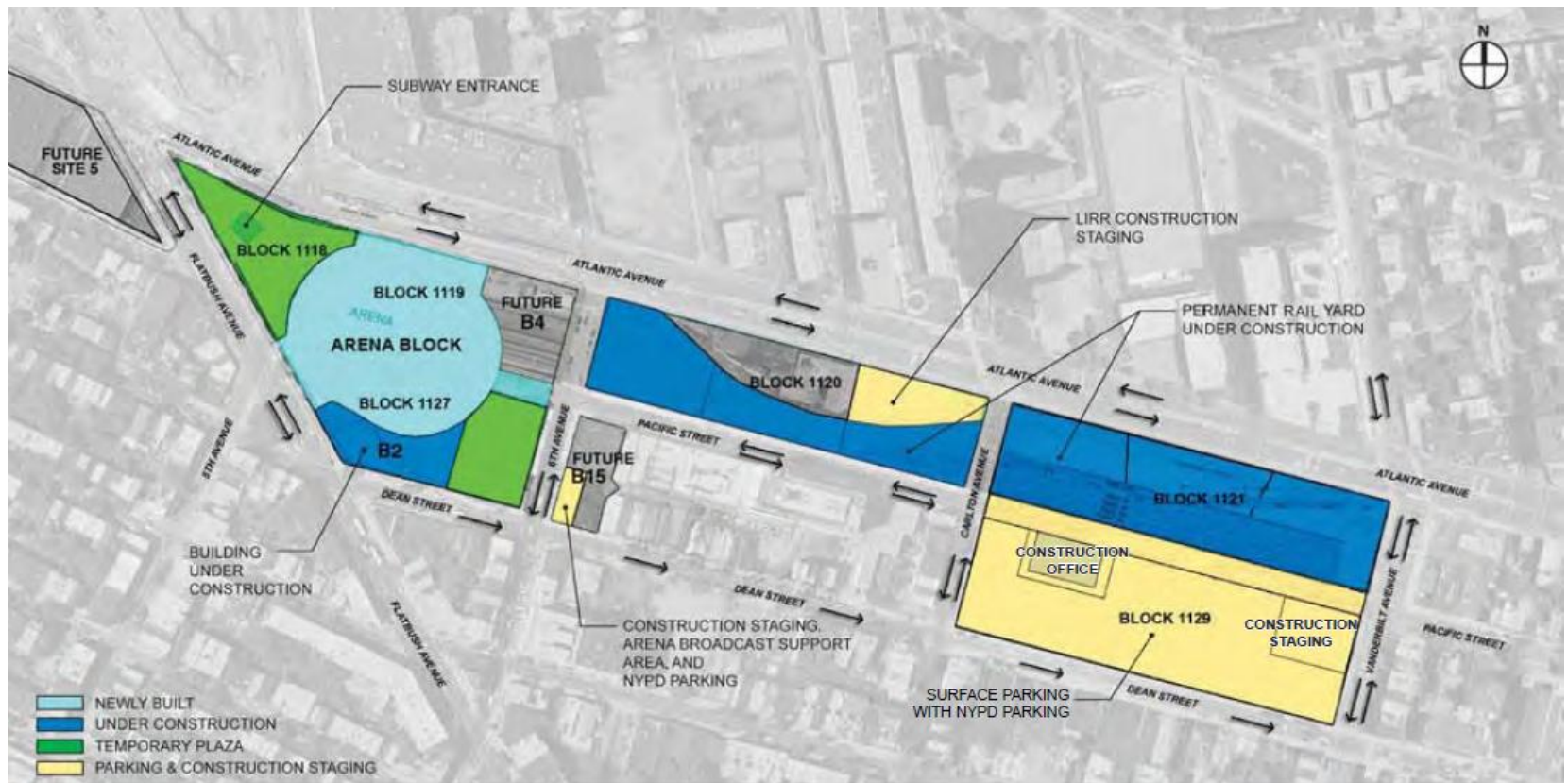




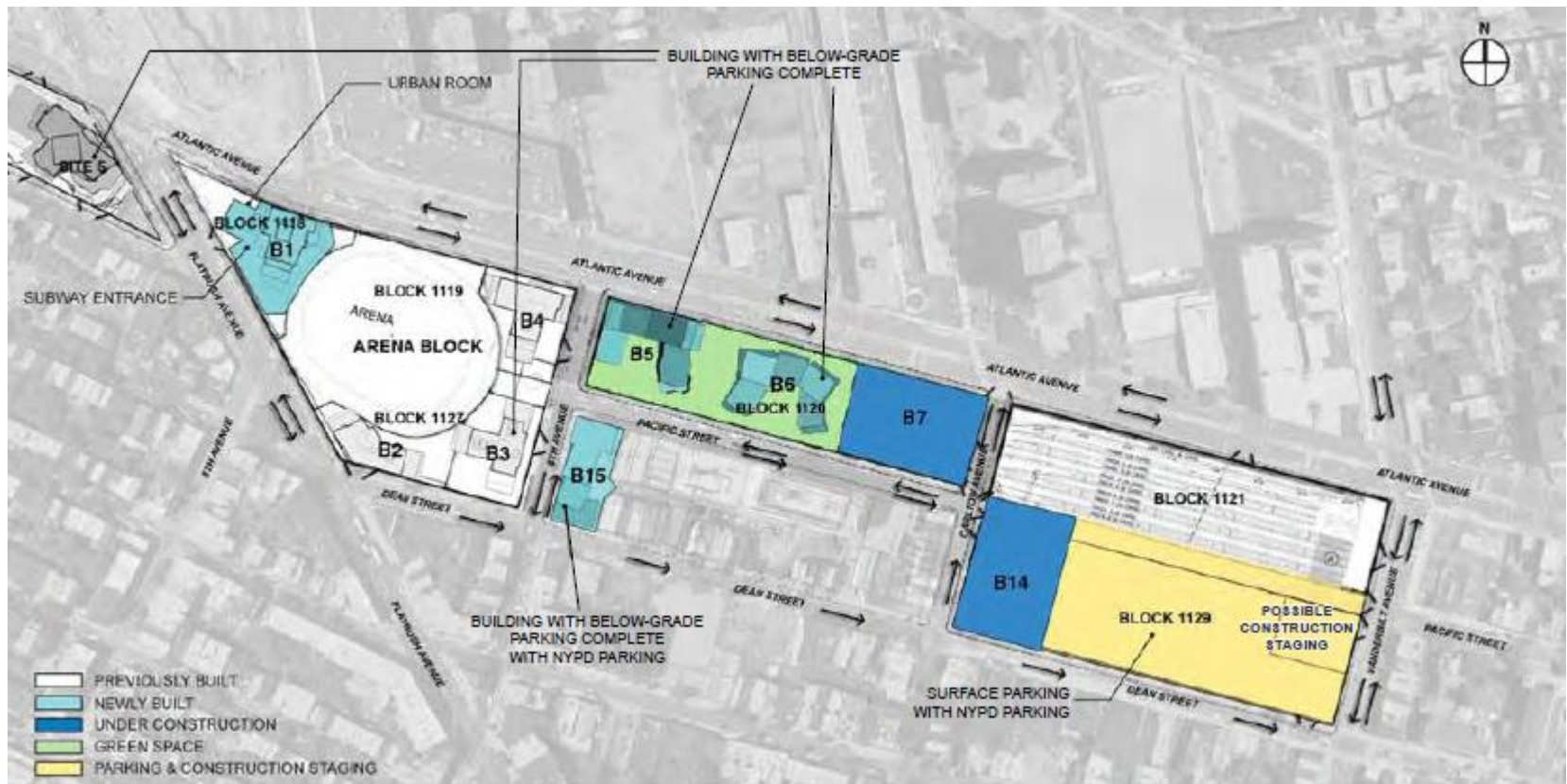
Parking on Block 1129: Challenges and opportunities

**Prospect Heights Neighborhood Development Council
March 8, 2012**

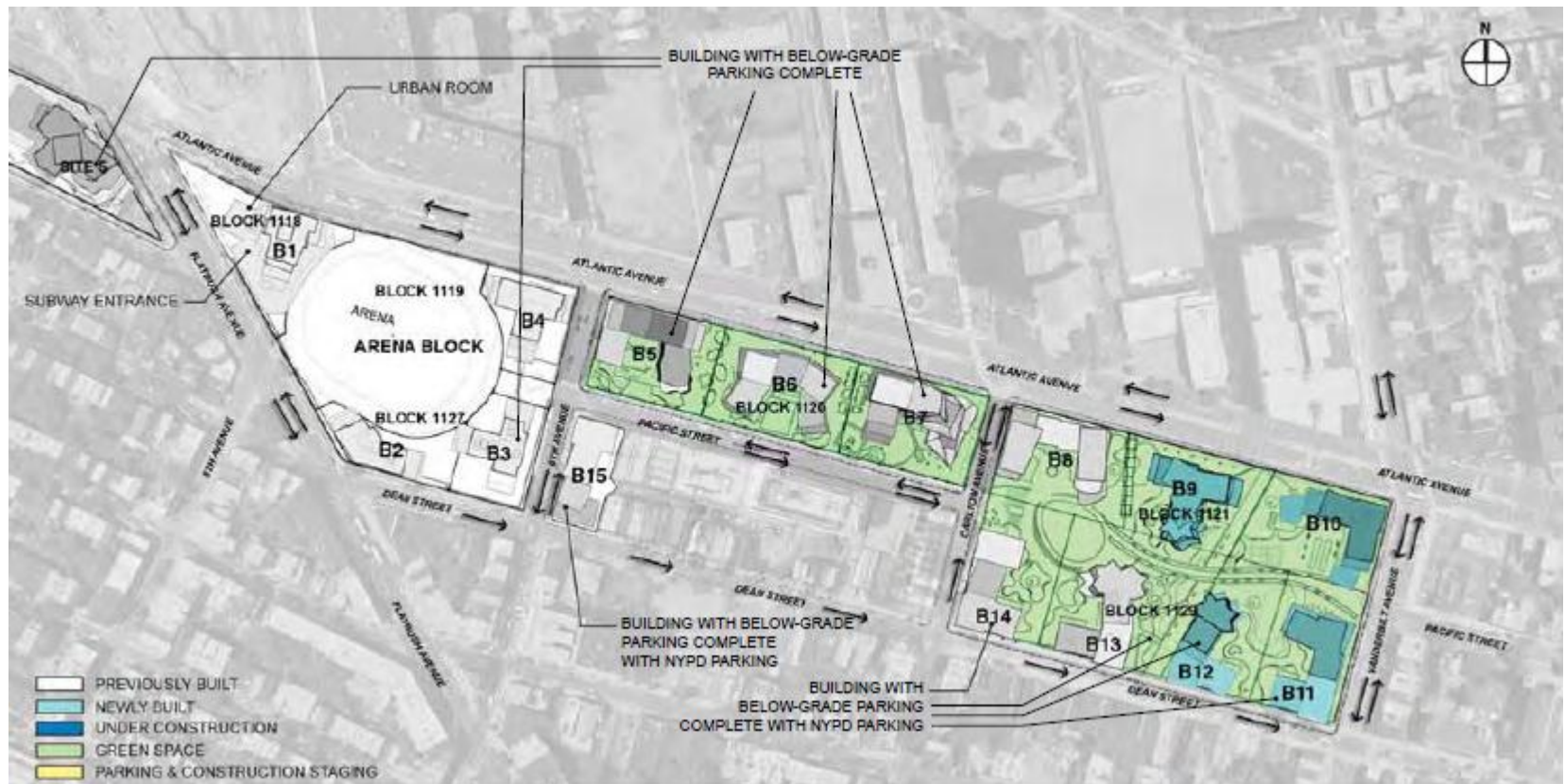
1129 is last to be developed in Phase II



1129 is last to be developed in Phase II



1129 is last to be developed in Phase II



Plans call for an initial 1,100 cars on 1129

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- From ESDC's December 2010 Technical Memo

Parking

Prior to the time when construction on Block 1129 is completed, the surface parking lot there would provide varying numbers of parking spaces to accommodate parking needs of construction workers during the workday and arena event traffic during the evenings and weekends. In addition, parking for police vehicles would be provided until permanent parking for those vehicles is available. When necessary, stackers would be in use to allow for the parking of up to two cars per space and a total surface lot capacity of up to the 1,100 cars. Consistent

Nothing may be built on 1129 for 10 years...

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- From the Atlantic Yards Development Agreement

(c) **Block 1129 Construction.** Subject to Section 8.8 below, Interim Developer shall Commence Construction (or cause the Commencement of Construction) on Block 1129 of at least one residential building constituting a portion of the Phase II Improvements within ten (10) years of the Project Effective Date, subject to Unavoidable Delays. Once commenced, Interim Developer shall, or shall cause the applicable Tenant to, diligently prosecute construction of such building until Substantial Completion. For purposes of this Section 8.7(c) only, the term "Unavoidable Delays" shall include Market Financing Unavailability.

...and parking use may continue for 25 years

8

- From the Atlantic Yards Development Agreement

8.7 Phase II Construction. AYDC or Interim Developer shall, or shall cause their respective Affiliates to, Substantially Complete (or shall cause to be Substantially Completed) Improvements (primarily of a residential, retail and community facility use) on the Phase II Property encompassing a minimum of Two Million Nine Hundred Seventy Thousand (2,970,000) gross square feet; the School (if applicable), an intergenerational community center with space for at least 100 children for publicly funded day care, no less than eight (8) acres of Open Space as detailed in Section 8.7(b), the Phase II Affordable Housing, the Platform (collectively, "Phase II Improvements") and all Phase I Improvements, within twenty-five (25) years following the Project Effective Date (the "Outside Phase II Substantial Completion Date"), subject to Unavoidable Delays. For purposes of this Section 8.7 only, the term "Unavoidable Delay" shall include any delays in the performance of the Development Work resulting because of the terms of Section 8.8(a)(iii) below and the continuation of an Affordable Housing Subsidy Unavailability.

1,100 cars on a single block is a blight

9

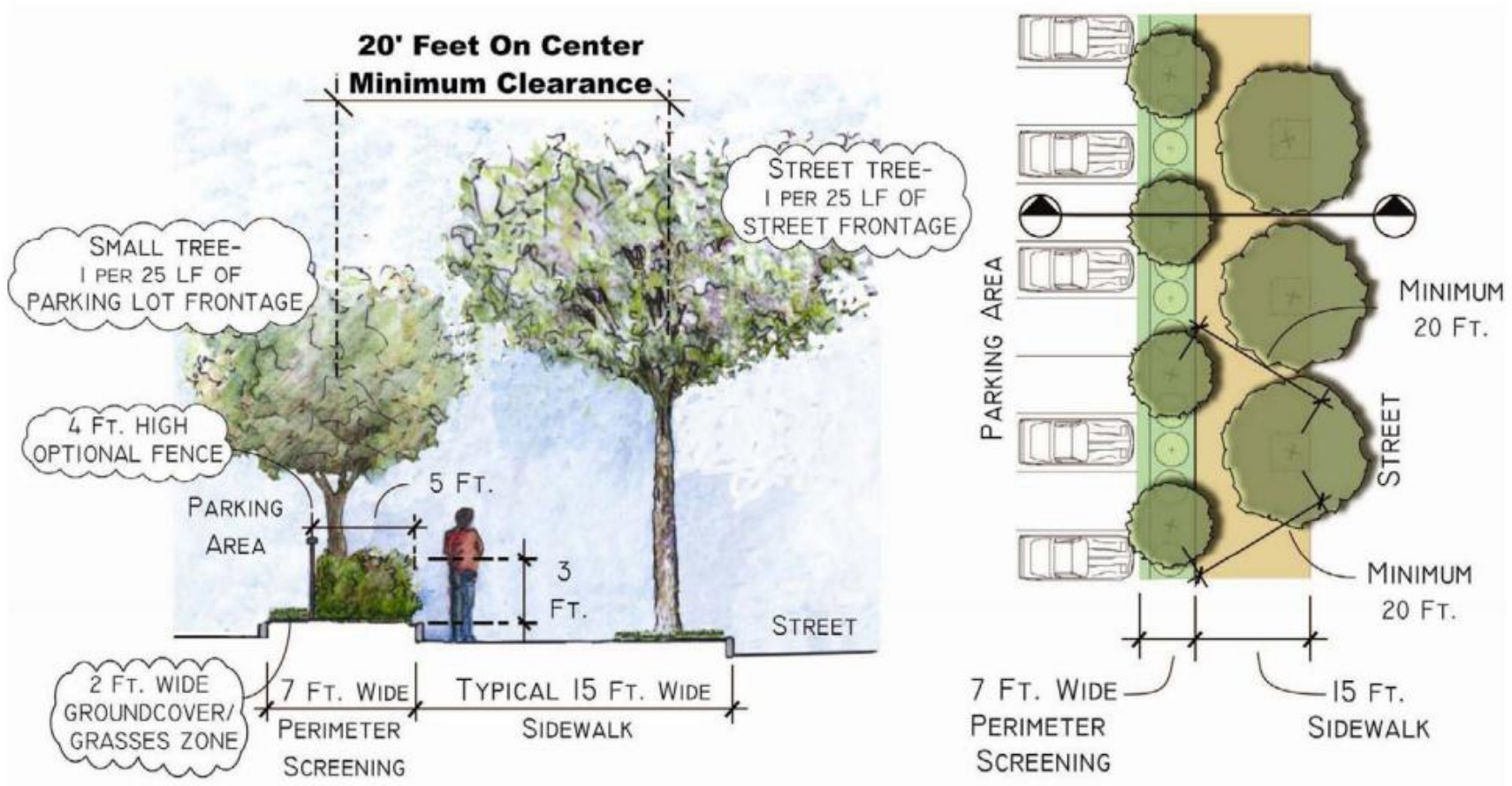


- ❑ Queuing during loading/unloading causes traffic congestion
- ❑ Giant paved area leads to storm water runoff, “heat island” effect
- ❑ Air quality impact from unfiltered exhaust
- ❑ Noise and activity disruptive to nearby residents

That's why DCP regulates surface lot design

- Standards adopted in 2007 seek to
 - ▣ Mitigate vast expanses of pavement through landscaping
 - ▣ Improve quality of local streetscape
 - ▣ Increase tree canopy to reduce “heat island effect”
 - ▣ Increase permeability to reduce storm water runoff
 - ▣ Improve pedestrian and vehicular circulation and safety

Street trees and perimeter screening



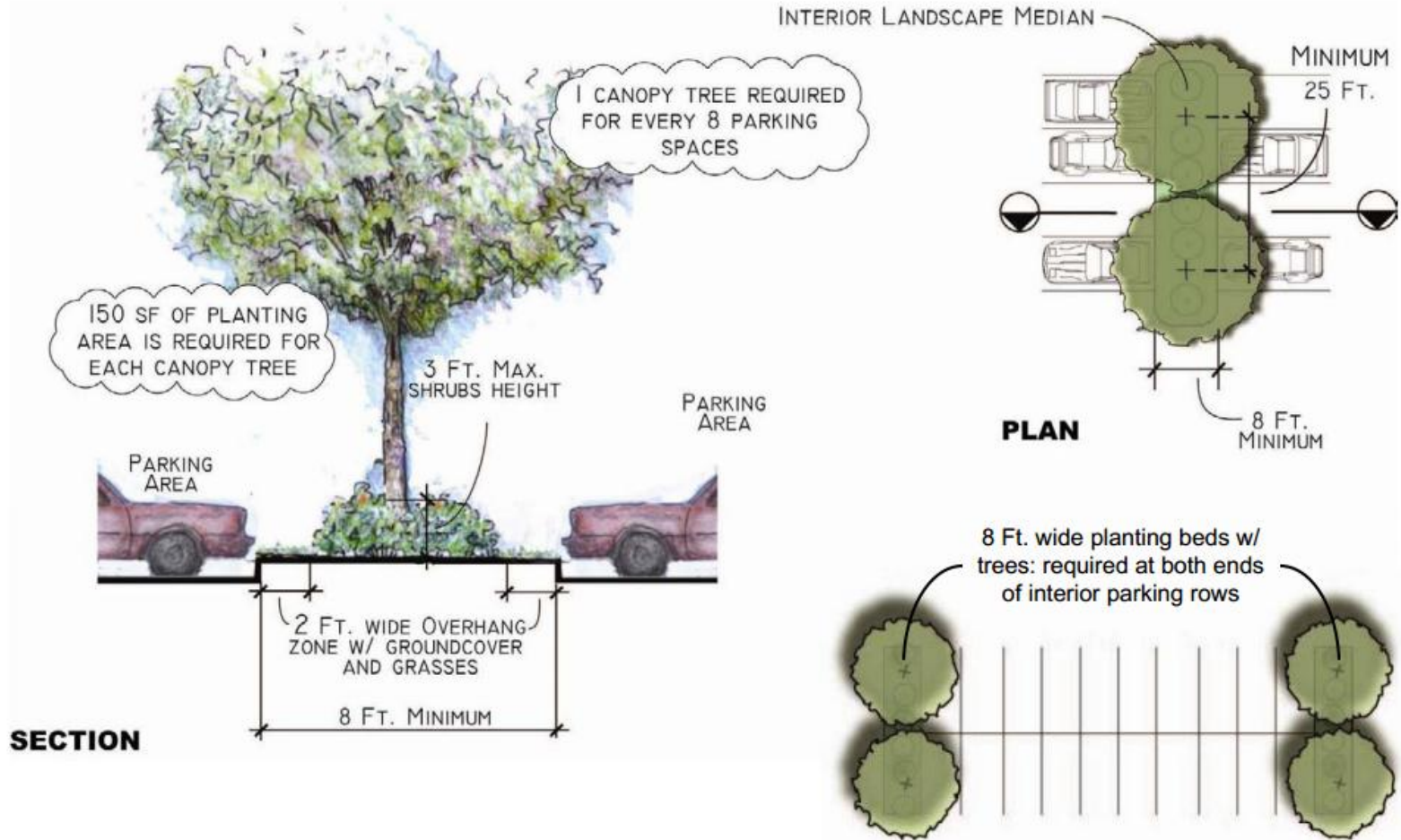
Street trees and perimeter screening

12

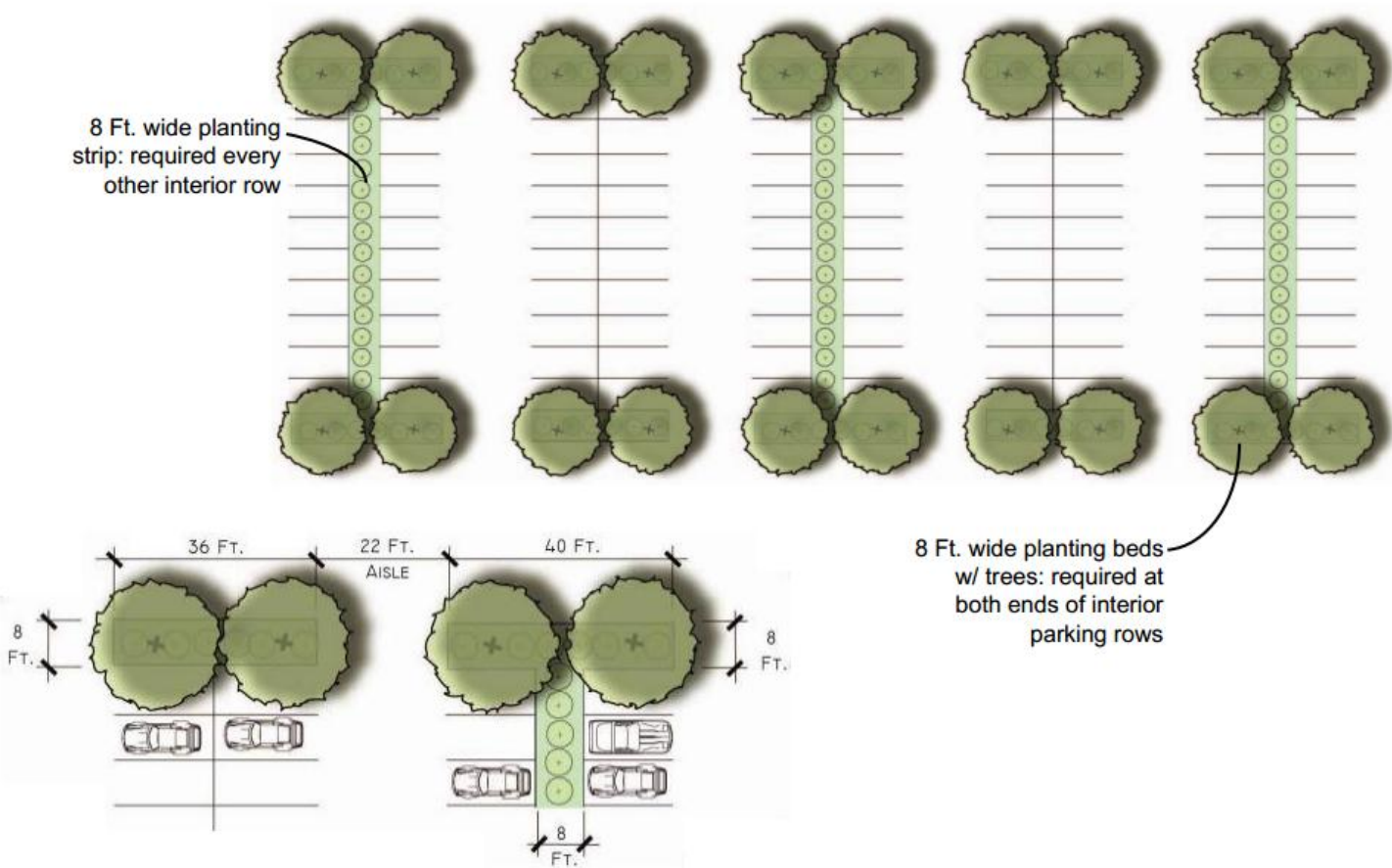


Interior landscaping

13



Interior landscaping



Case study: before standards

15

REQUIRED PARKING SPACES: 703
PROVIDED PARKING SPACES: 703
EVEN

	REQUIRED	PROVIDED
PARKING SPACES	703	703
LANDSCAPE REQUIREMENTS	--	--
+ STREET TREES	--	--
+ PERIMETER	--	--
- SCREENING	--	65 SF
- TREES	--	26
+ INTERIOR PLANTING	--	--
- TREES	--	19



HYLAN BOULEVARD

1129 lot should comply with standards

- Even assuming eventual construction on block 1129, parking capacity will remain well above the 36 spaces for which compliance is required
- City standards were adopted prior to 2009 MGPP
- Although it received a zoning override for location of accessory parking, Atlantic Yards did not request an override of landscaping requirements

Standards help mitigate parking impact

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- Reduce capacity to 500 spaces
- Use permeable pavement
- Locate entrances on Pacific Street to avoid blocking residential streets
- Include kiosk or concession to better integrate with neighborhood

Parking should not be an end state

- Block 1129 was to be the site of affordable housing, “publicly accessible” open space, and a public school; these benefits continue to be important to the community and need to be delivered
- Other options may exist for programming parking that support earlier delivery of promised public benefits as well as address local concerns about impacts from the surface lot