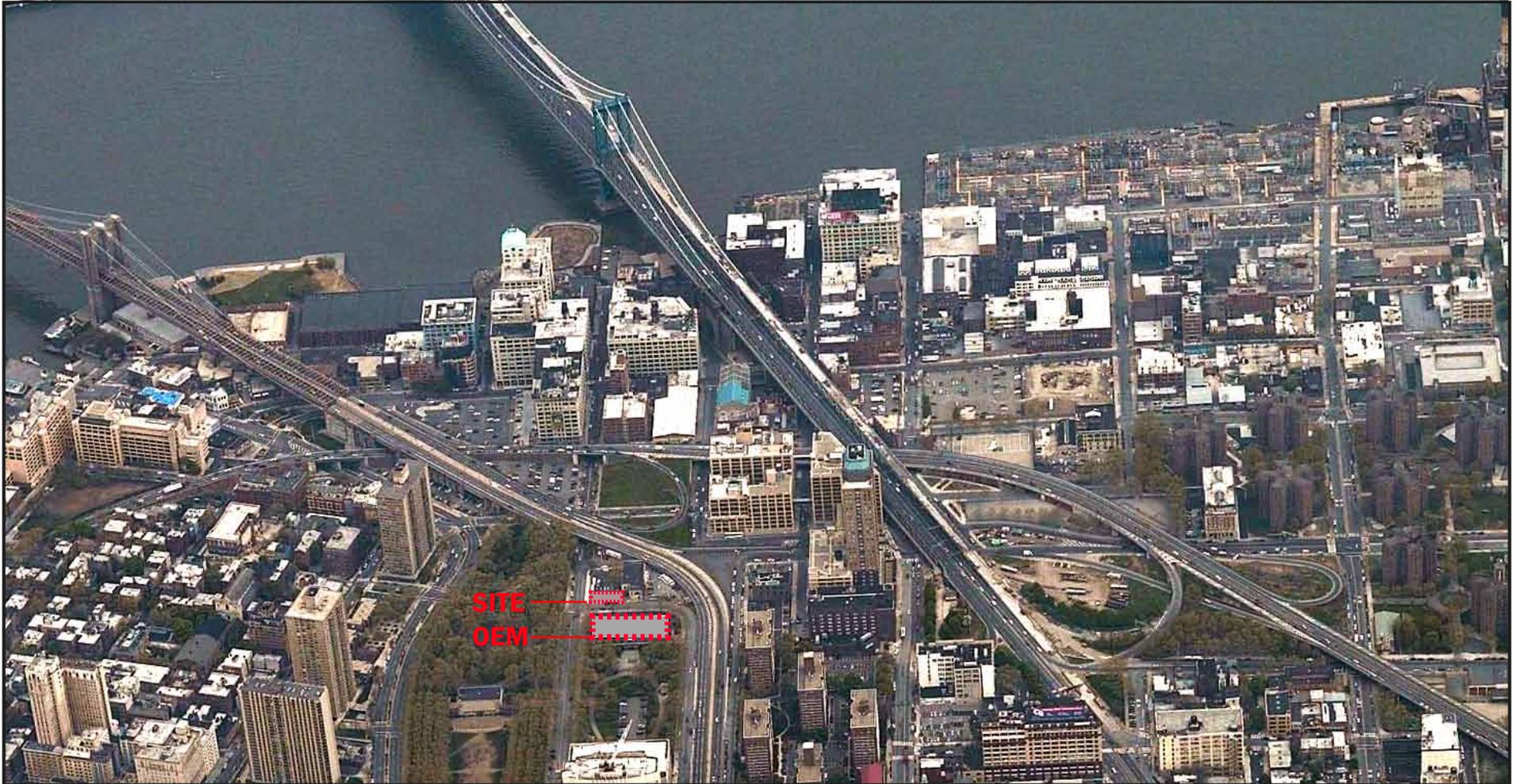


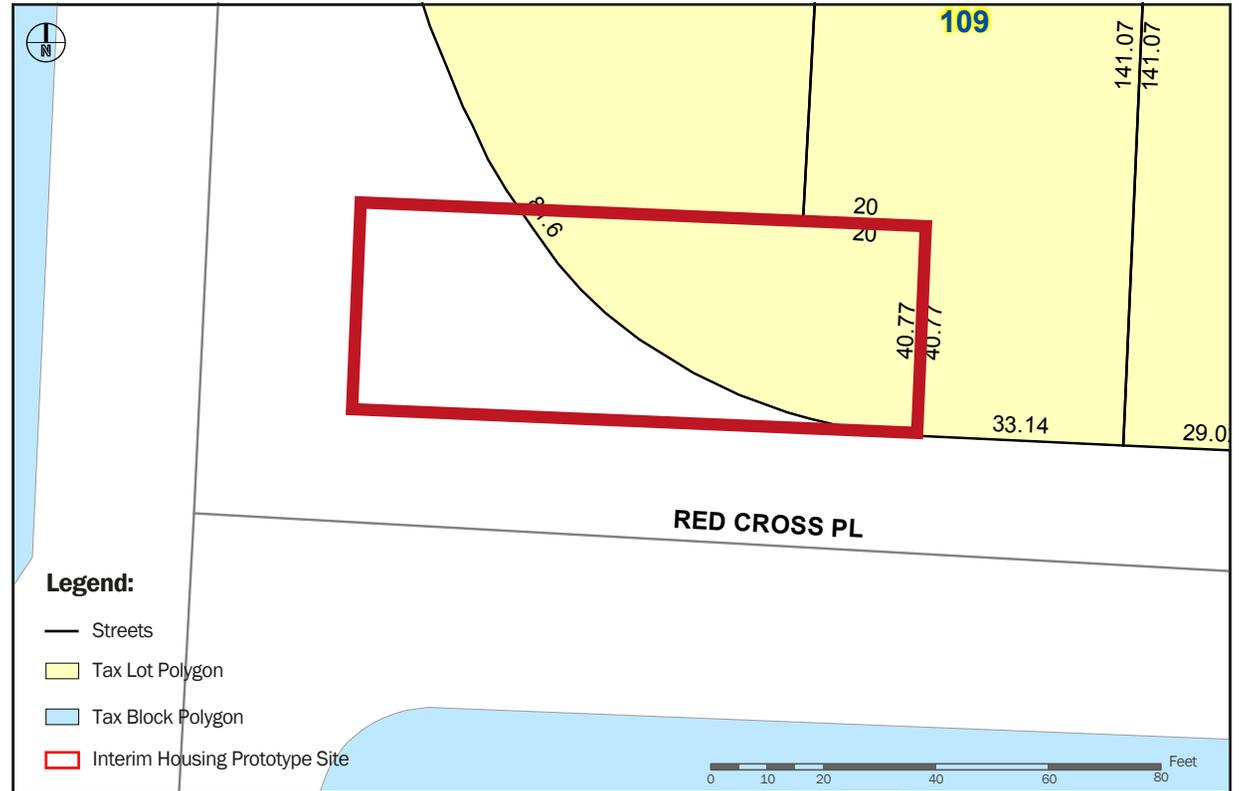
Site Location

Brooklyn, NY



Site Description

The site for the prototype is part of Brooklyn block 75 lot 1, at the corner of Cadman Plaza East and Red Cross Place. It is within Community Board 2. It is owned by the New York City Department of Parks and Recreation and the New York City Department of Transportation and made available to Office of Emergency Management for the duration of the project.



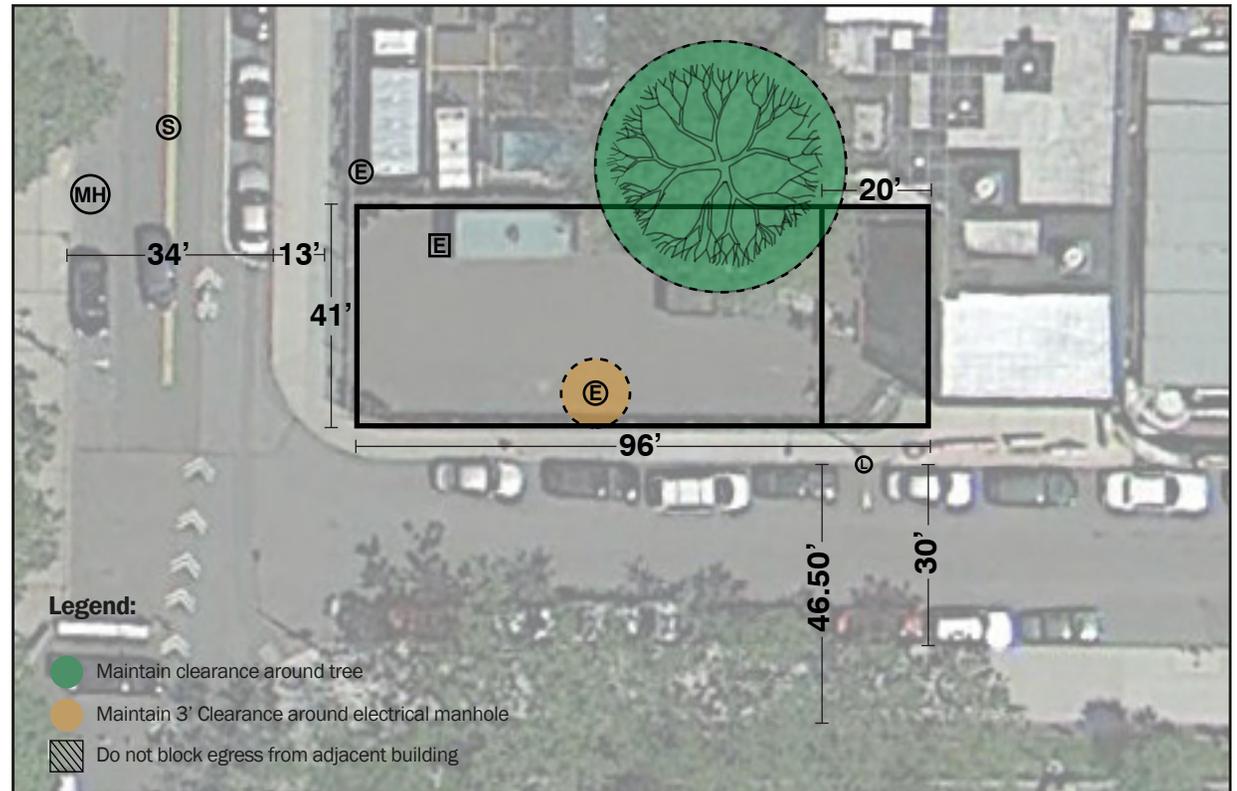
Site Description

The site for the prototype is a parking lot that measures approximately 40' x 100', adjacent to the Office of Emergency Management in Brooklyn, NY.

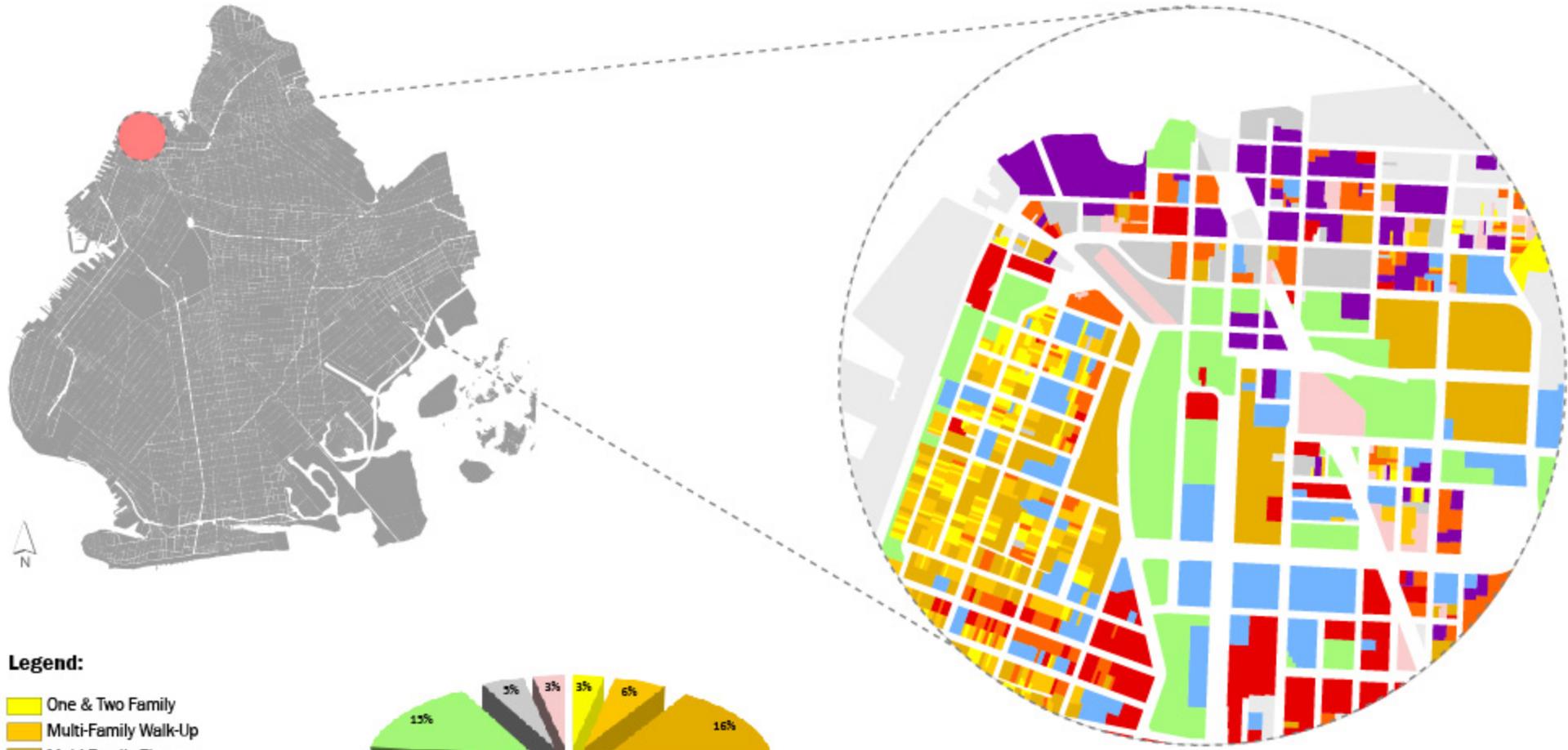
Sewer Connection will be available from Cadman Plaza East.

For this project, clearance around the electrical manhole is 3'.

At the end of the project, the site will be returned to as good or better condition.

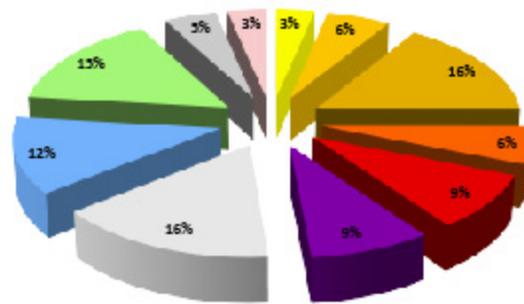


Land Use Analysis within 1/2 Mile Radius around the Site



Legend:

- One & Two Family
- Multi-Family Walk-Up
- Multi-Family Elevator
- Mixed Residential & Commercial
- Commercial & Office
- Industrial & Manufacturing
- Transportation & Utility
- Public Facilities & Institutions
- Open Space & Outdoor
- Parking Facilities
- Vacant Land



Land Use Distribution Chart

Livability Considerations

Is it near transit and other neighborhood services?

Key Considerations:

- The site is within a comfortable walk of working public transit, including 8 subway lines.
- The site is within a reasonable walk or transit ride of critical neighborhood services including a hospital or clinic; schools and daycare; and a grocery market or food distribution center.



Legend:

Emergency Medical Station	Public Library	Public School
Day Care Center	Ferry Terminal	Restaurant
Senior Center	Grocery	Fire Station
Pharmacy	College/University	Police Station
Post Office	NYC Office of Emergency Management	

Constructability Considerations

Will zoning allow interim housing?

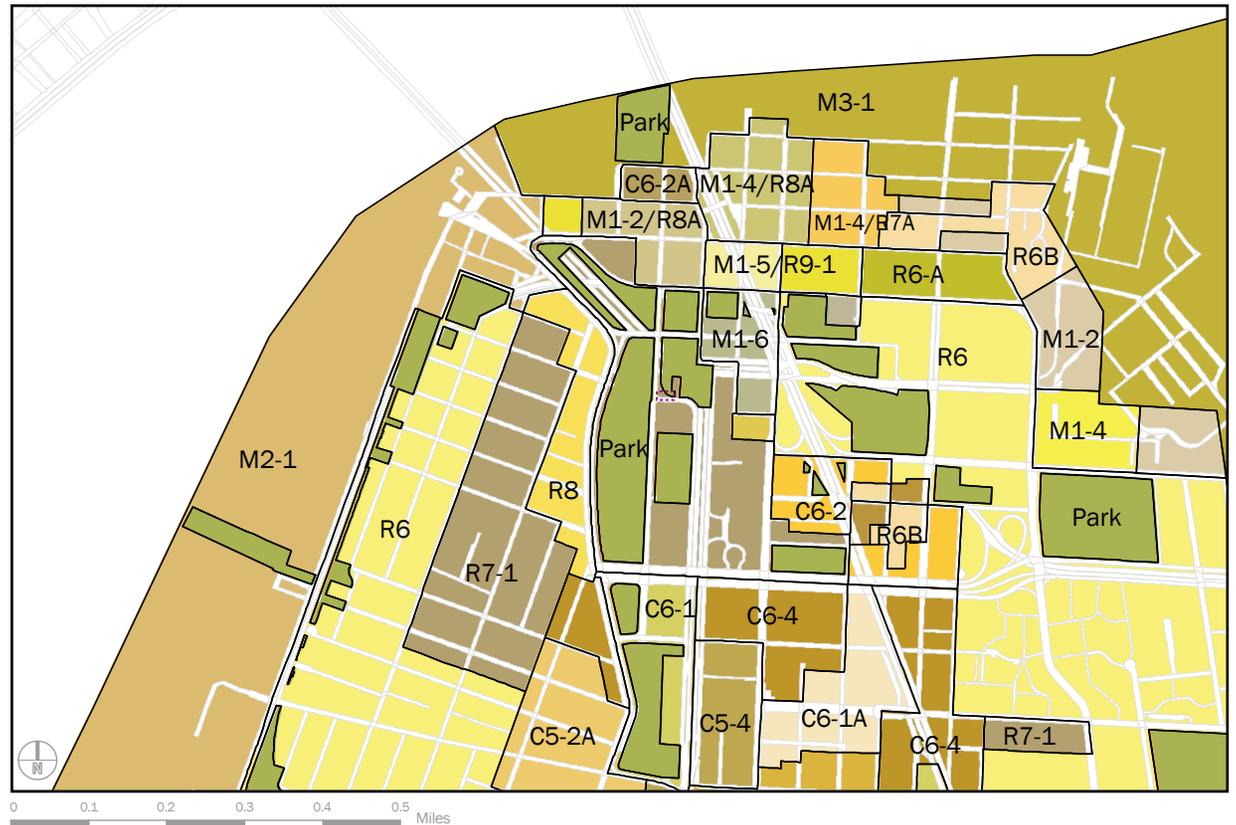
Key Considerations:

- Is interim housing compliant with the site's zoning?

To determine compliance with zoning we need to have preliminary site plan which includes the height, bulk, and number of units. There are many other zoning requirements that must be considered including floor area ratios, open space ratios, residential density, and parking ratios. The Department of City Planning is consulted on questions relating to zoning.

The site is classified as park land so zoning regulations do not apply for a temporary structure. As a permanent building, the prototype would be a 4-story multiple-family dwelling.

Because interim housing is temporary, any negative long-term impacts of the project on the permanent character of the neighborhood should be minimal. On the contrary, interim housing should be designed in such a way to maintain the character of the neighborhood.



	May Be Compliant May be possible to construct multifamily interim housing without violating the zoning resolution.	Not Compliant Multi-family Interim Housing as described in this case study would not be compliant with existing zoning.
Residential Districts:	R6, R7, R8, R9, R10	R1, R2, R3, R4, R5
Commercial Districts:	C1, C2, C4, C5, C6	C3, C7, C8
Manufacturing Districts:		M1, M2, M3
Special Districts:	Varies (If a site is within a special district, the specific requirements of that district must be studied)	
Other:		Mapped Parks, Mapped Streets

Livability Considerations

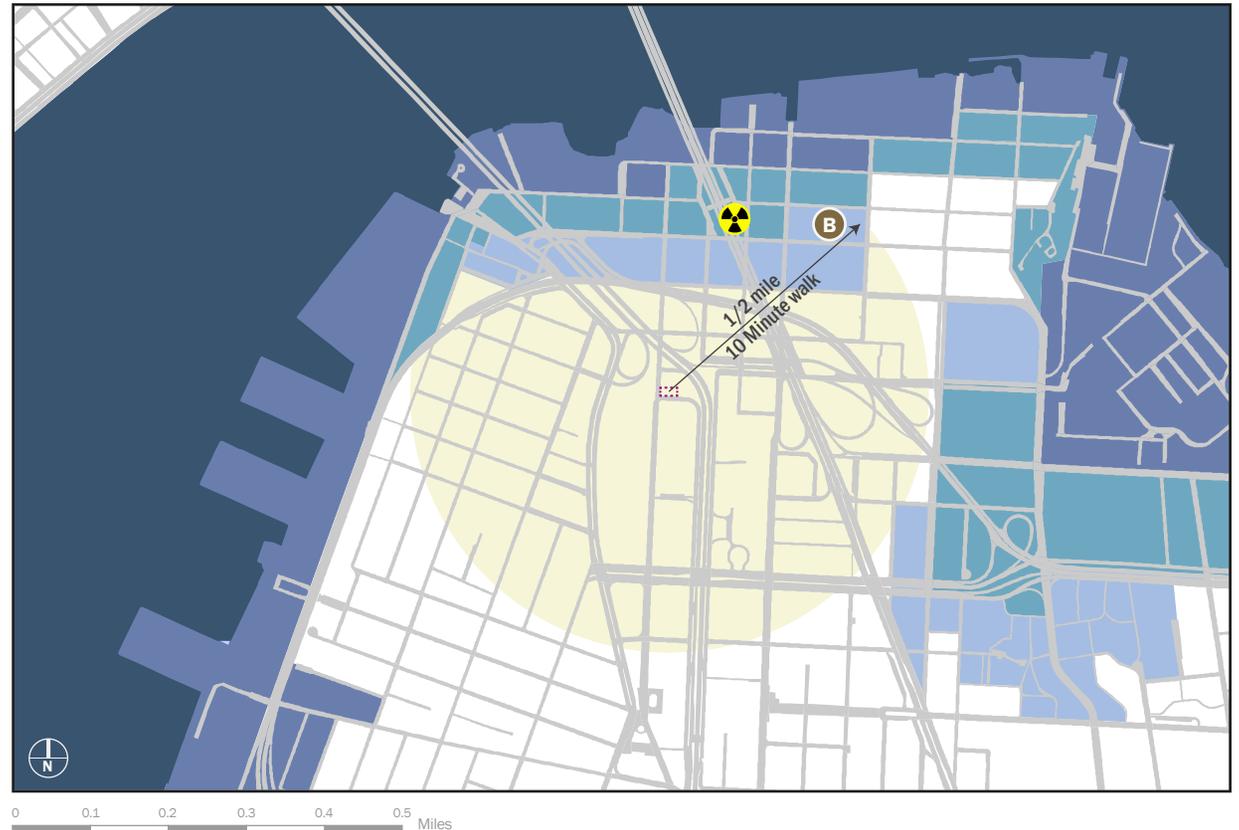
Is the site safe?

Key Considerations:

- The site is not within any of the City's hurricane zones.
- According to the Open Accessible Space Information System (OASIS-<http://oasisnyc.net>), there is one designated brownfield and one toxic release inventory facility within 1/2 mile of the site.

People have just undergone a traumatic event that has displaced them from their homes. Their interim housing should not expose them to further harm, whether it is another storm, or other natural or human-caused risk factors.

In identifying sites we consider key environmental risk factors that would likely result in unsafe living conditions for interim housing residents including clear contamination issues and flood hazard.



Legend:

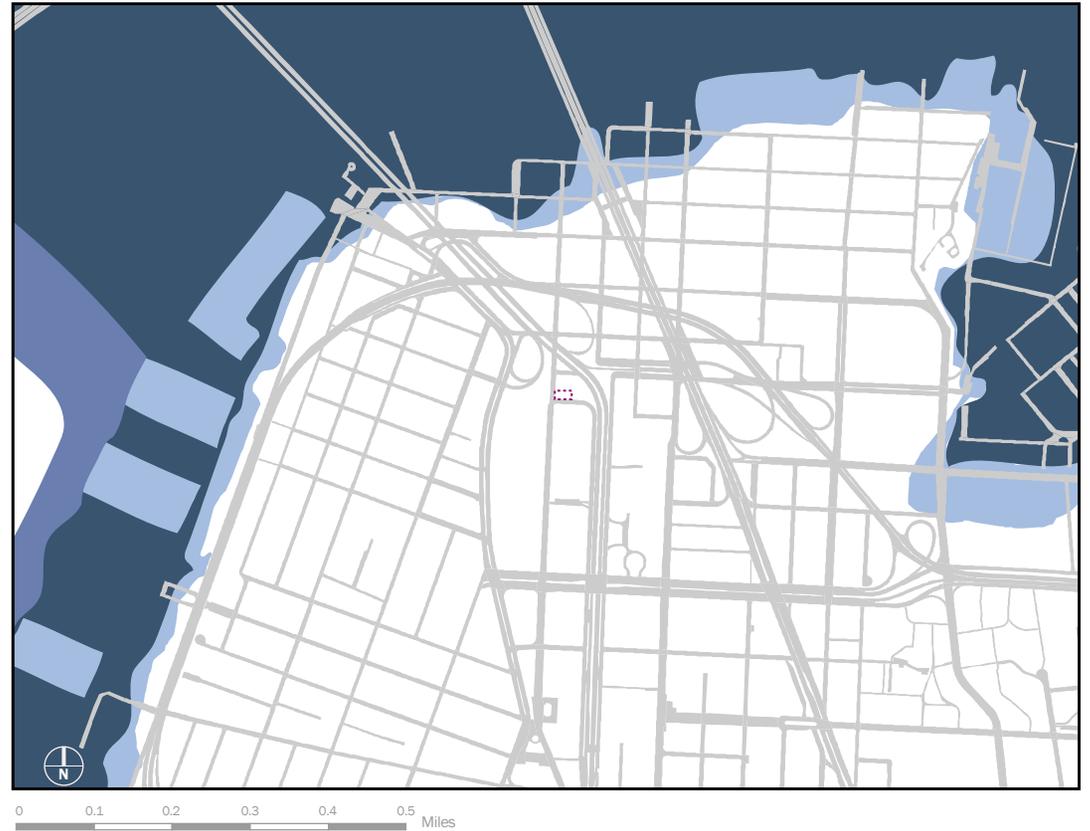
- Zone A** - Potential Flooding from any Hurricane
- Zone B** - Potential Flooding from a Category 2+ Hurricane
- Zone C** - Potential Flooding from a Category 3-4 Hurricane Hitting Just South of NYC
- Brownfield: 220 Water Street
- Toxic Release Inventory Facility: Ben Forman & Sons Inc.

DFIRM Flood Hazard Zone Area

Is the site safe from flooding?

Key Consideration:

- FEMA's Digital Flood Insurance Rate Map (DFIRM) shows that the site is outside the 100-year floodplain.



Legend:

- 100 year (AE)
- 100 year (VE)
- 500 year - 0.2% probability