Special Sheepshead Bay District

SSBD was created in 1973 to promote water-related uses and encourage the creation of new public open space.

- Special District does not have any guidance on resiliency.
- Public open space requirements are not aligned with modern design standards.
- Plazas may be sunken below grade, which creates flood risk and safety hazard.

Uses in SSBD

- Local retail
- Restaurant/cafe
- Hotel
- Maritime uses
- Bungalow courts
- 1-2 Family homes
- Multi-family homes
- Health/social services
- Senior housing and services
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Special Sheepshead Bay District

**Plaza/Open Space Requirement or Bonus Applicability**
Proposed Text Amendment

Update SSBD regulations to encourage flood-resilient and active public realm design

Proposed changes include:

- Remove allowance for below-grade plazas (94-072)
- Consolidate “plaza bonus” and “open space bonus” (94-081)
- Eliminate bonus for arcade spaces (94-082)
- Set requirements for plazas including:
  - Access and circulation,
  - Kiosks and open air cafes,
  - Seating,
  - Planting and trees,
  - Litter receptacles,
  - Bicycle parking,
  - Drinking fountains,
  - Signs,
  - Maintenance (new 94-20)
Existing Conditions

Proposed Regulations

Proposed conditions are illustrative only
Resilient Neighborhoods: Sheepshead Bay seeks to encourage resilient design, inviting streetscapes, and accessibility in Special Sheepshead Bay District public open spaces.
Proposed Changes by Subarea

<table>
<thead>
<tr>
<th>Subarea:</th>
<th>A</th>
<th>B</th>
<th>C</th>
<th>D</th>
<th>E</th>
<th>F</th>
<th>G</th>
<th>H</th>
</tr>
</thead>
<tbody>
<tr>
<td>Max. Bonus FAR: (for lots &gt;20,000sf)</td>
<td>60%</td>
<td>N/A</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
<td>20%</td>
<td>N/A</td>
<td>N/A</td>
</tr>
<tr>
<td>Bonuses Available:</td>
<td>- Plaza* - Arcade</td>
<td>- Plaza* - Arcade - Parking</td>
<td>- Plaza* - Arcade - Parking</td>
<td>- Plaza* - Arcade - Parking</td>
<td>- Plaza* - Arcade - Parking</td>
<td>- Open Space - Plaza*</td>
<td>N/A</td>
<td>N/A</td>
</tr>
</tbody>
</table>

* Design requirements for Plazas apply
Daily Tidal Flooding Projections