7 spaces

11. Curb Cut for Accessory Off-Street Parking

    a. Required: 2 Curb cuts to remain

12. Accessory Street Loading Berths

    a. Accessory Street Loading Berths Proposed
      - Minimum: 1 space
      - Maximum: 1 space
      - Proposed: 1 space

    b. Accessory Street Loading Berths Proposed
      - Minimum: 1 space
      - Maximum: 1 space
      - Proposed: 1 space

13. Street Trees

    a. Street Trees Required for Developments or Enlargements that increase the floor
       area on a zoning lot by 20% or more
      - Minimum: 1 space
      - Maximum: 1 space
      - Proposed: 1 space

    b. Street Trees Proposed for Development or Enlargements that increase the floor
       area on a zoning lot by 20% or more
      - Minimum: 1 space
      - Maximum: 1 space
      - Proposed: 1 space

14. Signs

    a. Signs Proposed (see Z-12)
      - Minimum: 1 sign
      - Maximum: 1 sign
      - Proposed: 1 sign

15. Zoning Calculations

    a. Amended Zoning Calculations: 29.50 ZFA
      - Minimum: 42.50 ZFA
      - Maximum: 42.50 ZFA
      - Proposed: 42.50 ZFA

The proposed calculations are based on the following assumptions:

- Zoning Lot: 42.50 ZFA
- Proposed Building Area: 29.50 ZFA
- Existing Zoning Floor Area: 22.50 ZFA
- Proposed Zoning Floor Area: 29.50 ZFA
- Existing Building Area: 22.50 ZFA
- Proposed Building Area: 29.50 ZFA
Non-Compliances (See Z-8 - Z-11)

1. Distribution of floor area across district boundaries. ZR 77-21 and 77-02

2. Lot coverage in the R6, R6B and R7B zoning districts ZR 24-11.

3. Required rear yard in the R6 zoning district and required rear yard equivalents in the R6 and R6B zoning districts. ZR 24-33, 24-36, and 24-382

4. Height and setback in the R6 zoning district ZR 24-522

5. Base height and maximum building height in the R6B zoning district, and street wall location in the R6B zoning district ZR 23-633 and 24-522

6. Required setbacks from the rear yard line in the R6 and R6B zoning districts ZR 24-552

7. Number and surface area of signs ZR 22-321

Note:

A portion of this zoning lot is subject to a prior approval of the Board of Standards and Appeals:

1. BSA Cal. No. 142-92 BZ which granted (i) a variance waiving applicable requirements for height and setback (ZR 33-431), location of entrance to a group parking facility accessory to commercial uses (ZR 22-10, 77-12, and 77-332), required number of loading berths (ZR 36-63), and enclosure of and location of entrance to loading berths (ZR 22-10, 36-683, 77-12, and 77-332); and (ii) an application for a special permit modifying the maximum permitted size of an accessory group parking facility (ZR 73-48). Proposed development requires a modification of the drawings approved in connection with the special permit to accommodate required parking for the proposed development in the existing garage and parking deck.
The Center for Community Health
541 6th St. Brooklyn, NY 11215

NYM HOSPITAL PERKINS EASTMAN
506 6th St. 115 5th Ave.
Brooklyn, NY 11215 New York, NY 10003

Proposed Curb Level
Base Plane Z-05
Scale of 1 to 200

AVERAGE CURB LEVELS AND BASE PLANE ELEVATIONS:

CORNER LOT A: EL 105.22'
[5TH ST.: (103.7' + 107.79' / 2) + 7TH AVE.: (103.44' + 105.95' / 2)] / 2 = EL 105.22'

CORNER LOT B: EL 109.21'
[6TH ST.: (109.42' + 112.96' / 2) + 7TH AVE.: (108.53' + 105.95' / 2)] / 2 = EL 109.21'

THROUGH LOT A (5TH ST.): EL 112.10'
[107.79' + 116.57' / 2 = EL 112.10'

THROUGH LOT A (6TH ST.): EL 116.86'
[112.96' + 120.76' / 2 = EL 116.86'

THROUGH LOT B (5TH ST.): EL 118.72'
[116.57' + 120.76' / 2 = EL 118.72'

THROUGH LOT B (6TH ST.): EL 122.62'
[120.76' + 124.47' / 2 = EL 122.62'

INTERIOR LOT: EL 126.44'
[124.47' + 128.40' / 2 = EL 126.44'

CORNER LOT C: EL 131.83'
[6TH ST.: (128.40' + 132.18' / 2) + 8TH AVE.: (133.23' + 133.36' / 2)] / 2 = EL 131.83'

CORNER LOT D: EL 131.23'
[5TH ST.: (127.73' + 132.19' / 2) + 8TH AVE.: (133.23' + 134.68' / 2)] / 2 = EL 131.23'

BSA Application Set 06-13-2014
Amended BSA Application Set 04-22-2014
Amended BSA Application Set 03-04-2014
Amended BSA Application Set 01-28-2014
Response to BSA Notice of Comments 12-10-2013
BSA Application Set 10-16-2013

The diagram shows the development site, zoning lot boundary, and zoning district boundary. It also includes existing conditions and proposed changes, with average curb levels and base plane elevations for different lots and through streets.
**Lot Coverage: 24-11, 24-12**

<table>
<thead>
<tr>
<th>Zoning Lot</th>
<th>Lot Area (SF)</th>
<th>Proposed Lot Coverage (SF)</th>
<th>Existing Lot Coverage (SF)</th>
<th>Existing Lot Coverage (%)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner Lot A</td>
<td>10,000 SF</td>
<td>7,000</td>
<td>7,000</td>
<td>70%</td>
</tr>
<tr>
<td>Corner Lot B</td>
<td>10,000 SF</td>
<td>7,000</td>
<td>7,000</td>
<td>70%</td>
</tr>
<tr>
<td>Through Lot A</td>
<td>41,536 SF</td>
<td>37,914</td>
<td>7,000</td>
<td>17.5%</td>
</tr>
<tr>
<td>Through Lot B (R6B)</td>
<td>11,213 SF</td>
<td>6,728</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Through Lot B (R6)</td>
<td>11,213 SF</td>
<td>7,288</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>17,611 SF</td>
<td>11,647</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Corner Lot C</td>
<td>10,000 SF</td>
<td>7,000</td>
<td>0</td>
<td>0%</td>
</tr>
<tr>
<td>Corner Lot D</td>
<td>8,008 SF</td>
<td>7,288</td>
<td>0</td>
<td>0%</td>
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<tr>
<td><strong>Subtotal</strong></td>
<td><strong>120,601 SF</strong></td>
<td><strong>80,680</strong></td>
<td><strong>21,285</strong></td>
<td><strong>26%</strong></td>
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</table>

**Lot Coverage: Compliance (Continued)**

<table>
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<tr>
<th>Zoning Lot</th>
<th>Additional Proposed (SF)</th>
<th>Additional Proposed (%)</th>
<th>Total Existing + Proposed (SF)</th>
<th>Total Existing + Proposed (%)</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Corner Lot A</td>
<td>0</td>
<td>0%</td>
<td>7,000</td>
<td>70%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Corner Lot B</td>
<td>0</td>
<td>0%</td>
<td>7,000</td>
<td>70%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Through Lot A</td>
<td>5,400</td>
<td>14%</td>
<td>13,125</td>
<td>31.58%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Through Lot B (R6B)</td>
<td>9,075</td>
<td>88.9%</td>
<td>9,075</td>
<td>88.9%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Through Lot B (R6)</td>
<td>10,943</td>
<td>92%</td>
<td>10,943</td>
<td>92%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Interior Lot</td>
<td>11,760</td>
<td>66.78%</td>
<td>11,760</td>
<td>66.78%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Corner Lot C</td>
<td>9,740</td>
<td>97.4%</td>
<td>9,740</td>
<td>97.4%</td>
<td>COMPLIES</td>
</tr>
<tr>
<td>Corner Lot D</td>
<td>8,550</td>
<td>94.9%</td>
<td>8,550</td>
<td>94.9%</td>
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</tr>
<tr>
<td><strong>Subtotal</strong></td>
<td><strong>56,208</strong></td>
<td><strong>46.6%</strong></td>
<td><strong>77,493</strong></td>
<td><strong>64.4%</strong></td>
<td>COMPLIES</td>
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</tbody>
</table>

**Proposed Lot Coverage**

- Z-06

1. BSA Application Set 10-16-2013
2. Response to BSA Notice of Comments 12-10-2013
3. Amended BSA Application Set 01-28-2014
4. Amended BSA Application Set 04-22-2014
5. Amended BSA Application Set 03-04-2014
6. Resubmission BSA Application Set 06-13-2014
DEVELOPMENT SITE

ZONING LOT BOUNDARY

ZONING DISTRICT BOUNDARY

Rear Yard Setback 24-552 (R6)

a. Rear Yard Requirements
   No portion of a building more than 125 ft. above yard level shall be near a rear
   yard line than 20 ft.

b. Rear Yard Proposed
   Proposed building (Partial) on Through Lot A (R6)
   COMPLIES
   Proposed building (Partial) on Through Lot B (R6/R6B)
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.
   Proposed building (Partial) on Interior Lot (R6)
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.

Rear Yard Equivalents 24-382

a. Rear Yard Equivalents Required
   Previously identified rear yard equivalents for through lots A (R6) and B
   (R6/R6B) required as per 24-382(a).

b. Rear Yard Equivalents Proposed
   Proposed building (Partial) on Through Lot A (R6)
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.
   Proposed building (Partial) on Through Lot B (R6/R6B)
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.
   Proposed building (Partial) on Interior Lot (R6)
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.

Rear Yards 24-36

a. Rear Yard Required
   Minimum depth of 30.0' at every rear lot line
   Rear yard required for interior lots

b. Rear Yards Proposed
   Proposed building (Partial) on Interior Lot
   DOES NOT COMPLY: Requires Board of Standards and Appeals waiver or
   modification.

Side Yards 24-35

a. Side Yards, Not Required
   Minimum of 8 ft. if provided at any level.

b. Side Yards Proposed
   No side yards are proposed.
   COMPLIES
EXISTING CURB CUT
PARKING/LOADING
5TH STREET
60'NARROW STREET
EXISTING CURB CUT
PARKING/LOADING DOCK
M
EXISTING MEDICAL ART BUILDING TO REMAIN
EXISTING PARKING GARAGE TO REMAIN
58 SPACES
EXISTING WESLEY HOUSE TO REMAIN
OUTLOTS
EXISTING CURB CUT TO BE RELOCATED AND WIDENED
EXISTING CURB CUTS TO BE REMOVED
PROPOSED RELOCATED AND WIDENED CURB CUT
PARKING/PATIENT DROP OFF
LOCATION OF ACCESS TO THE STREET 25-30
a. Required Accessory Off-Street Parking Spaces for Developments or
   Enlargements - Use Group 4 Ambulatory Diagnostic or Treatment Health Care
   Facilities - 1 space per 800 SF of floor area.
   • 327,868 SF (includes non-storage cellar space) - 800 SF = 410
b. Accessory Off-Street Parking Spaces Proposed
   • Existing Parking Spaces = 567
   - 518 spaces (see BSA Special Permit, 11 January 1994, Cal. # 142 92-BZ)
   a. 76 required parking spaces accessory to retail
   b. 49 required parking spaces accessory to Wesley House
   c. 303 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)
   a. 76 required parking spaces accessory to retail
   b. 49 required parking spaces accessory to Wesley House
   c. 205 permitted parking spaces accessory to hospital related uses
   • Existing to be remain - 480
   - 480 spaces in garage and parking deck (38 spaces to be eliminated)
   a. 76 required parking spaces accessory to retail
   b. 49 required parking spaces accessory to Wesley House
   c. 246 permitted parking spaces accessory to hospital related uses
   • Existing to be remain - 480
   - 480 spaces in garage and parking deck (38 spaces to be eliminated)
   a. 76 required parking spaces accessory to retail
   b. 49 required parking spaces accessory to Wesley House
   c. 246 permitted parking spaces accessory to hospital related uses
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   b. 49 required parking spaces accessory to Wesley House
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   - 480 spaces in garage and parking deck (38 spaces to be eliminated)
   a. 76 required parking spaces accessory to retail
   b. 49 required parking spaces accessory to Wesley House
   c. 246 permitted parking spaces accessor
9 FLOORS SCREENED MECHANICAL
8 FLOORS SCREENED MECHANICAL
6 FLOORS

T.O. PARAPET, 140' 5.5" HT.
T.O. PARAPET, 127' 4.6" HT.

4" T.O. PARAPET

92' 4.6" HT.

6TH STREET
ACCESSORY SIGNAGE
SEE DETAIL 3 (Z-52)

7 FLOORS T.O. PARAPET
119' 5.5" HT.

4 FLOORS T.O. PARAPET
3 FLOORS

5TH STREET
EAST ELEVATION (8TH AVE.)
1" = 64'

WEST ELEVATION
1" = 64'

ELEVATIONS FOR ILLUSTRATIVE PURPOSES ONLY.

541 8th St. Brooklyn, NY 11215

The Center for Community Health

The Center for Community Health

Elevations
North/South Z-14

BSA Cal. No. 289-13-BZ
NOTE: -EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATE JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREBIN MODIFIED.

CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON GALAS SURVEYING GROUP DRAWING G13052 DATED 04-30-2013

NOTE: -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB.

-MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
The Center for Community Health

Proposed
Sixth
Floor Plan Z-19A

BSA Cal. No. 289-13-BZ

NOTE: -INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB.
-MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
5TH STREET

ROOF OF 1

ROOF OF 2

ROOF OF 3

ROOF OF 4

ROOF OF 7

SCREENED MECHANICAL SPACE

ENCLOSED MECHANICAL SPACE

CHILLER PLANT

SCREENED MECHANICAL SPACE

ROOF OF 1 LANDSCAPED ROOF

ROOF OF 2 LANDSCAPED ROOF

ROOF OF 3 LANDSCAPED ROOF

ROOF OF 4 LANDSCAPED ROOF

ROOF OF 5 LANDSCAPED ROOF

ROOF OF 6 LANDSCAPED ROOF

OUT LOTS

6TH STREET

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOE. MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
NOTE: EXISTING GARAGE SUBJECT TO BSA SPECIAL PERMIT, DATED JANUARY 11, 1994 (CAL. NO. 142-92-BZ), AS HEREBIN MODIFIED. CONDITIONS OF EXISTING GARAGE, TO THE EXTENT NOT MODIFIED AS PROPOSED, ARE BASED ON SOM DRAWING NUMBER A-4 DATED 05-06-97.

NOTE: INTERIOR LAYOUTS AS SHOWN SHALL BE SUBSTANTIALLY COMPLIED WITH, AND ALL EXITS SHALL BE APPROVED BY DOB. MAXIMUM OCCUPANT LOAD PER FLOOR / SPACE SHALL BE APPROVED BY DOB.
The Center for Community Health
The Center for Community Health
541 6th St, Brooklyn, NY 11215

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