Proposed Community Facility Text Amendment:

Medical Offices and Day Care Centers Located in Residential and Commercial Districts

Staten Island Growth Management Task Force

Goals and Objectives

Community Facility Text Amendment

The Community Facility Text Amendment is a recommendation of the Mayor's Staten Island Growth Management Task Force. The Task Force is comprised of the Borough President, City Council Members, other elected officials, Community Board representatives and city agencies.

- Provide adequate parking and prevent out-of-scale medical facilities in Lower Density Growth Management Areas of Staten Island and Bronx Community District 10
- Prevent out-of-scale day care centers in Lower Density Growth Management Areas
- Accommodate the need for additional medical facilities and day care centers in appropriate configurations and locations

Medical Facility

ISSUES

- In Residence Districts, parking waivers and no parking design guidelines allow large medical facilities with no parking, or parking in inappropriate areas
- In Commercial Districts high parking ratios and limited bulk envelopes result in small buildings with large parking lots. To utilize the full development potential would result in an expensive building design.
- There is no incentive to build a medical facility in a Commercial District where they would be more appropriate.
- For this purposes of this presentation we use the term Medical Facility, however the defined term in zoning is “ambulatory diagnostic or treatment health care facilities”.

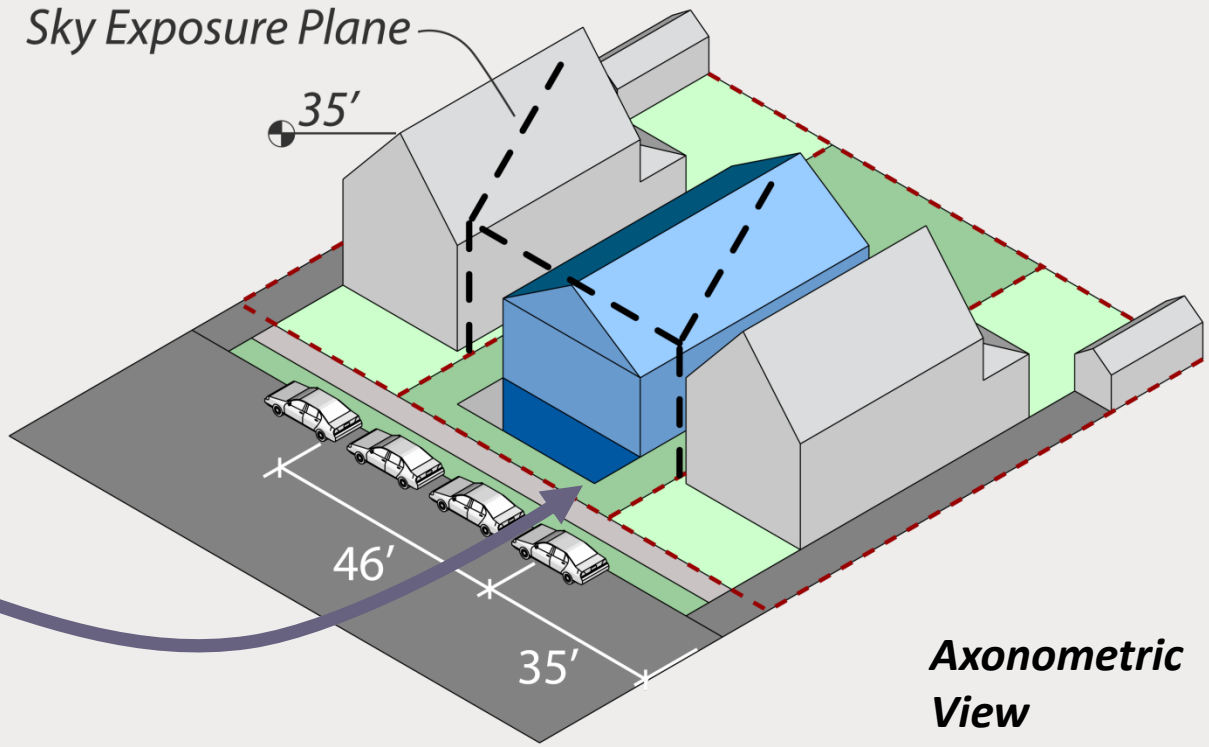
Medical Facility in Residence District

EXISTING CONDITIONS – BULK ISSUES

Medical facilities in R3A, R3X, R3-1, R4A and R4-1 Districts are limited to 1,500 sq ft of Floor Area

However, this restriction does not apply to cellars, resulting in larger medical facilities than anticipated

Cellar space counted towards floor area can result in excavated front yards to accommodate entrances.



Axonometric View

Medical Facility in Residence District

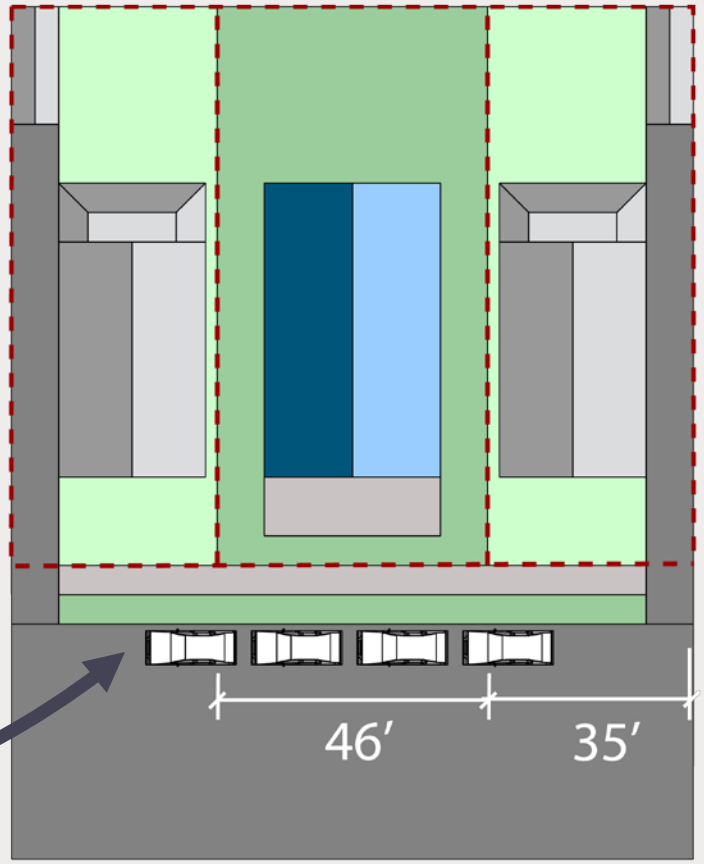
EXISTING CONDITIONS – PARKING ISSUES

New medical facilities of up to 4,000 sq ft can waive parking.

There are no parking lot design guidelines in Residential Districts for community facilities with less than 18 spaces

When parking is provided there is no screening or buffer requirement

No parking on property due to waiver. Parking on the street, instead.



Plan View

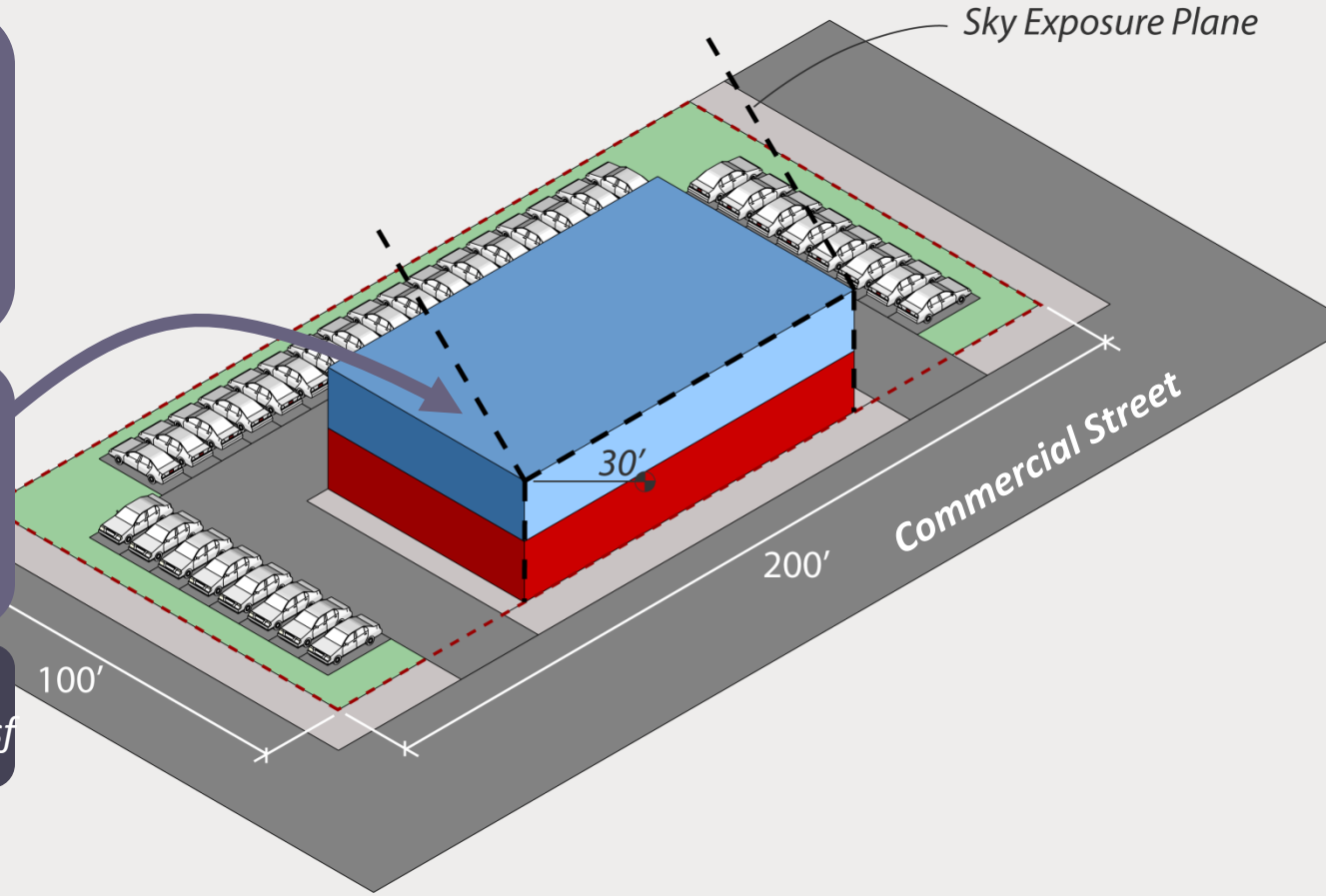
Medical Facility in Commercial District

EXISTING CONDITIONS – BULK AND PARKING

*Medical facilities in Commercial Districts mapped in R3A, R3X, and R3-1 Districts allow up to **1.0 FAR** for stand alone CF or mixed commercial buildings (.5 FAR demonstrated)*

The maximum front wall is limited to 30' or two stories, whichever is less. Overall height is determined by the sky exposure plane.

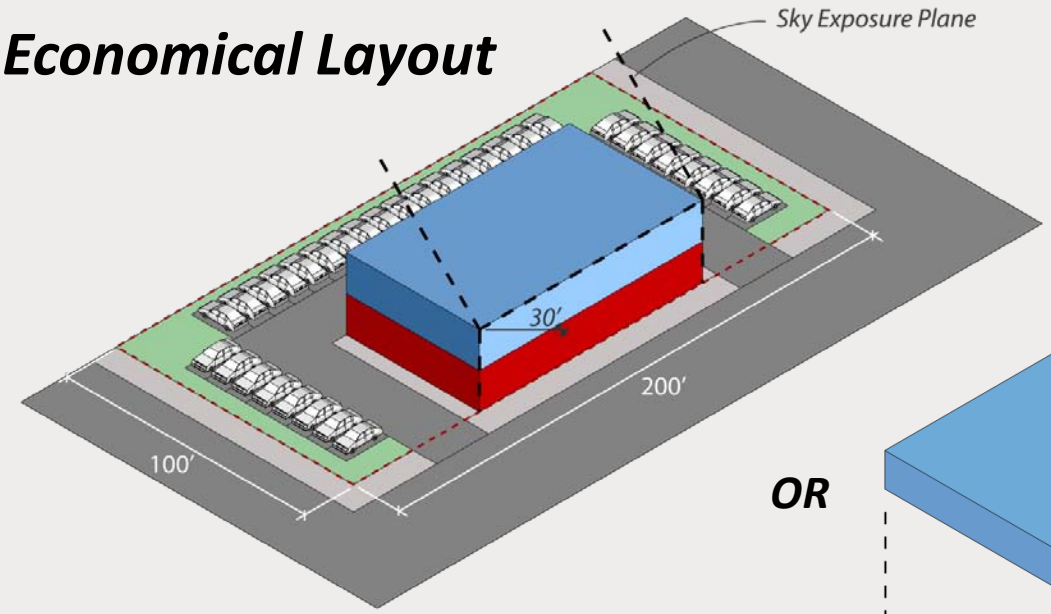
In these Districts, parking must be provided at 1/150sf or 1/300sf



Medical Facility in Commercial District

EXISTING CONDITIONS

Economical Layout

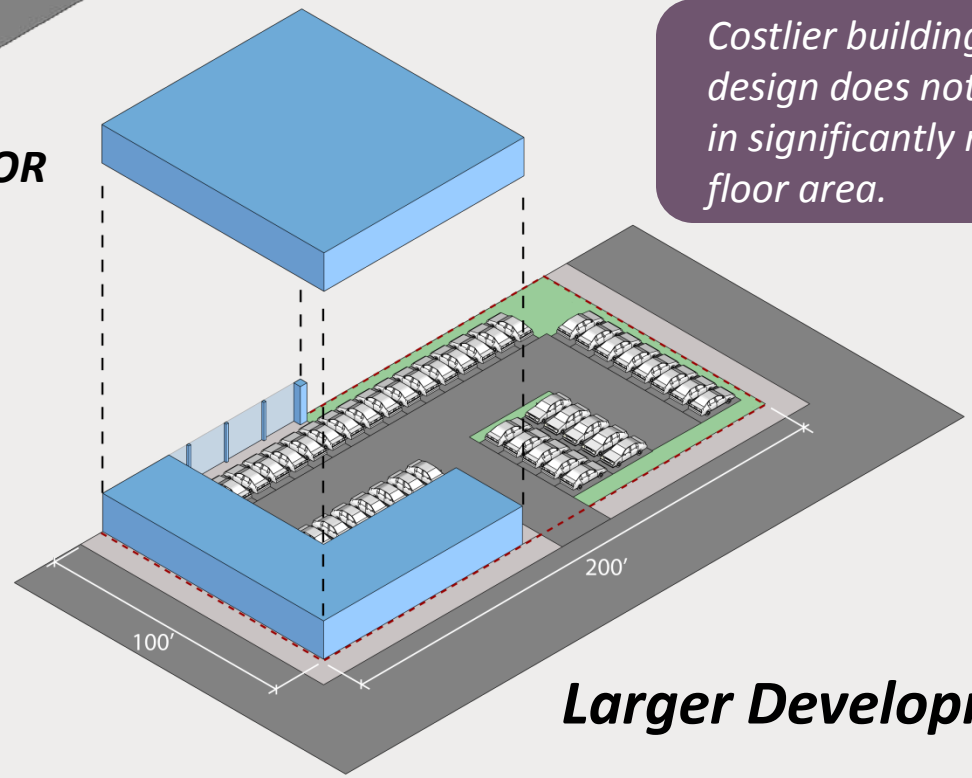


1.0 FAR permitted
0.645 demonstrated (12,900sf)

1/300 Parking Ratio
43 spaces

Costlier building design does not result in significantly more floor area.

OR



1.0 FAR permitted
.5 demonstrated (10,000sf)

1/300 Parking Ratio
demonstrated
33 spaces

Larger Development

Medical Facility

PROPOSAL

- R3A, R3X, R3-1, R4A and R4-1: Restrict medical facilities in Residence Districts by creating a minimum lot size and lot width, and limiting the building to the residential bulk instead of the community facility bulk.
- Encourage medical facilities to locate in Commercial Districts through these incentives:
  - a higher FAR in C1 and C2 districts mapped in R1, R2, R3-1, R3A and R3X;
  - a less restrictive bulk envelope in C1 and C2 districts mapped in R1, R2 and R3;
  - and a reduced parking requirement in C1 and C2 districts mapped in R1, R2, R3-1, R3A and R3X and C4-1 and C4-2.

Medical Facility in Residence District

PROPOSED BULK REGULATIONS FOR MIXED RESIDENTIAL AND CF BUILDING

Bulk Shown:

- *Medical facility- max. 1500sf now includes cellar space;*
- *Remainder of .6 FAR used for residential use*

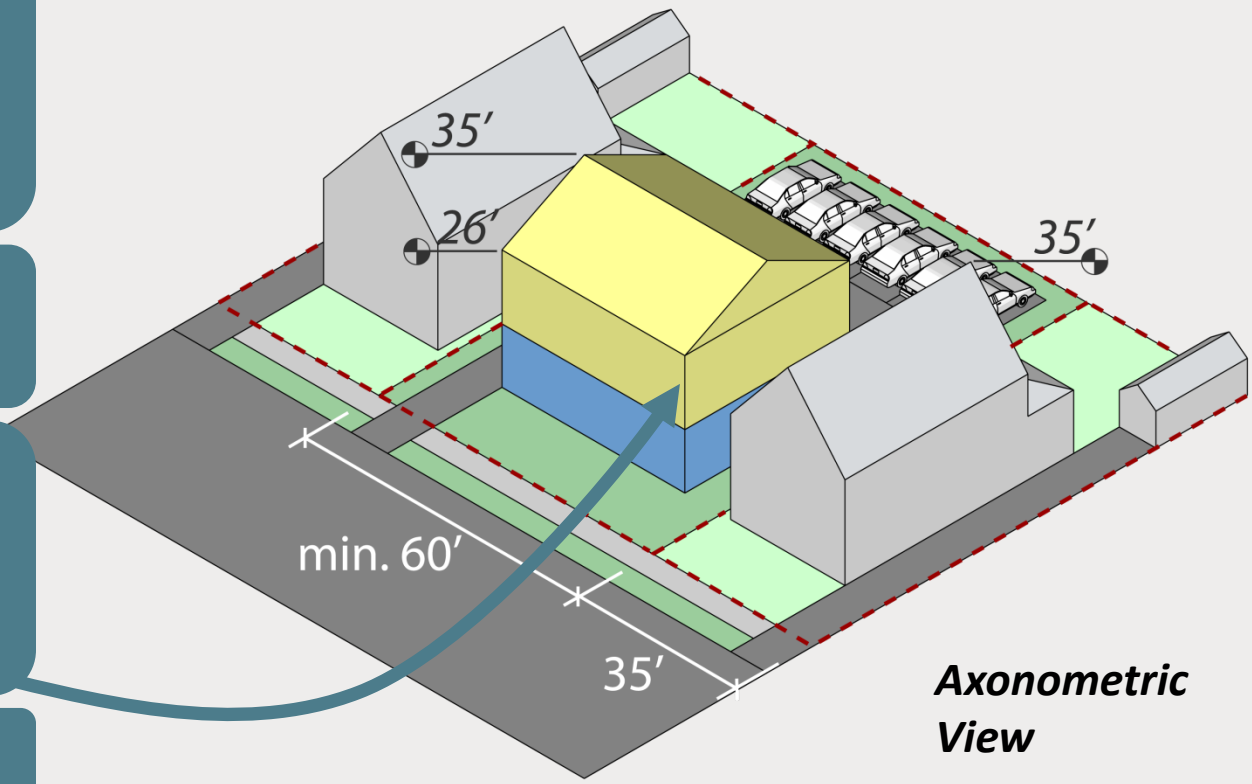
Medical facilities limited to zoning lots wider than 60' and with an area greater than 5,700 sq. ft.

Building with a medical facility limited to residential bulk envelope:

- *FAR of .6*
- *26' perimeter wall*
- *35' peak*

Community Facility side yard regulations would remain

Existing BSA special permit will be modified to include neighborhood findings, required parking, larger lot area and width, but allow CF bulk



Axonometric View

Medical Facility in Residence District

PROPOSED PARKING REGULATIONS FOR MIXED RESIDENTIAL AND CF BUILDING

Parking Shown:

- *4 Parking Spaces required for medical facility (@1/400)*
- *2 Parking Spaces required for 1 Dwelling Unit (1.5/DU)*
- ***6 Total Spaces Required***

*In a study conducted by the Institute of Transportation Engineers (ITE) on medical facility parking requirements Average peak-hour parking rate was roughly **1 space per 350sf***

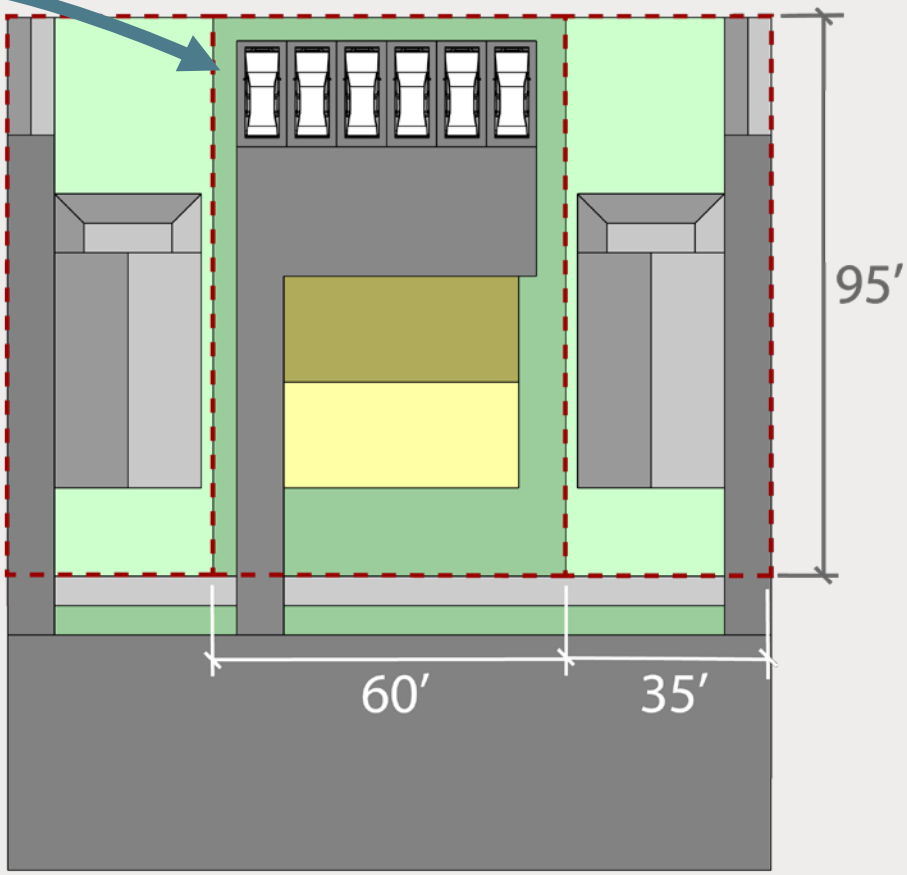
Parking waiver eliminated

4' planting buffer required

No parking permitted in front yard

Driveways, and parking areas may occupy 66% of lot area not covered by a building

No parking lot lighting directed at residences

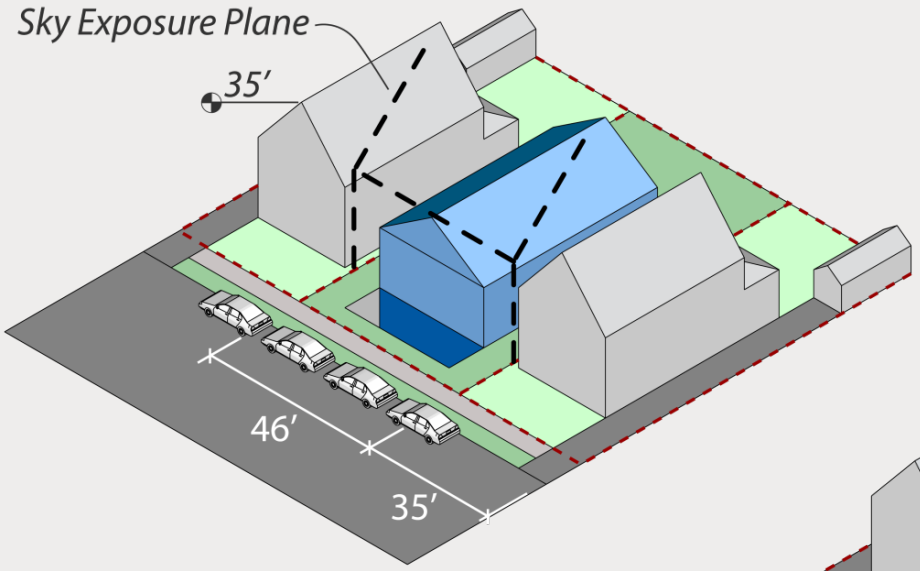


Plan View

Medical Facility in Residence District

SUMMARY

Existing Conditions

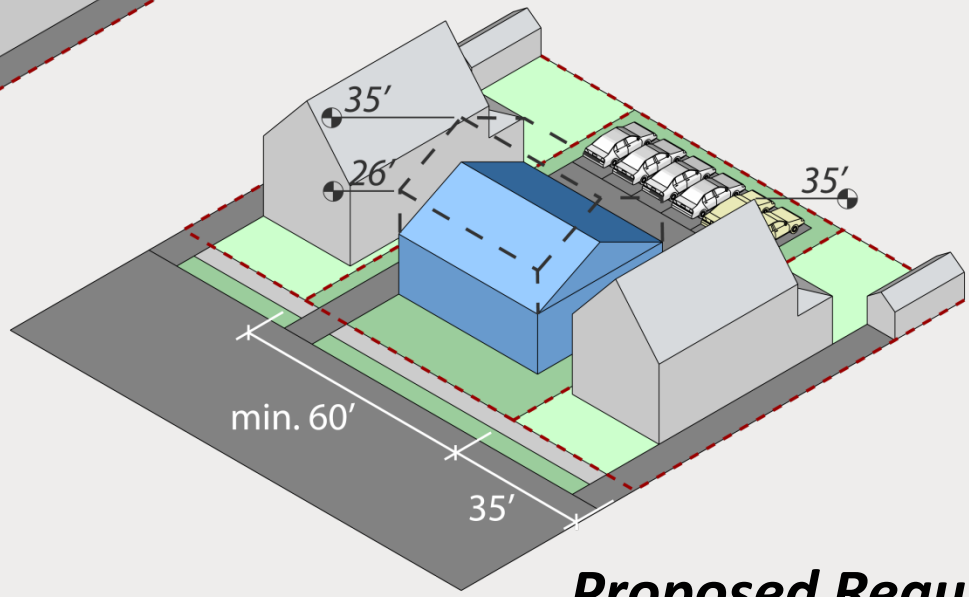


0.6 FAR permitted
~.26 demonstrated(1,500sf)

1/400 Parking Ratio
4 spaces req., 6 provided

1.0 FAR permitted
~.34 demonstrated (1,500sf)

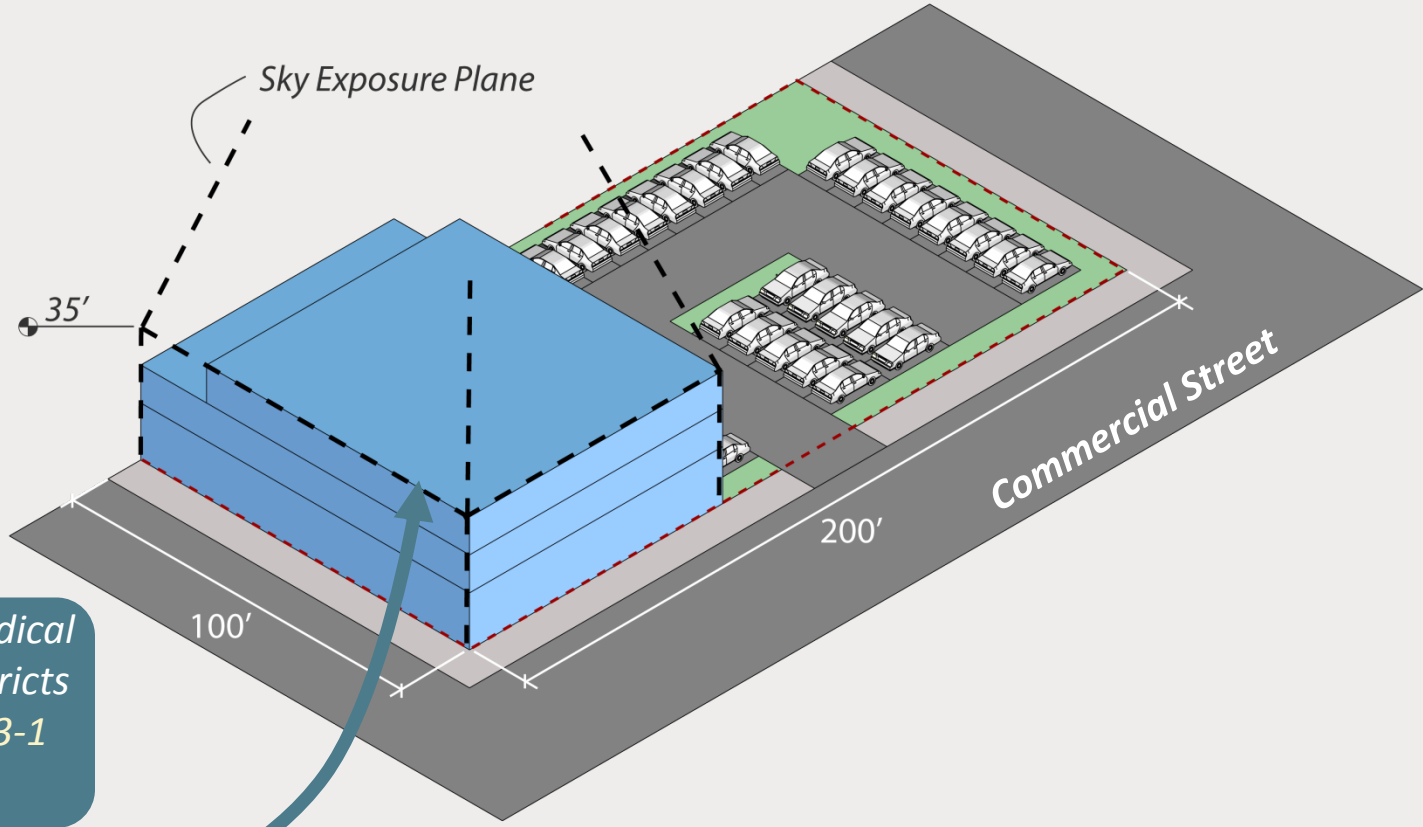
1/400 Parking Ratio
4 spaces req., Waived



Proposed Regulations

Medical Facility in Commercial District

PROPOSED BULK REGULATIONS



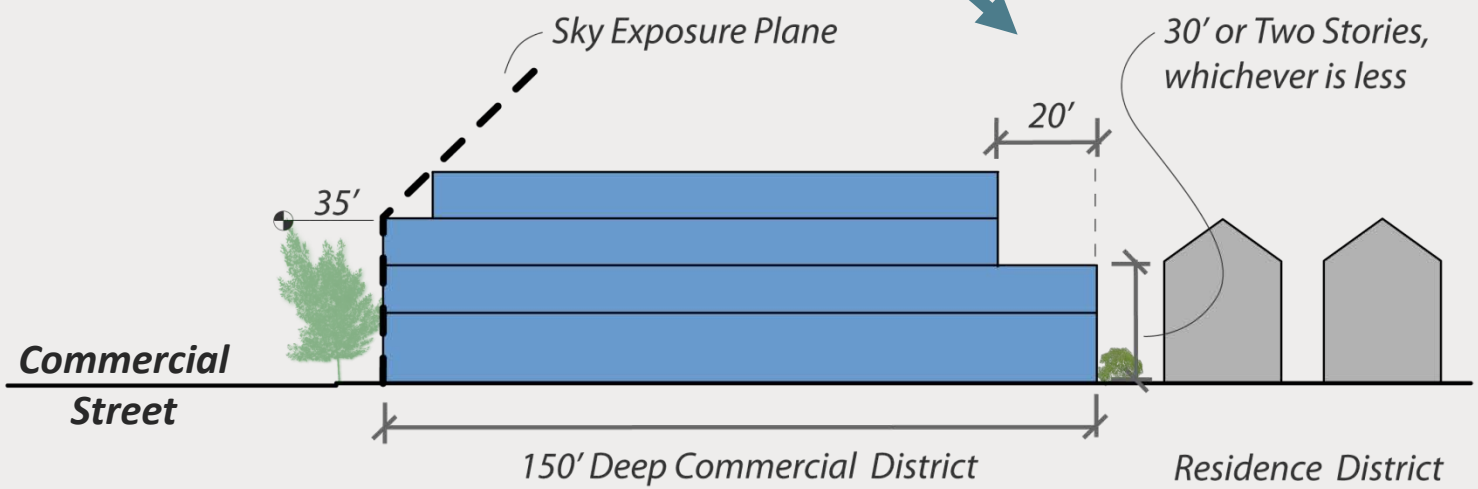
FAR increased to 1.2 for medical facilities in Commercial Districts mapped in R3A, R3X, and R3-1 Districts (0.9 demonstrated).

The maximum front wall height is increased to 35’ or three stories to allow more efficient floor plates

Medical Facility in Commercial District

PROPOSED BULK REGULATIONS

In order to transition to residential neighborhoods, portions of a building within 20' of a Residence District have a maximum front wall of 30' or two stories, whichever is greater.



Elevation View

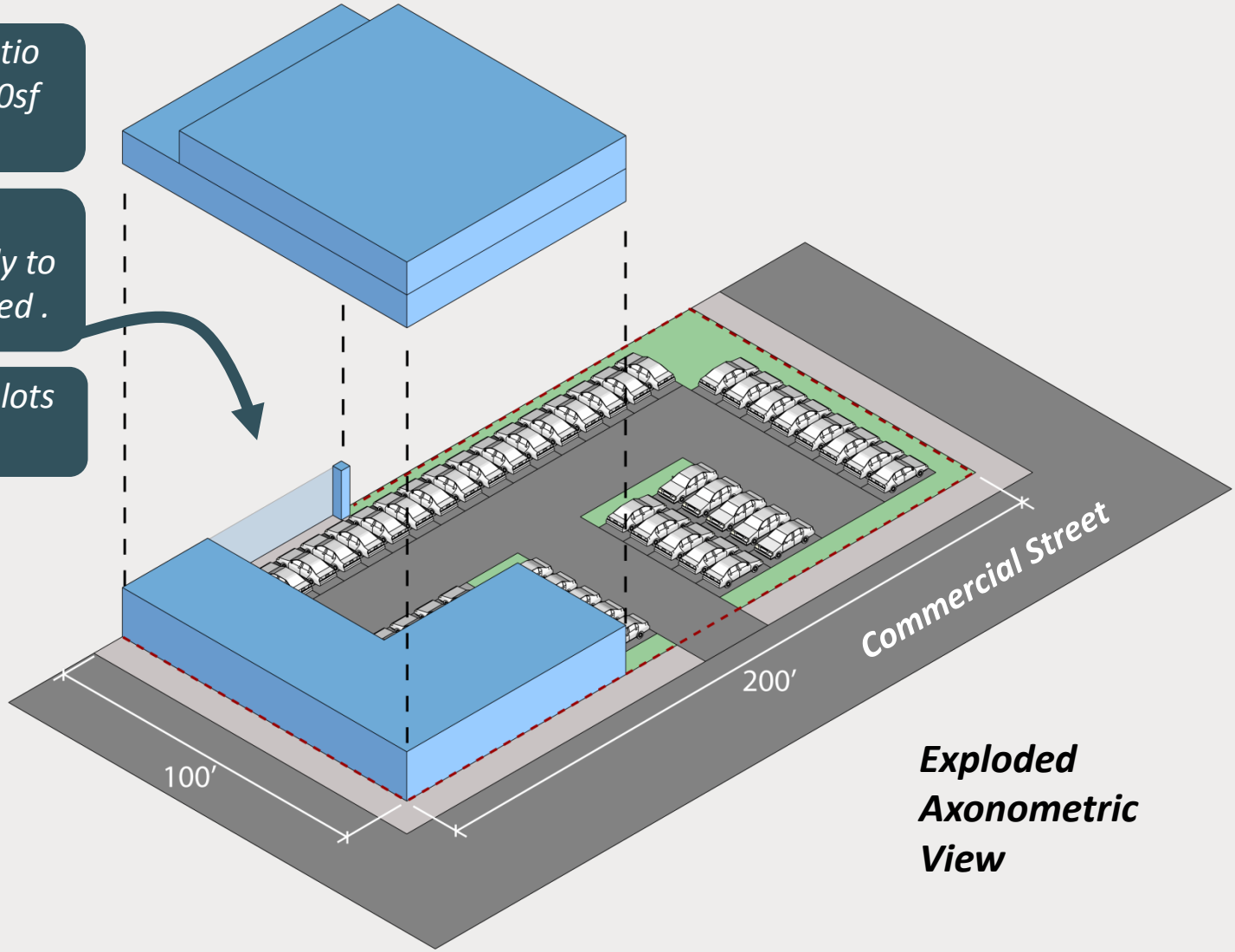
Medical Facility in Commercial District

PROPOSED PARKING REGULATIONS

Medical facility parking ratio reduced to 1 space per 400sf of floor area.

Screening, striping and maneuverability rules apply to all parking, open or enclosed .

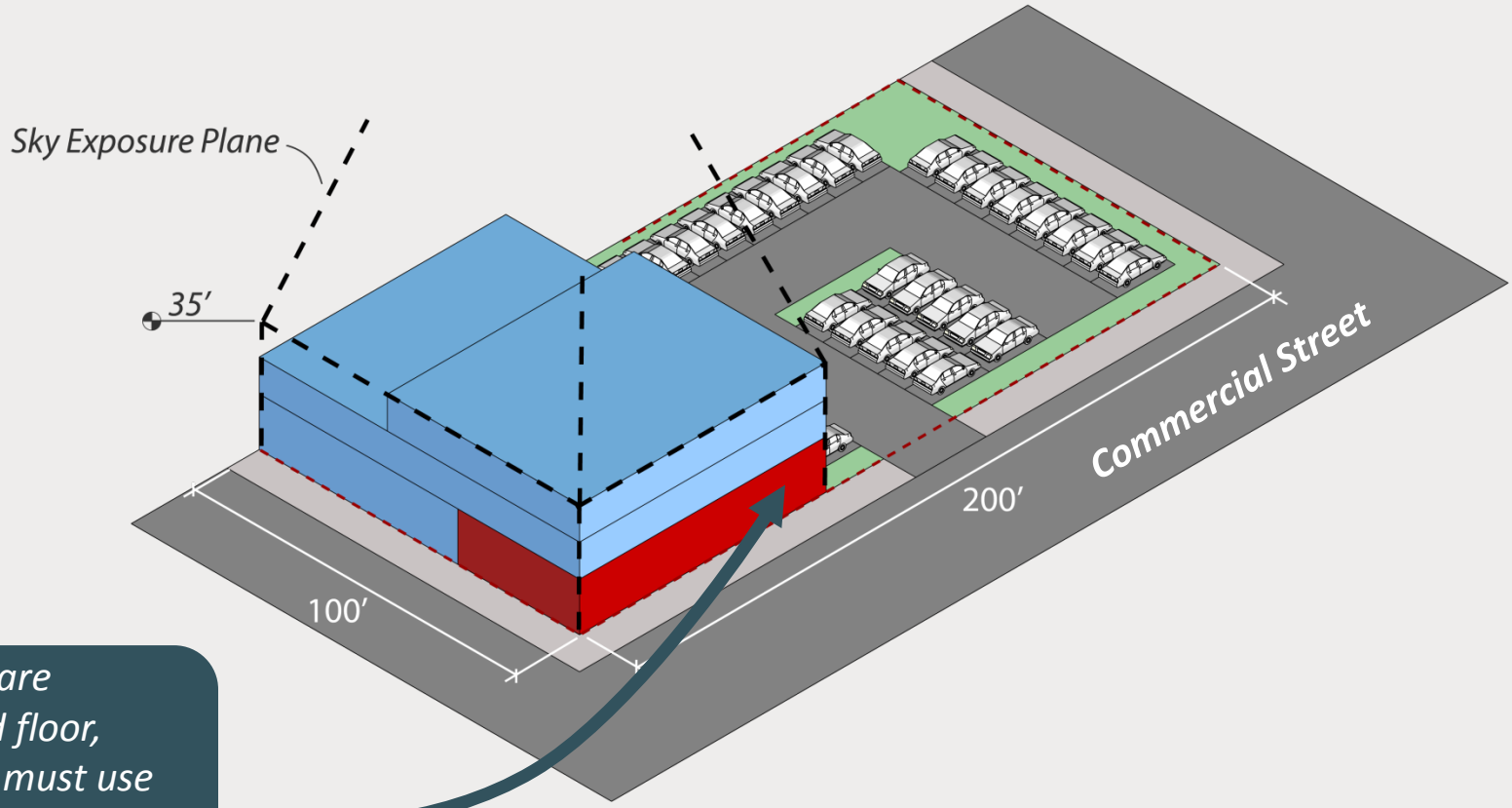
Parking waived for zoning lots smaller than 4000sf.



Exploded Axonometric View

Medical Facility in Commercial District

PROPOSED PARKING REGULATIONS IN A MIXED CF AND COM. BUILDING

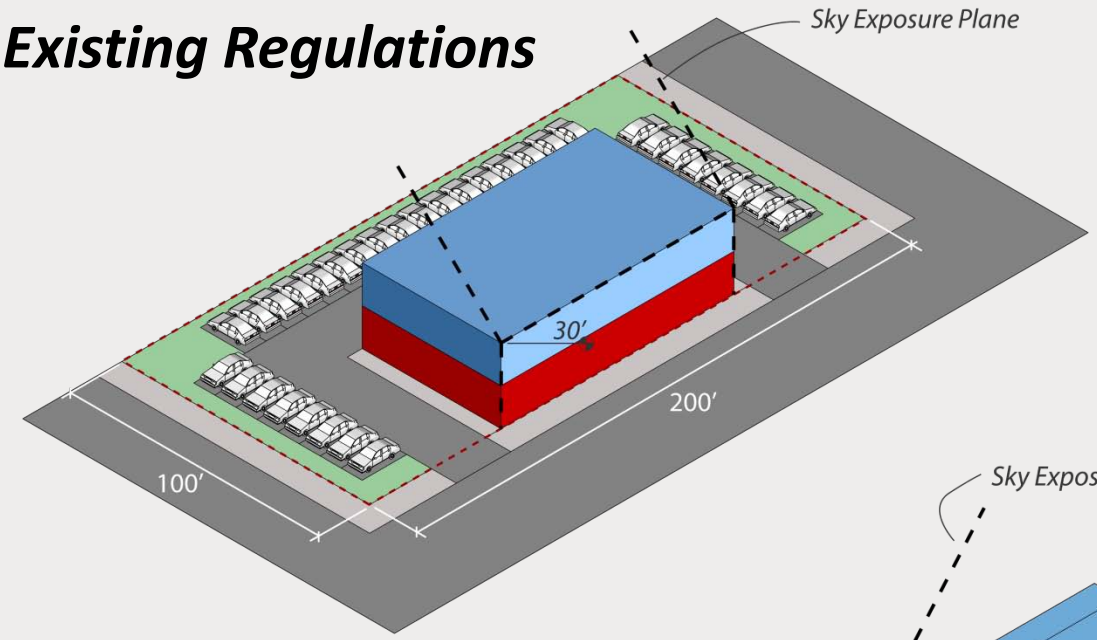


If commercial uses are provided on ground floor, entire ground floor must use commercial parking requirements.

Medical Facility in Commercial District

SUMMARY

Existing Regulations



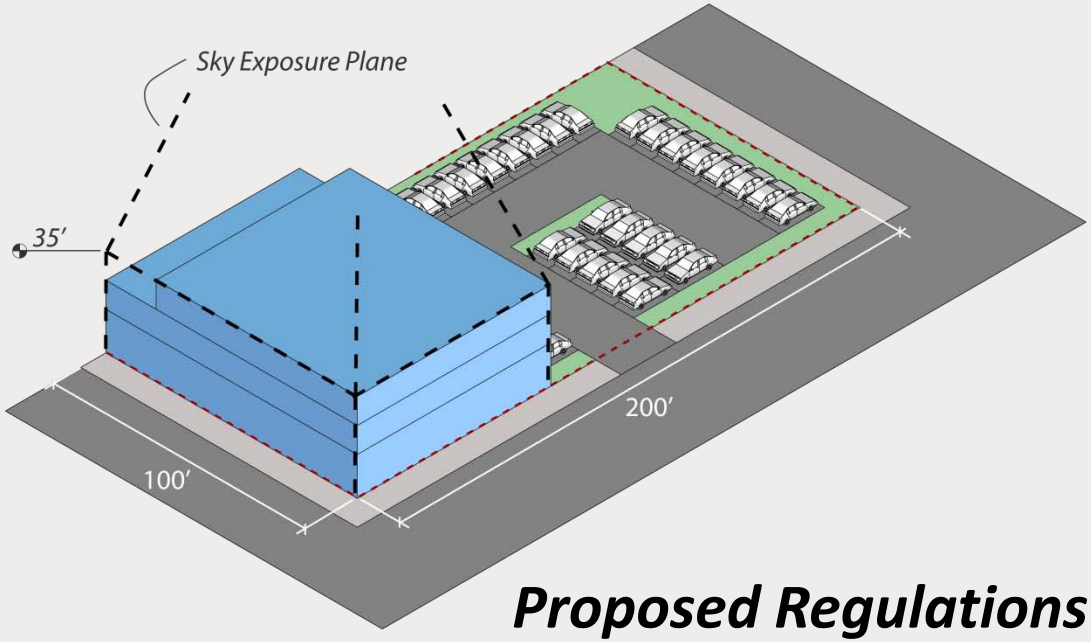
1.0 FAR permitted
.5 Achieved (10,000sf)

1/300 Parking Ratio
33 spaces

Results in a larger, more efficient medical facility

1.2 FAR permitted
0.9 Achieved (18,000sf)

1/400 Parking Ratio
45 spaces



Proposed Regulations

Day Care Centers

ISSUES

- In Residence Districts, day care centers are permitted to have a greater height (through a sky exposure plane) and a greater amount of floor area (1.0) than their residential neighbors
- Day Care Centers are not required to provide parking
- There is no incentive to build a day care center in a Commercial District where they would be more appropriate.
- For this purposes of this presentation we use the term Day Care Centers, however the defined term in zoning is “child care services”.

This can result in day care centers being out of scale with the neighborhood

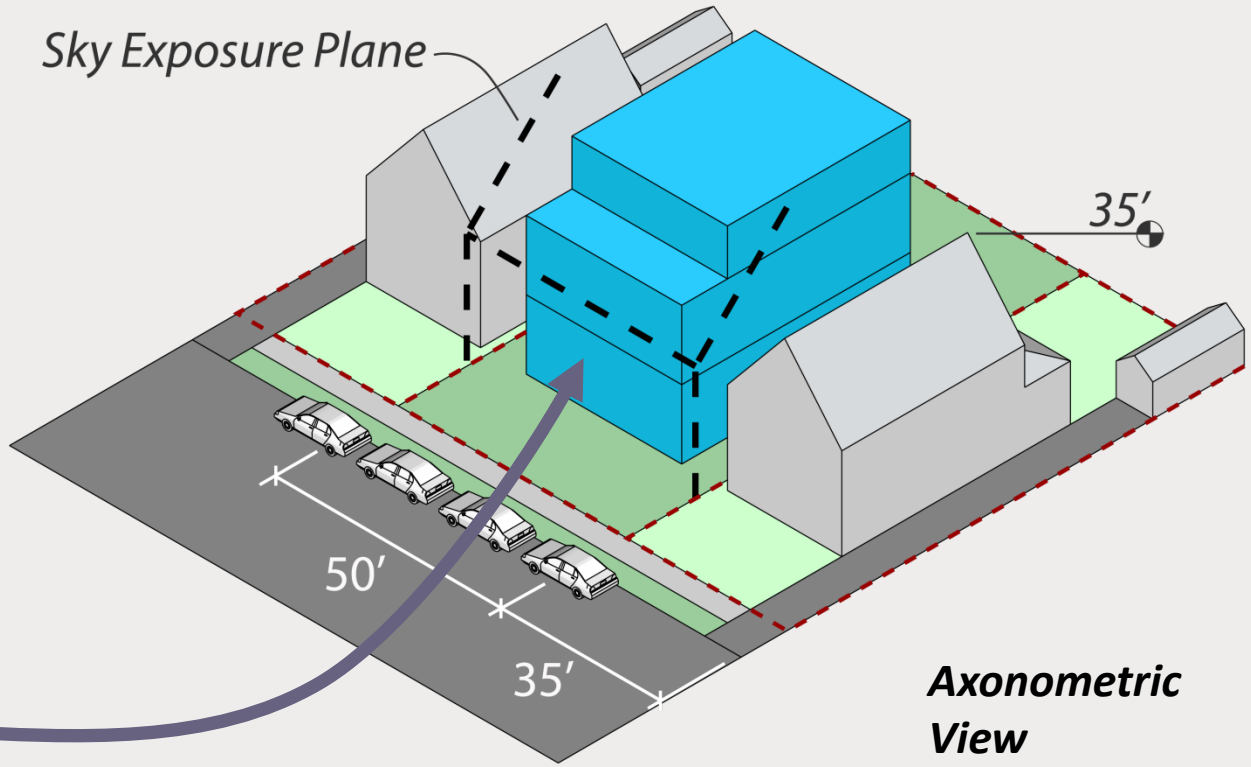
Day Care Center in Residence District

EXISTING CONDITIONS – BULK ISSUES

*A 100% day care center can utilize a **sky exposure plane** instead of the residential height limit of 35'*

*A higher **FAR of 1.0** is permitted rather than the surrounding residential FAR of 0.6.*

Buildings utilizing the sky exposure plane and this 1.0 FAR can result in a scale which is out of context with the neighborhood.



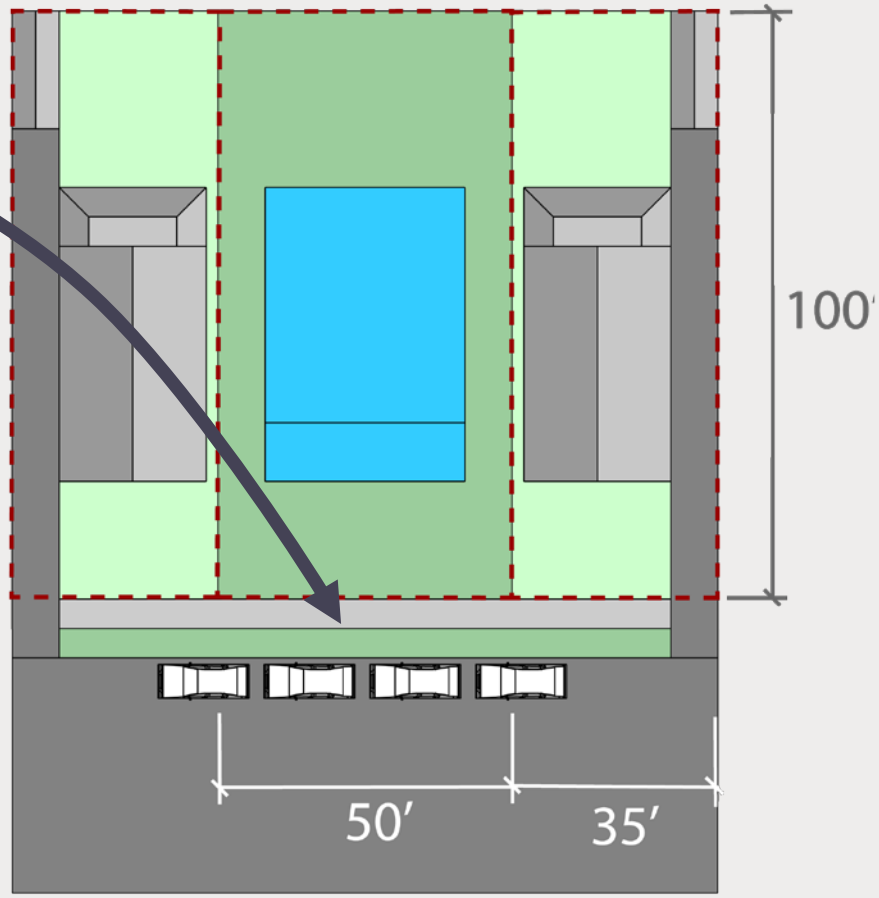
Axonometric View

Day Care Center in Residence District

EXISTING CONDITIONS – PARKING ISSUES

No parking required for day care centers. Parking, drop-off and pick-up on the street instead.

When parking is provided there is no screening or buffer requirement



Plan View

Day Care Centers

PROPOSAL

- R1, R2, R3A, R3X, R3-1, R4A and R4-1: Restrict minimum lot size for day care centers in Residence Districts
- R1 – R5: Require day care centers in Residence Districts to provide parking, a drop-off and pick-up area, and to be limited to the residential bulk envelope
- Encourage day care centers to locate in Commercial Districts through a higher FAR and a less restrictive bulk envelope.

Day Care Center in Residence District

PROPOSED BULK REGULATIONS

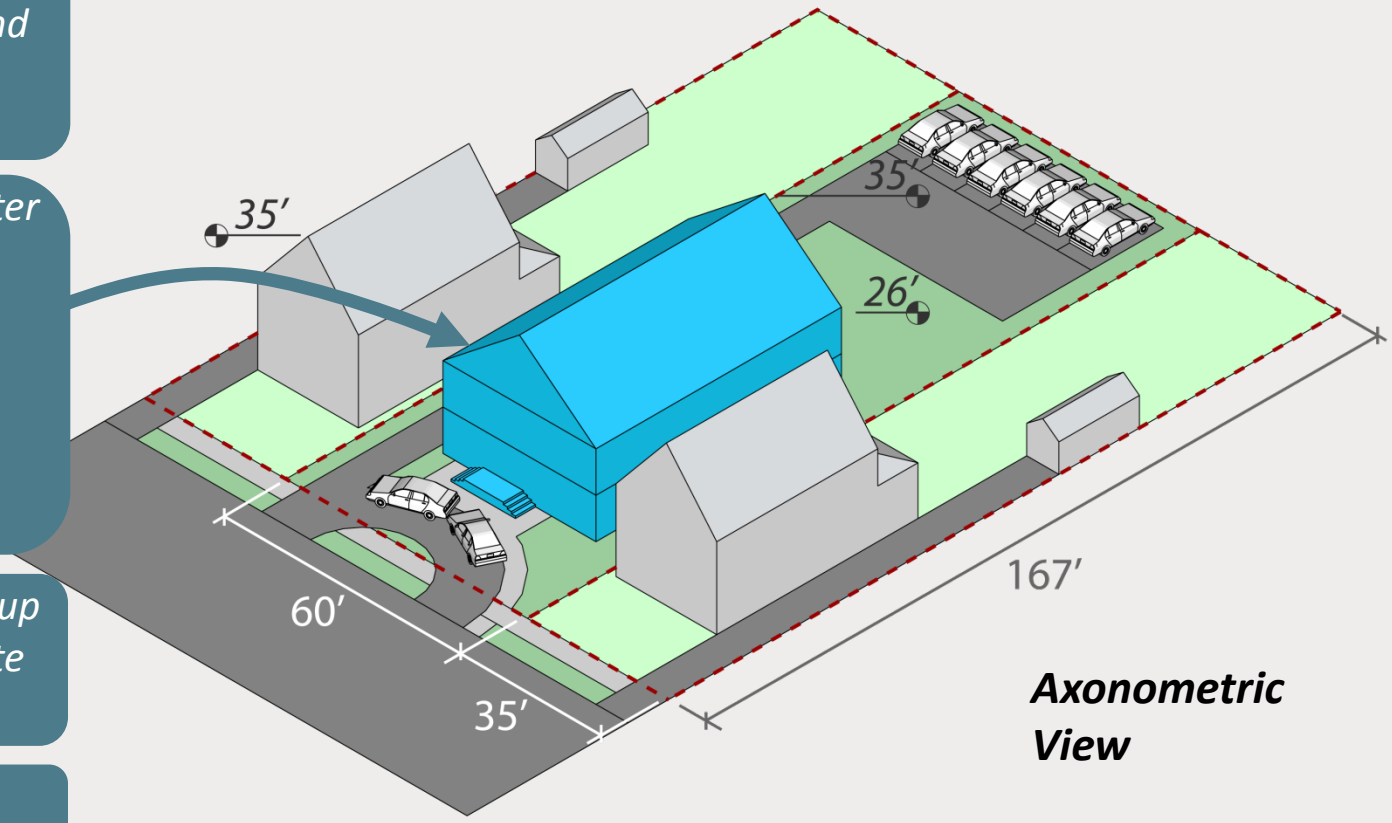
Day care centers limited to zoning lots wider than 60' and with an area greater than 10,000 sq. ft.

Building with a day care center limited to residential bulk envelope:

- *FAR of .6*
- *26' perimeter wall*
- *35' peak*

Front yard planting and line-up rules relaxed to accommodate drop-off and pick-up areas

Community Facility side yard regulations would remain



Axonometric View

Day Care Center in Residence District

PROPOSED PARKING REGULATIONS

Drop off and pick-up space required, curb cut rules between adjacent zoning lots relaxed

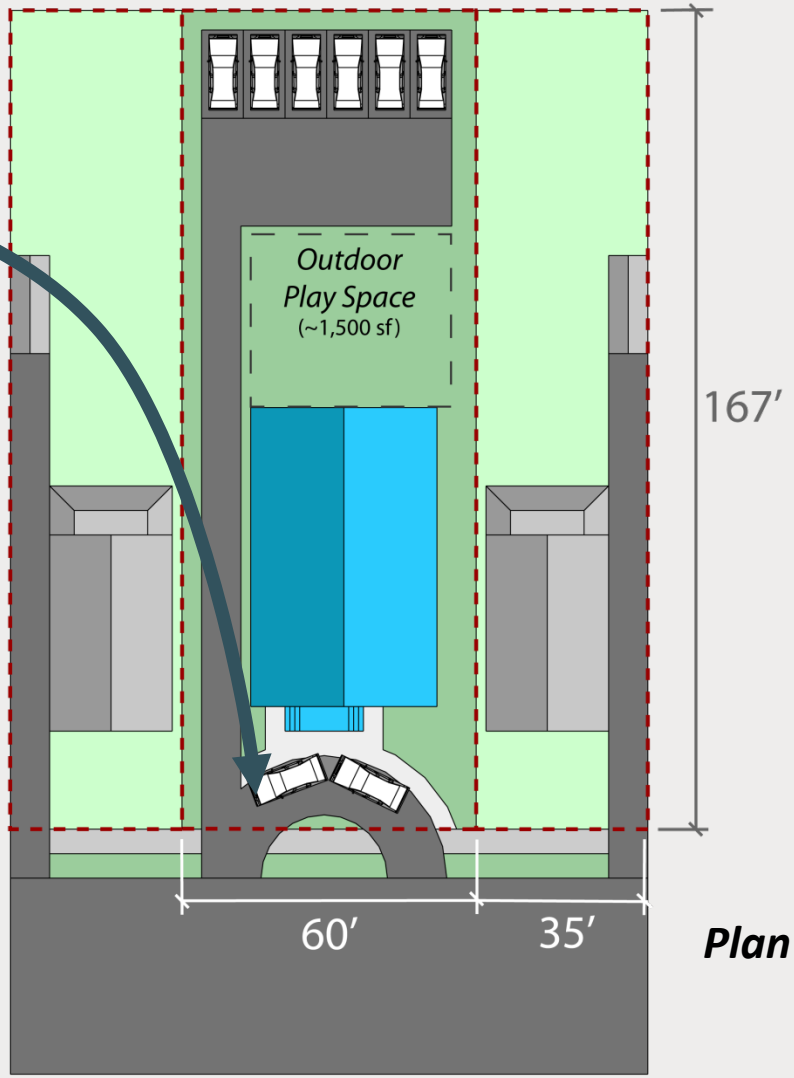
Parking required at 1 space per 1000sf of floor area, no waiver

Driveways and parking areas may occupy up to 50% of lot area not covered by a building

4' Planting buffer required

No accessory parking spaces permitted in front yard

No parking lot lighting directed at residences

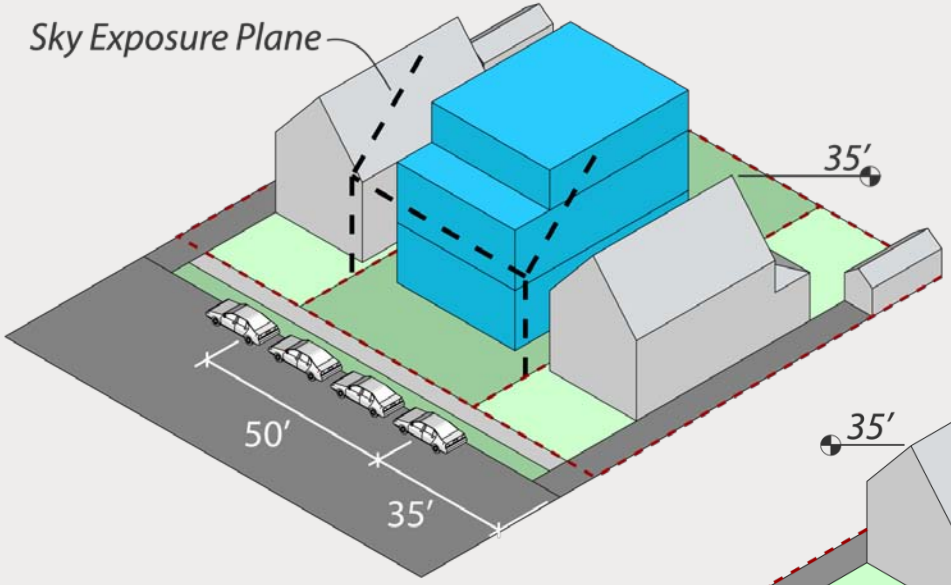


Plan View

Day Care Center in Residence District

SUMMARY

Existing Conditions

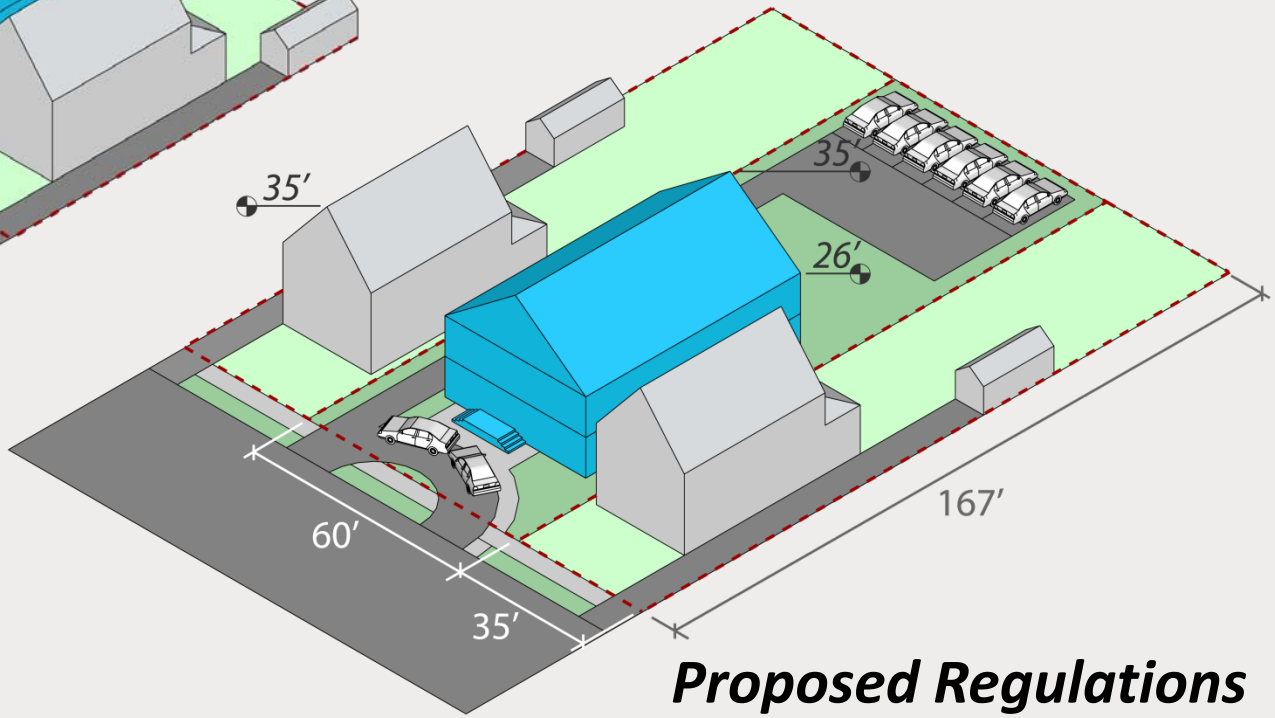


0.6 FAR permitted
0.6 demonstrated (6,000sf)

1/1000 Parking Ratio
6 spaces

1.0 FAR permitted
1.0 demonstrated (5,000sf)

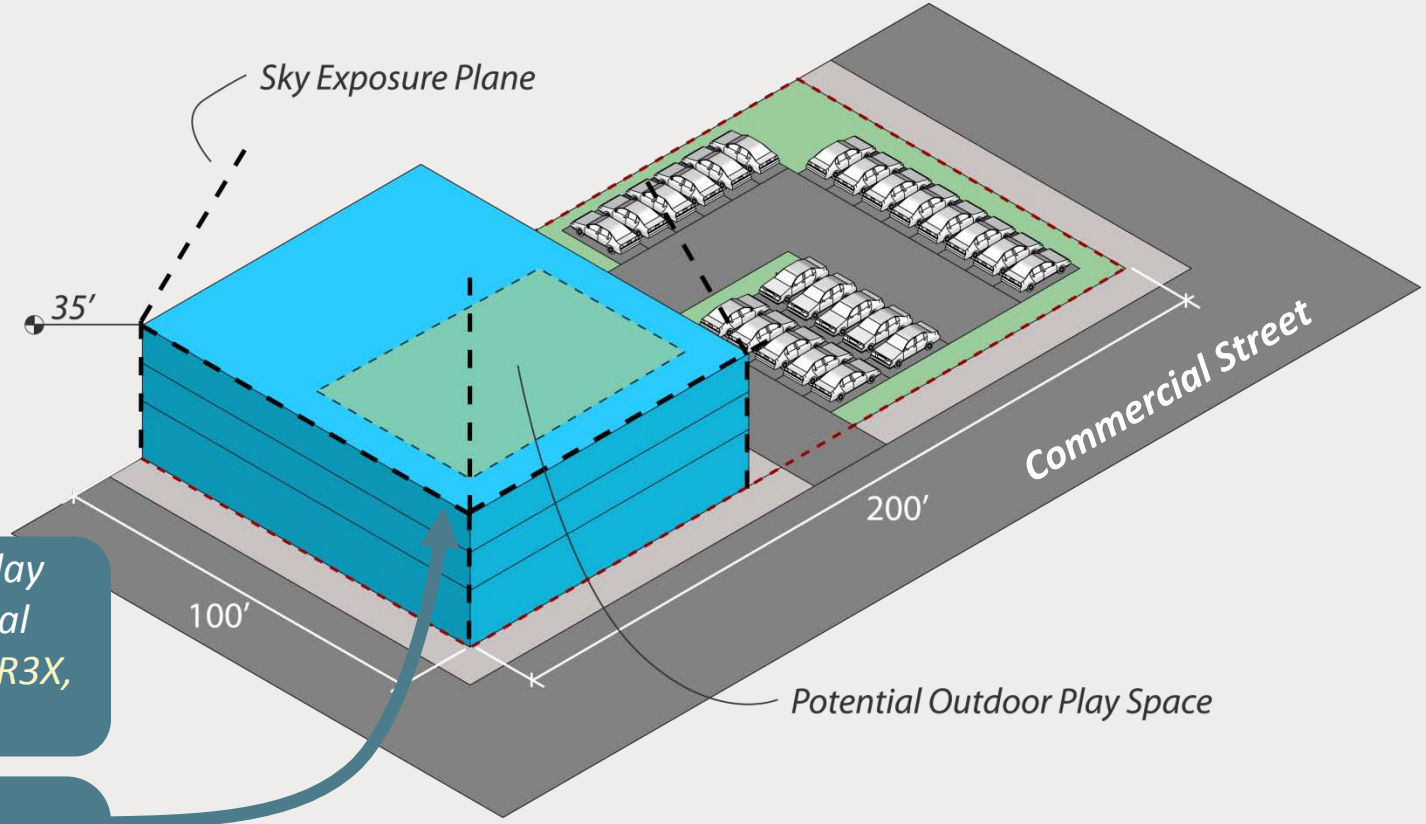
No Parking Required
0 spaces



Proposed Regulations

Day Care Center in Commercial District

PROPOSED BULK REGULATIONS



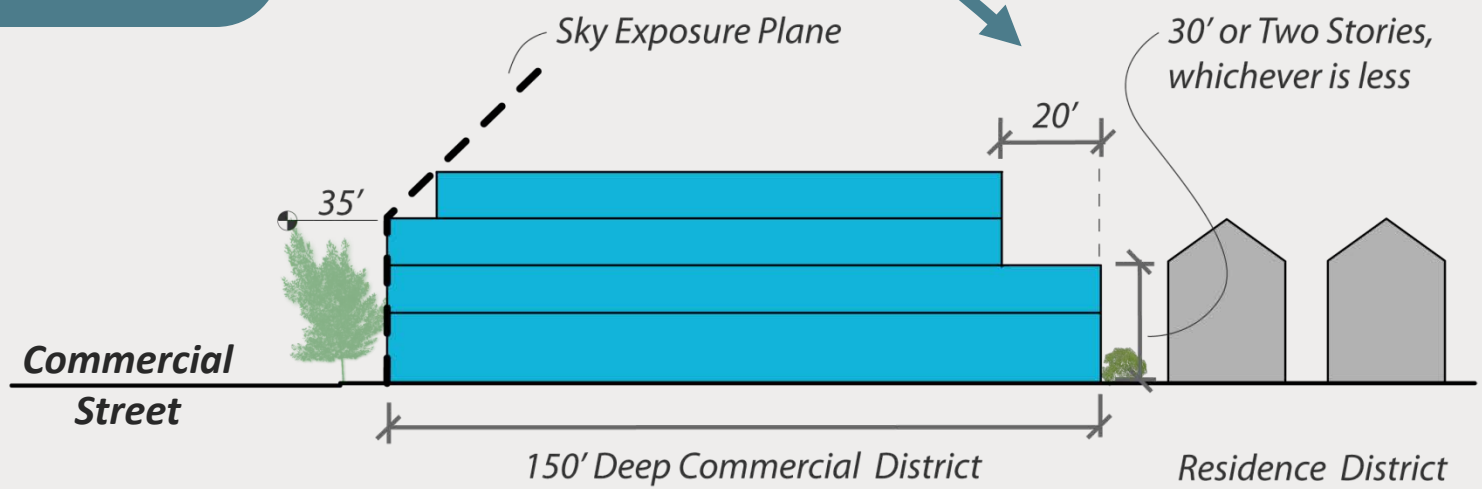
FAR increased to 1.2 for day care centers in Commercial Districts mapped in R3A, R3X, and R3-1 Districts.

The maximum front wall height is increased to 35′ or three stories, whichever is less, before the sky exposure plane.

Day Care Center in Commercial District

PROPOSED BULK REGULATIONS

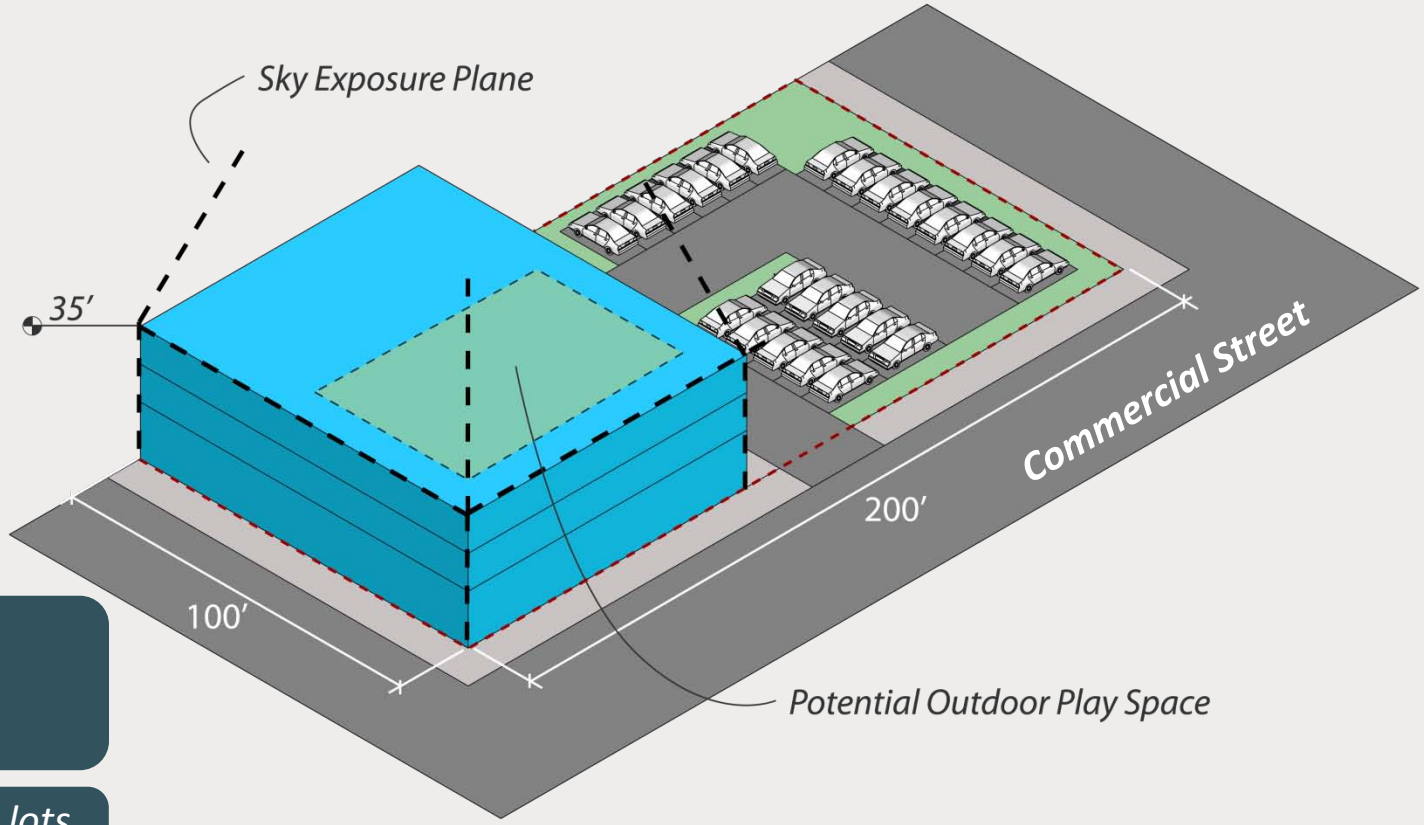
In order to transition to residential neighborhoods, portions of a building within 20' of a Residence District have a maximum front wall of 30' or two stories, whichever is greater.



Elevation View

Day Care Center in Commercial District

PROPOSED PARKING REGULATIONS

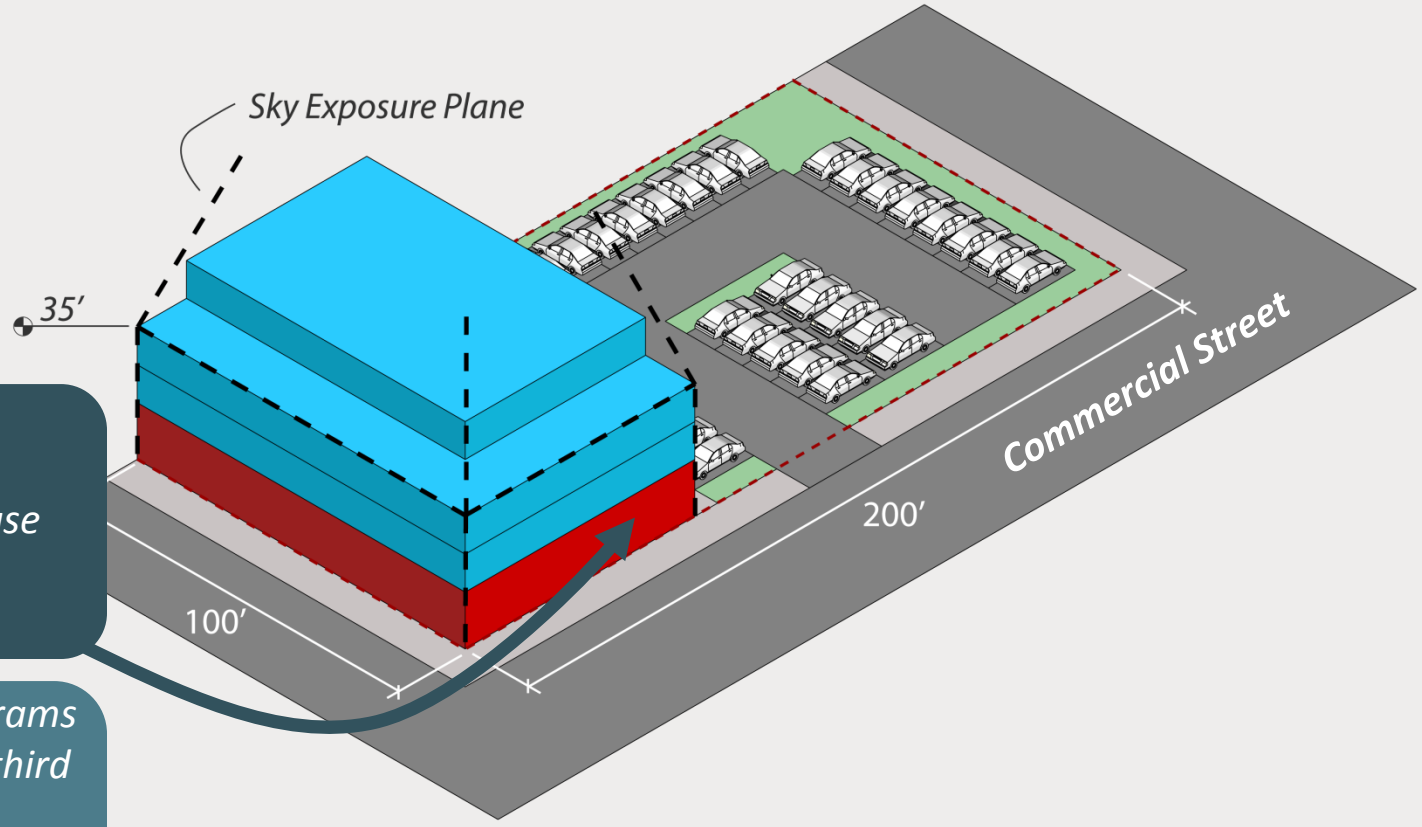


Parking ratio of 1/1000 established for day care centers

Parking waived for zoning lots smaller than 4000sf.

Day Care Center in Commercial District

PROPOSED PARKING REGULATIONS IN A MIXED CF AND COM. BUILDING

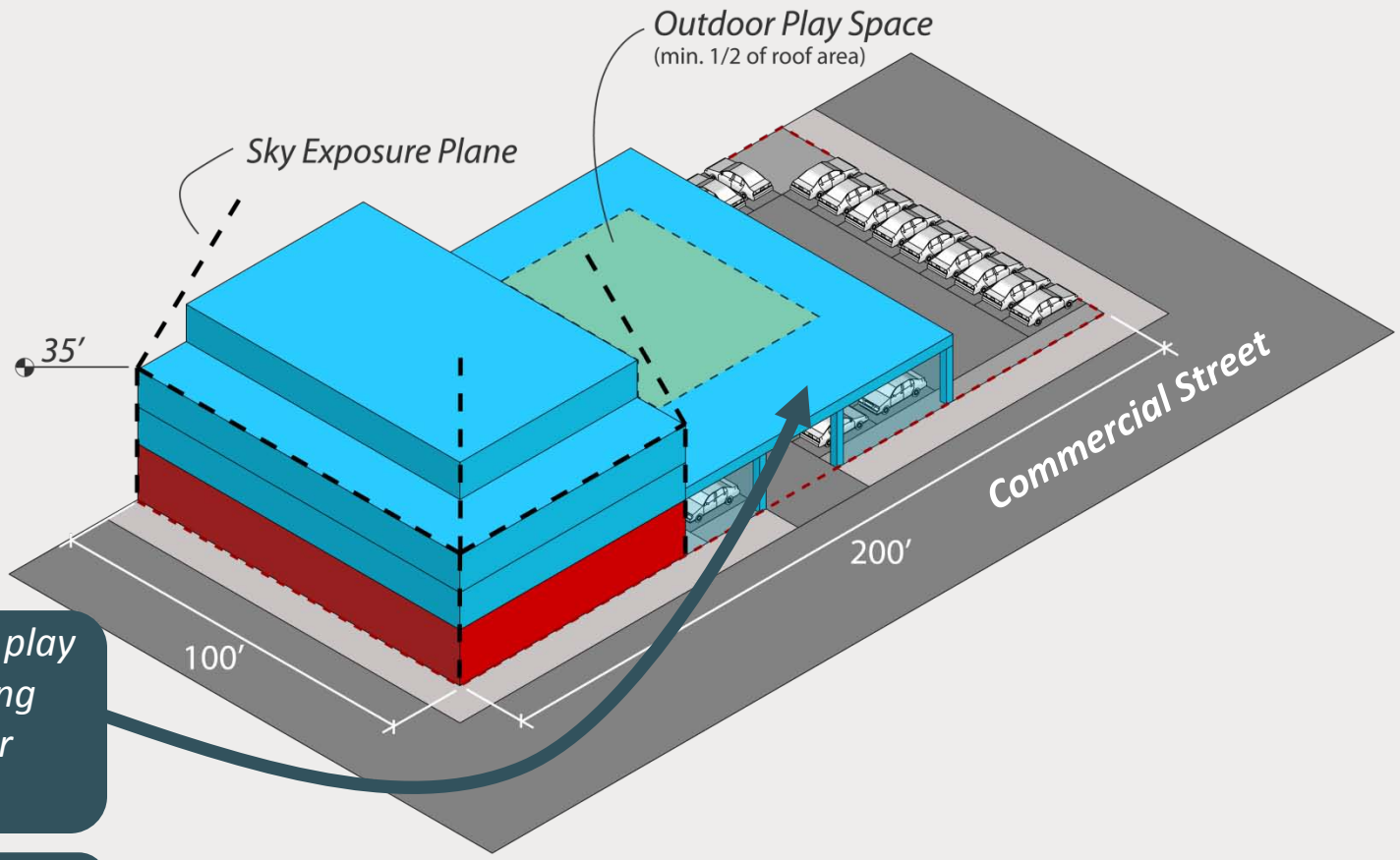


If commercial uses are provided on ground floor, entire ground floor must use commercial parking requirements.

Children in day care programs not permitted above the third floor of a building, but administrative offices are permitted. (Section 47.41 of Health Code)

Day Care Center in Commercial District

PROPOSED PARKING REGULATIONS



Day care centers providing play space over accessory parking spaces can waive perimeter landscaping rules

Screening, striping and maneuverability rules apply to all enclosed parking.

Shared Sites *w/ Medical Facility or Day Care Use*

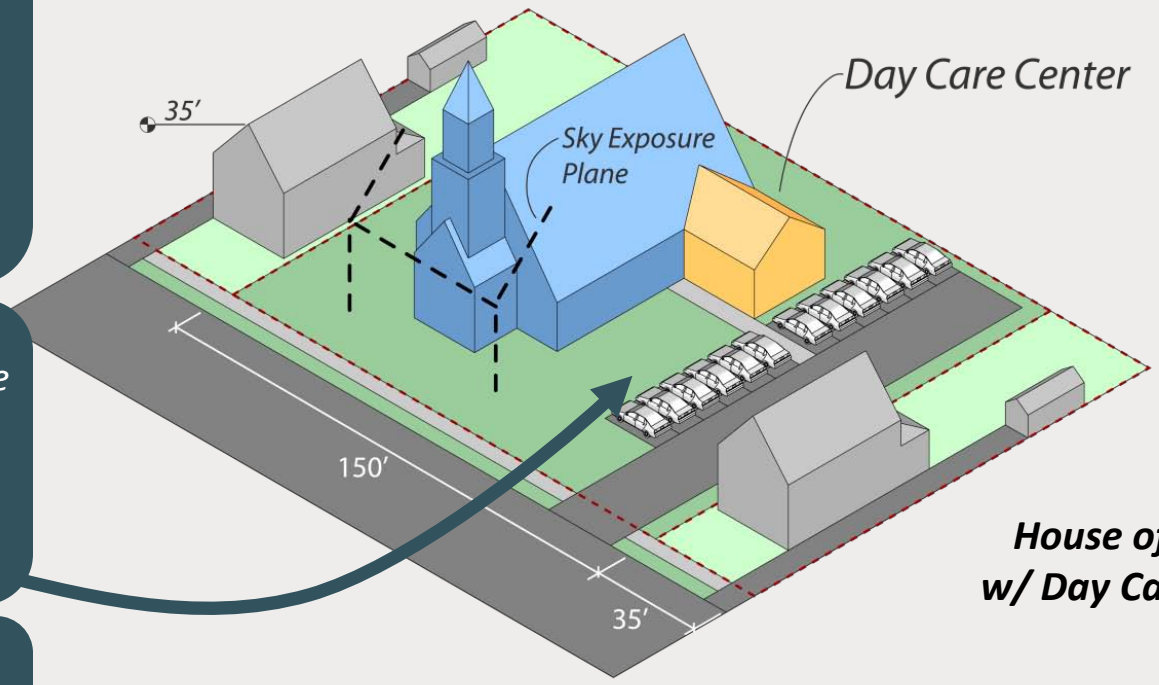
Rules for Applying Community Facility Bulk

The CF bulk rules shall apply:

Where day care centers are on the same zoning lot with other community facility uses, and the floor area of the day care center is less than 25% of the Community Facility FAR permitted on the zoning lot; and

Where day care centers are on the same zoning lot with a house of worship; or where a medical facility is located on the same zoning lot as a nursing home or hospital

Any off-street parking provided for Houses of Worship can be used to meet the parking for Day Care Centers



House of Worship w/ Day Care Center

Conversion Rules

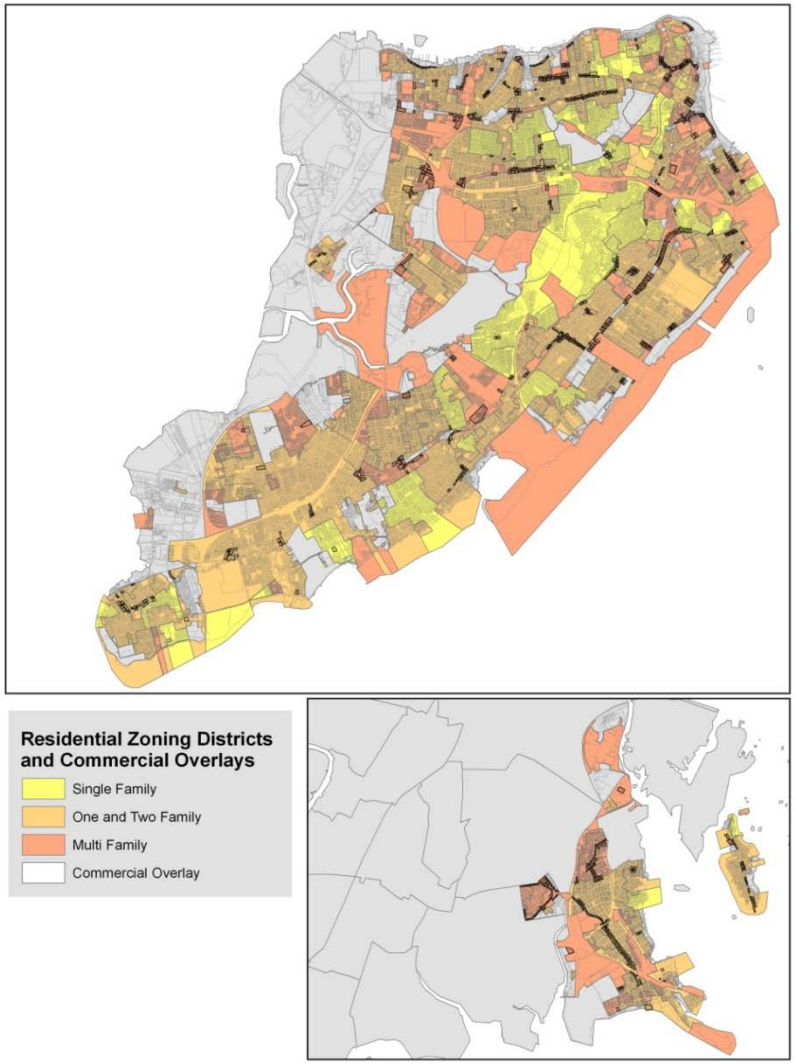
R3A, R3X, R3-1, R4A and R4-1: Conversions must meet the same proposed rules as new construction regarding minimum lot width, lot area and parking requirements.

*R3-2: Conversions **must meet residential bulk and** parking requirements, but not minimum lot area and lot width since these are areas where these services are needed.*

A new Chair certification for conversions would allow a minimum modification of parking requirements due to the location of an existing building.

Community Facility Text Amendment

APPLICABILITY

Applies to all of Staten Island and Bronx Community District 10:

- R1, R2, R3A, R3X, R3-1, R3-2 R4A and R4-1: New restrictions on new construction and conversion of Medical Offices and Day Care Centers in Residential Districts.
- C1 and C2 districts mapped in R1, R2, R3-1, R3A and R3X and C4-1 and C4-2: New rules to encourage Medical Offices and Day Care Centers in Commercial Districts