GOALS

Improve design of parking lots while minimizing impact on commercial & community facility developments

AESTHETICS

- Mitigate vast expanses of pavement through landscaping
- Improve quality of local streetscape

ENVIRONMENTAL

- Increase tree canopy to reduce ‘Heat Island Effect’
- Increase permeability to mitigate storm water runoff

SAFETY

- Improve pedestrian & vehicular circulation
DESIGN COMPONENTS

- STREET TREES
- PERIMETER SCREENING
- INTERIOR LANDSCAPING
- MANEUVERABILITY STANDARDS
APPLICABILITY

**STREET TREES**
Open parking lots containing at least 18 spaces or 6,000 sf in area

**PERIMETER SCREENING**
Open parking lots containing at least 18 spaces or 6,000 sf in area

**INTERIOR LANDSCAPING**
Open parking lots containing at least 36 spaces or 12,000 sf in area

**MANEUVERABILITY STANDARDS**
All open parking lots
FURTHER APPLICABILITY
PERIMETER SCREENING, INTERIOR LANDSCAPING AND MANEUVERABILITY STANDARDS

Developments containing residences:
Standards would apply only to those in which at least 70% of the floor area on the zoning lot is occupied by commercial or community facility uses.

Enlargements:
Standards would apply only to those developments that increase floor area by at least 20% and result in at least 70% of the floor area on the zoning lot occupied by commercial or community facility uses, and those that increase the number of parking spaces by at least 20%.

Exempt uses:
Parking garages, roof parking, gas stations, car washes and other automotive uses.

Future subdivisions:
For developments that utilize the waiver provisions for required parking but provide parking nevertheless, perimeter screening would be required.

Filing of Plans:
All landscaping plans must be submitted by a licensed landscape architect.
STREET TREES & PERIMETER SCREENING
Illustrative sketch

SECTION

20' Feet On Center
Minimum Clearance

Small tree - 1 per 25 LF of parking lot frontage

4 Ft. High optional fence

Parking Area

STREET TREE - 1 per 25 LF of street frontage

7 Ft. Wide perimeter screening

Typical 15 Ft. Wide sidewalk

2 Ft. Wide groundcover/grasses zone

PLAN

PARKING AREA

STREET

Minimum 20 Ft.

7 Ft. Wide perimeter screening

Minimum 20 Ft.

15 Ft. Sidewalk
STREET TREES & PERIMETER SCREENING

Precedent image

3 Ft.

20 Ft. on center

10 Ft.

5 Ft.

Sidewalk

Street tree
INTERIOR LANDSCAPING
Trees, shrubs, grasses & groundcover planting
Illustrative sketch

- 1 canopy tree required for every 8 parking spaces
- 150 SF of planting area is required for each canopy tree
- 3 ft. max. shrubs height
- 2 ft. wide overhang zone w/ groundcover and grasses
- 8 ft. minimum width for planting beds

8 ft. wide planting beds w/ trees: required at both ends of interior parking rows
LARGE COMMERCIAL PARKING LOT
150,000 SF or greater

8 Ft. wide planting strip: required every other interior row

8 Ft. wide planting beds w/ trees: required at both ends of interior parking rows
INTERIOR LANDSCAPING
Trees, shrubs & groundcover planting
Precedent images

Mitigate vast expanses of pavement through landscaping
STORMWATER RETENTION CELLS (Bioswales)

Advantages

• Natural irrigation better ensures planting remains lush and green
• Lower plant material replacement costs
• Most stormwater absorbed on site, less taxation on city sewers
• Natural filter for oil, heavy metals and other pollutants
• Lushness of planting island discourages pedestrian crossing
STORMWATER RETENTION CELL
Interior landscaping
STORMWATER RETENTION CELL

Interior landscaping

Canopy tree in planting bed 25'-0" o.c. min.

Groundcover/grasses zone

0'-6" high curb

Required 3'-0" high shrubs

Parking grade

Stormwater inlets spaced as appropriate

38'-0"

Typical interior landscaping planting bed
MEANUVERABILITY STANDARDS

CURB CUT REGULATIONS

1. A curb cut serving one travel lane shall be 12 feet in width, excluding splays

2. A curb cut serving two travel lanes shall be 24 feet in width, excluding splays

3. Parking lots with 100 or more spaces may have curb cuts of up to 30 feet in width, excluding splays

4. Where Fire Department regulations set forth in the Administrative Code of New York City require curb cuts of greater width listed above, such curb cuts may be increased to the minimum width acceptable to the Fire Department

5. There shall be 18 feet distance between curb cuts

6. For zoning lots with 100 ft. or less street frontage, only two curb cuts shall be permitted. For every additional 50 ft. of street frontage one additional curb cut shall be permitted

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* Figures given are for one-way traffic
** Figures given are for two-way traffic

Exhibit
CASE STUDIES

- THRESHOLD FOR PERIMETER SCREENING
  (6,000 SF typical)

- THRESHOLD FOR INTERIOR LANDSCAPING
  (12,000 SF typical)

- MEDIUM SIZE COMMERCIAL PARKING LOT

- LARGE COMMUNITY FACILITY PARKING LOT

- LARGE COMMERCIAL PARKING LOT
**6,000 SF TYPICAL PARKING AREA**

<table>
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<tr>
<th>Existing Parking Spaces:</th>
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<td>With Proposed Rules:</td>
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<td><strong>Even</strong></td>
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**Threshold for Perimeter Screening (6,000 SF Typical)**

- **Existing**
  - Landscape Requirements:
    - Street Trees: 
    - Screening: 
    - Shrub: 
  - Sustainability: 
    - Tree Canopy: 
    - Permeable Surface: 

- **Proposed**
  - Bicycle Parking
  - Perimeter Screening:
    - 7 ft. wide perimeter landscaped area along street lines
    - Dense shrubbery at 3 feet high
    - Optional ornamental metal fencing 4 feet high located no more than 3 feet from street line
  - Perimeter Trees: 1 tree for every 25 linear feet of parking area frontage
  - Street Trees: 1 tree for every 25 linear feet of street frontage
THRESHOLD FOR INTERIOR LANDSCAPING (12,000 SF TYPICAL)
FOURTH AVENUE, BROOKLYN
Lot Area: 88,380 SF  Zoning District: MI-2
Commercial Building Area: 56,560 SF (0.43 FAR) Parking Lot Area: 50,000 SF

REQUIRED PARKING SPACES: 127
PROVIDED PARKING SPACES: 131
INCREASE BY: 1%

MEDIUM SIZE COMMERCIAL PARKING LOT
37th AVENUE, QUEENS
LOT AREA: 190,162 SF   ZONING DISTRICT: MI-1
COMMUNITY FACILITY BUILDING AREA: 97,002 SF (0.51 FAR)  PARKING LOT AREA: 131,876 SF

REQUIRED PARKING SPACES: 291
PROVIDED PARKING SPACES: 291
EVEN

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<th>LANDSCAPE REQUIREMENTS</th>
<th>EXISTING</th>
<th>PROPOSAL</th>
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<td>PERIMETER</td>
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<td>TILES</td>
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<td>TREE CANOPY COMPLAINT</td>
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STREET TREES: 1 TREE FOR EVERY 25 LINEAR FEET OF STREET FRONTAGE

BICYCLE PARKING

PERIMETER SCREENING:
- 7 FT. WIDE PERIMETER LANDSCAPED AREA ALONG STREET LINES
- DENSE SHRUBBERY AT 3 FEET HIGH
- OPTIONAL ORNAMENTAL METAL FENCING 4 FEET HIGH, LOCATED NO MORE THAN 3 FT. FROM STREET LINE

INTERIOR PLANTING:
- 1 CANOPY TREE IS REQUIRED FOR EVERY 5 PARKING SPACES
- PLANTING ISLANDS REQUIRED NO MORE THAN 15 SPACES APART (MINIMUM OF 150 FT. AND 8' WIDE)

LARGE COMMUNITY FACILITY PARKING LOT
TYSEN PARK, STATEN ISLAND
Lot Area: 545,822 SF  Zoning District: C4
Commercial Building Area: 178,222 SF (0.33 FAR) Parking Lot Area: 367,600 SF

Required Parking Spaces: 703
Provided Parking Spaces: 703
EVEN

LARGE COMMERCIAL PARKING LOT - EXISTING
TYSEN PARK, STATEN ISLAND

Lot Area: 545,822 SF  Zoning District: C4-1
Commercial Building Area: 178,222 SF (0.33 FAR)  Parking Lot Area: 367,600 SF

Required Parking Spaces: 703
Provided Parking Spaces: 669
Decrease by 6%

LARGE COMMERCIAL PARKING LOT - PROPOSED
SUMMARY OF CASE STUDIES

- Average Parking Loss: 2% of total spaces
- Average Permeability of Parking Area: 9.85%
- Average Tree Canopy Coverage: 16.15%