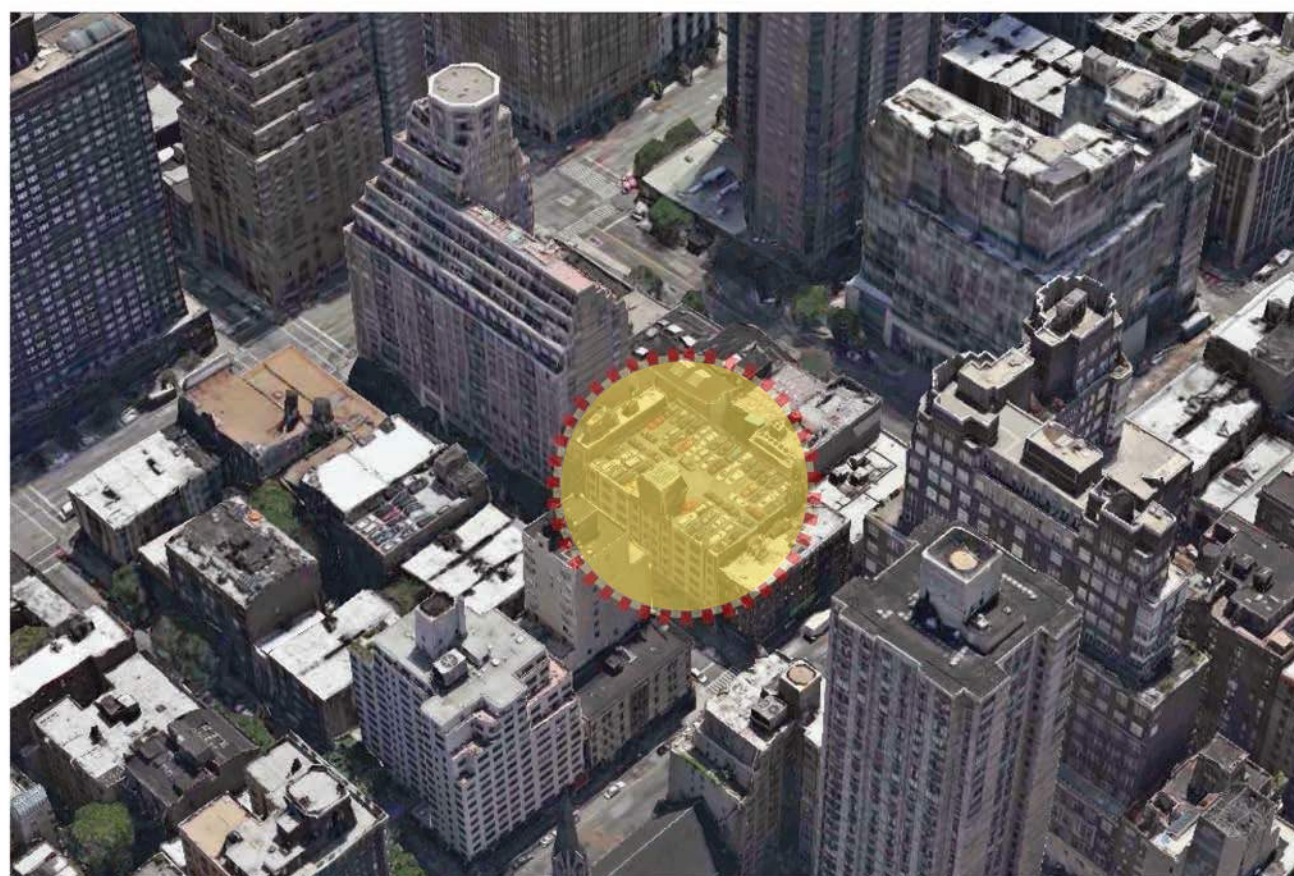
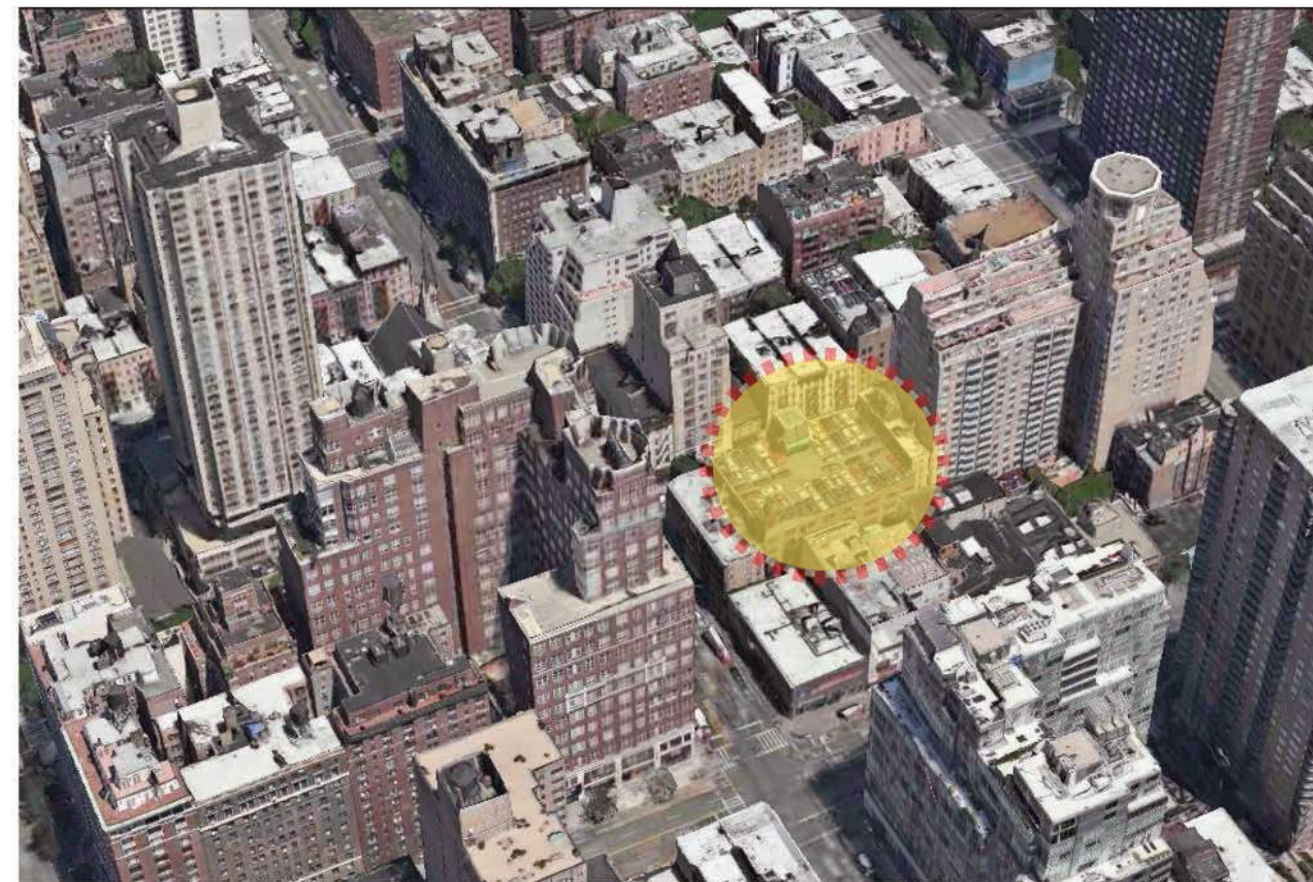
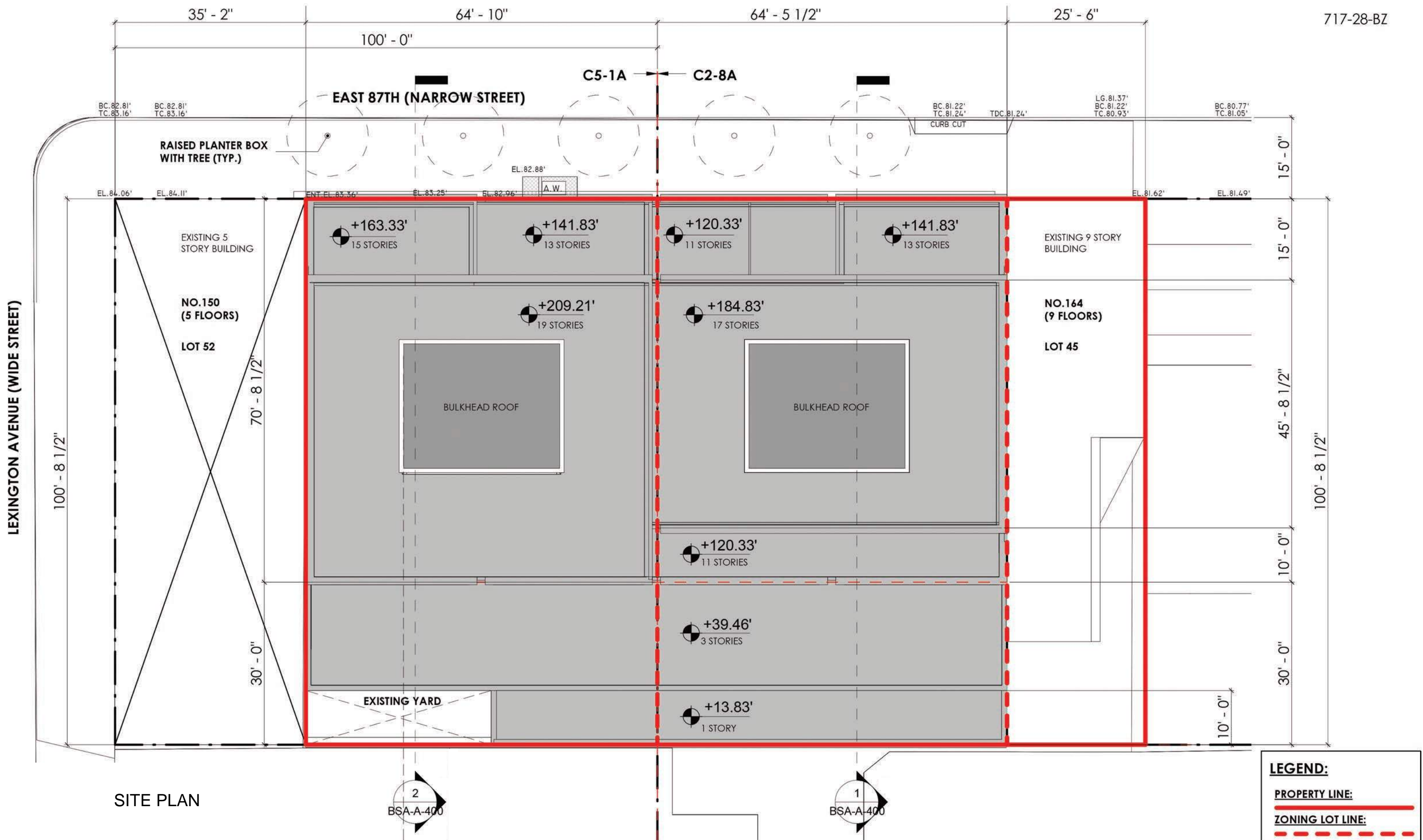


**New York City
Board of Standards and Appeals (BSA)
Community Meeting / CB8 Presentation**

10 September, 2014

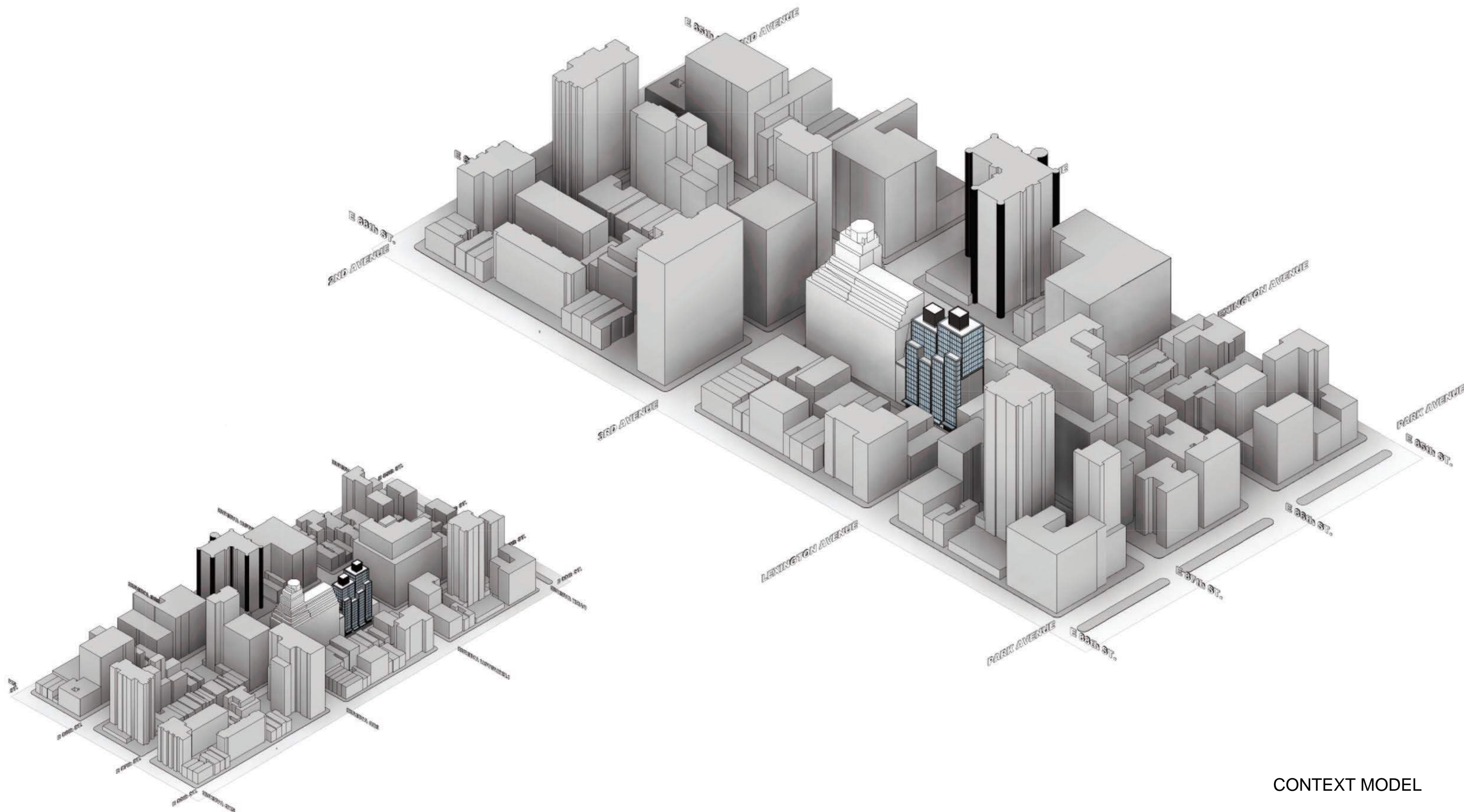






EXISTING STRUCTURE
(STREET VIEW LOOKING EAST)





CONTEXT MODEL



The Project

- Apartments: approximately 60 units and 140,000 square feet of floor area.
- Parking: 150 spaces in a public garage.
- The proposed residential development is permitted as of right.
- The residential project can be built without parking as of right, and without the need for BSA approval.
- Action being requested: Public parking is the only aspect of the project requiring BSA approval. Amendment to existing BSA variance under zoning resolution section 11-412 to allow 150 parking spaces to remain.

PARKING GARAGES

Facility Address Capacity

Garage Locations

1.	230 E 92nd St.	300
2.	280 E 92nd St.	105
3.	441 E 92nd St.	135
4.	480 E 92nd St.	150
5.	339 E 91st St.	39
6.	422 E 91st St.	136
7.	72 E 90th St.	268
8.	200 E 90th St.	107
9.	251 E 90th St.	220
10.	412 E 90th St.	150
11.	479 E 90th St.	92
12.	40 E 89th St.	43
13.	200 E 89th St.	70
14.	401 E 89th St.	114
15.	475 E 89th St.	104
16.	480 E 89th St.	136
17.	49 E 88th St.	153
18.	200 E 88th St.	218
19.	10 E 87th St.	55
20.	55 E 87th St.	57
21.	105 E 87th St.	30
22.	115 E 87th St.	198
23.	120 E 87th St.	78
24.	152 E 87th St.	Proposed Site
25.	169 E 87th St.	175
26.	1664 York Av.	66
27.	15 E 86th St.	49
28.	118 E 86th St.	184
29.	265 E 86th St.	56
30.	301 E 86th St.	168
31.	345 E 86th St.	56
32.	401 E 86th St.	46
33.	15 E 85th St.	72
34.	30 E 85th St.	43
35.	35 E 85th St.	72
36.	185 E 85th St.	320
37.	400 E 85th St.	80
38.	113 E 84th St.	125
39.	167 E 84th St.	75
40.	351 E 84th St.	92
41.	8 E 83rd St.	48
42.	25 E 83rd St.	95
43.	127 E 83rd St.	200
44.	303 E 83rd St.	115
45.	415 E 83rd St.	63
46.	436 E 83rd St.	44
47.	111 E 82nd St.	143
48.	240 E 82nd St.	47
49.	351 E 82nd St.	138

Total: 5,530

Rental Car Locations

A.	201 E 87th St.
B.	234 E 85th St.
C.	234 E 85th St.
D.	420 E 90th St.

Zip Car Locations

A1.	152 E 87th St.
B1.	200 E 88th St.
C1.	118 E 86th St.
D1.	250 E 87th St.
E1.	90 St b/w 2 & 3rd Ave

Company

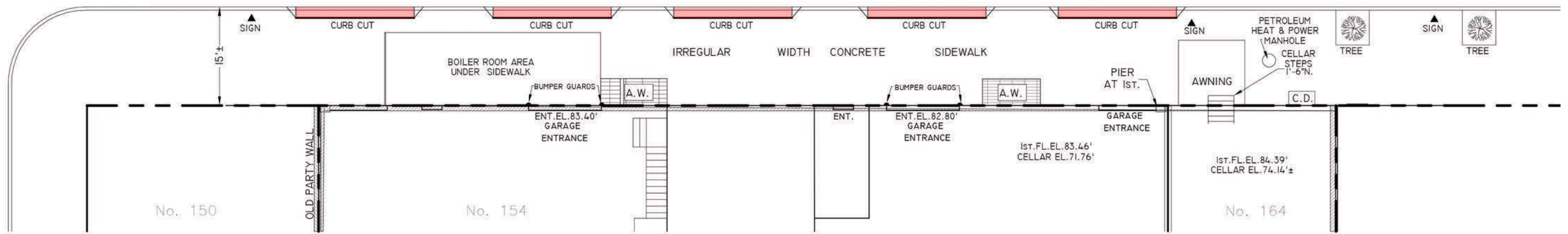
Enterprise Car Share
Enterprise Rent-A-Car
Thrifty Car Rental
Avis Car Rental

Company

Budget Garage
Central Parking
GMC Parking
Icon Parking
GMC Parking

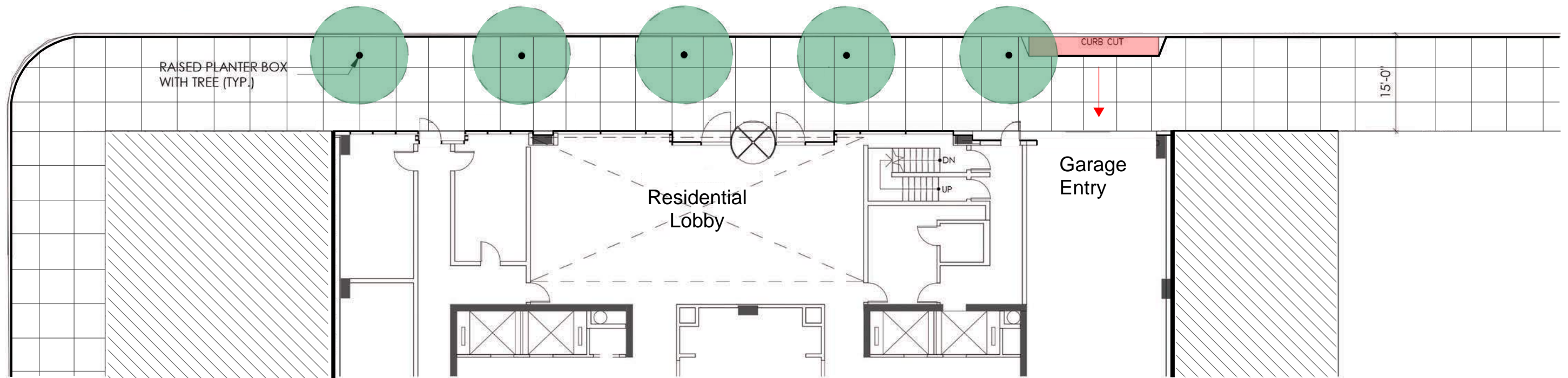


E. 87th Street



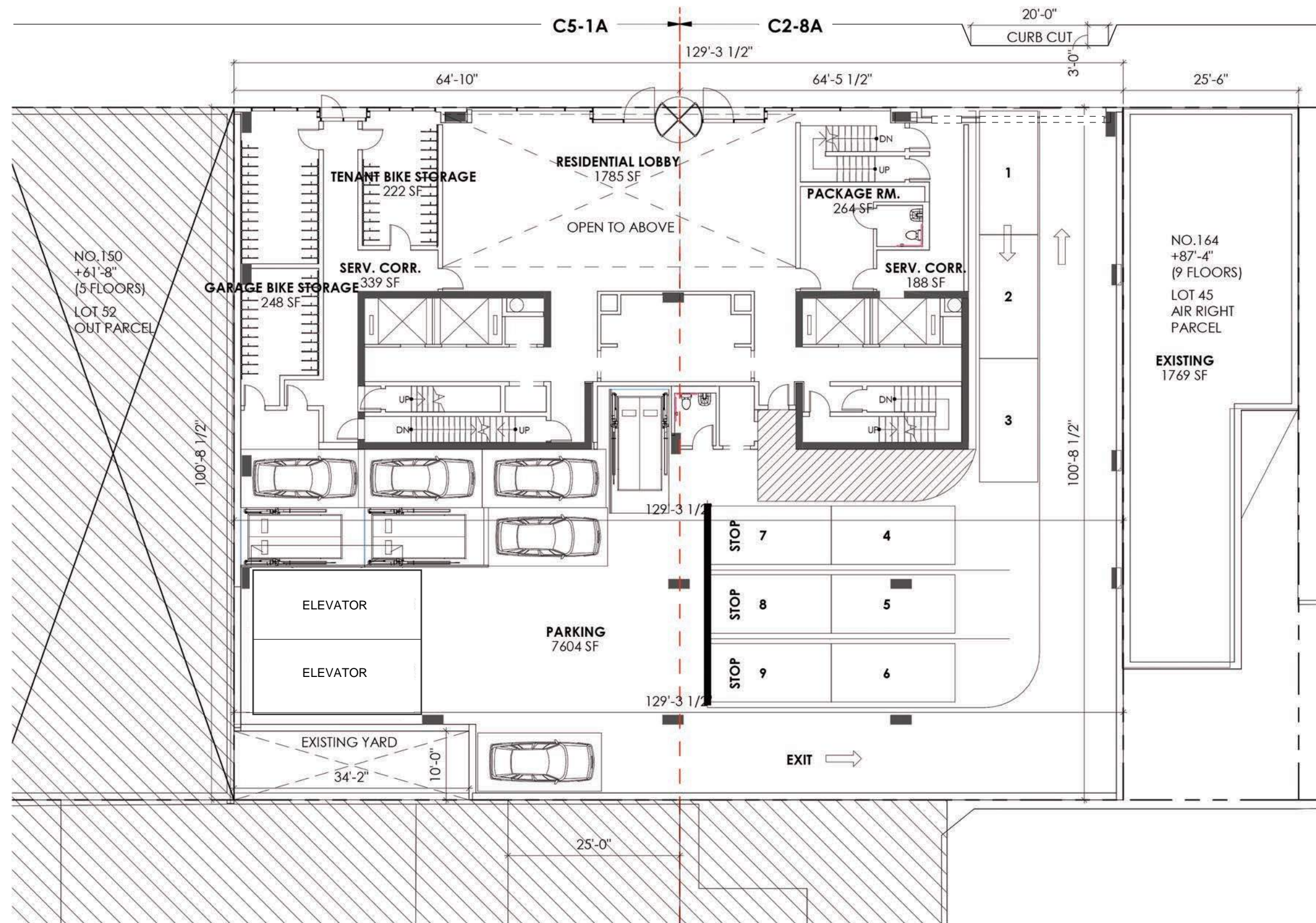
SITE ANALYSIS
EXISTING CONDITIONS - NORTH SIDEWALK

E. 87th Street



SITE ANALYSIS
PROPOSED IMPROVEMENTS - NORTH SIDEWALK





GROUND LEVEL





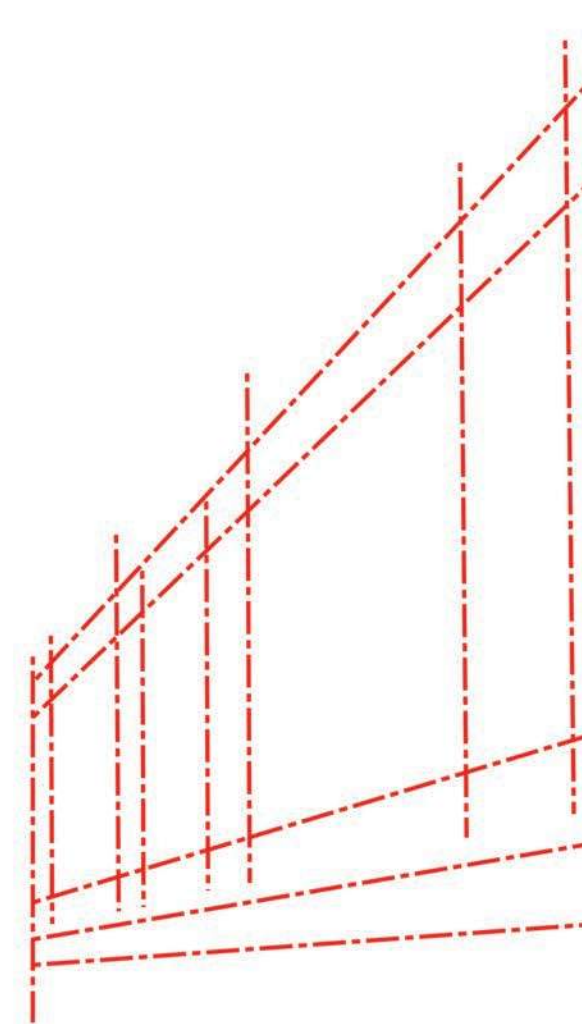
STREETSCAPE / FACADE TREATMENT

EXISTING GARAGE - NORTH ELEVATION

ORIGINAL FACADE DESIGN BY:
WILLIAM J. DOYLE, ARCHITECT



DEVELOPMENT OF PROJECT
READING OF EXISTING STRUCTURE - LINES





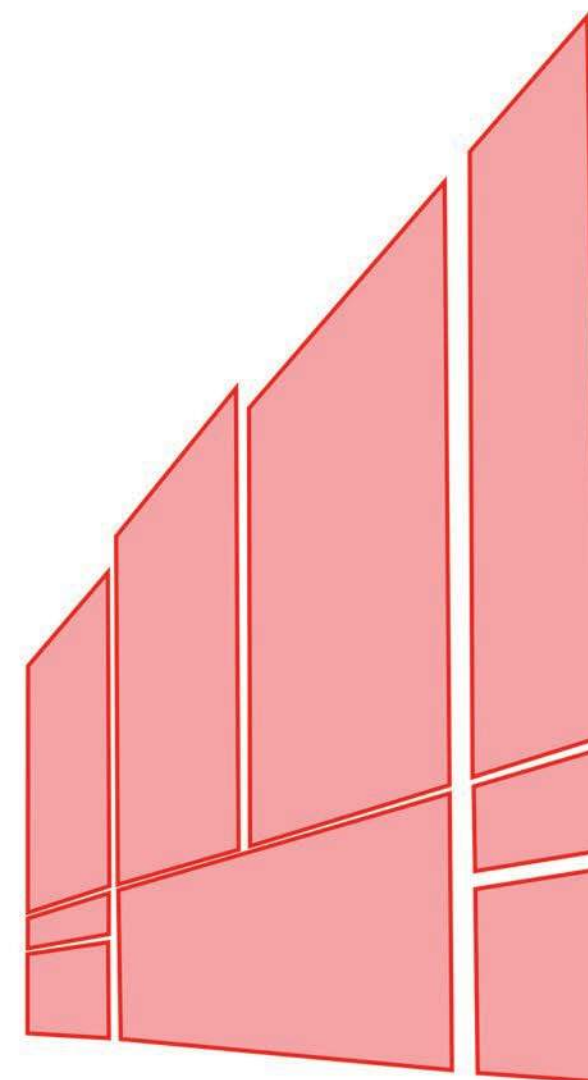
STREETSCAPE / FACADE TREATMENT

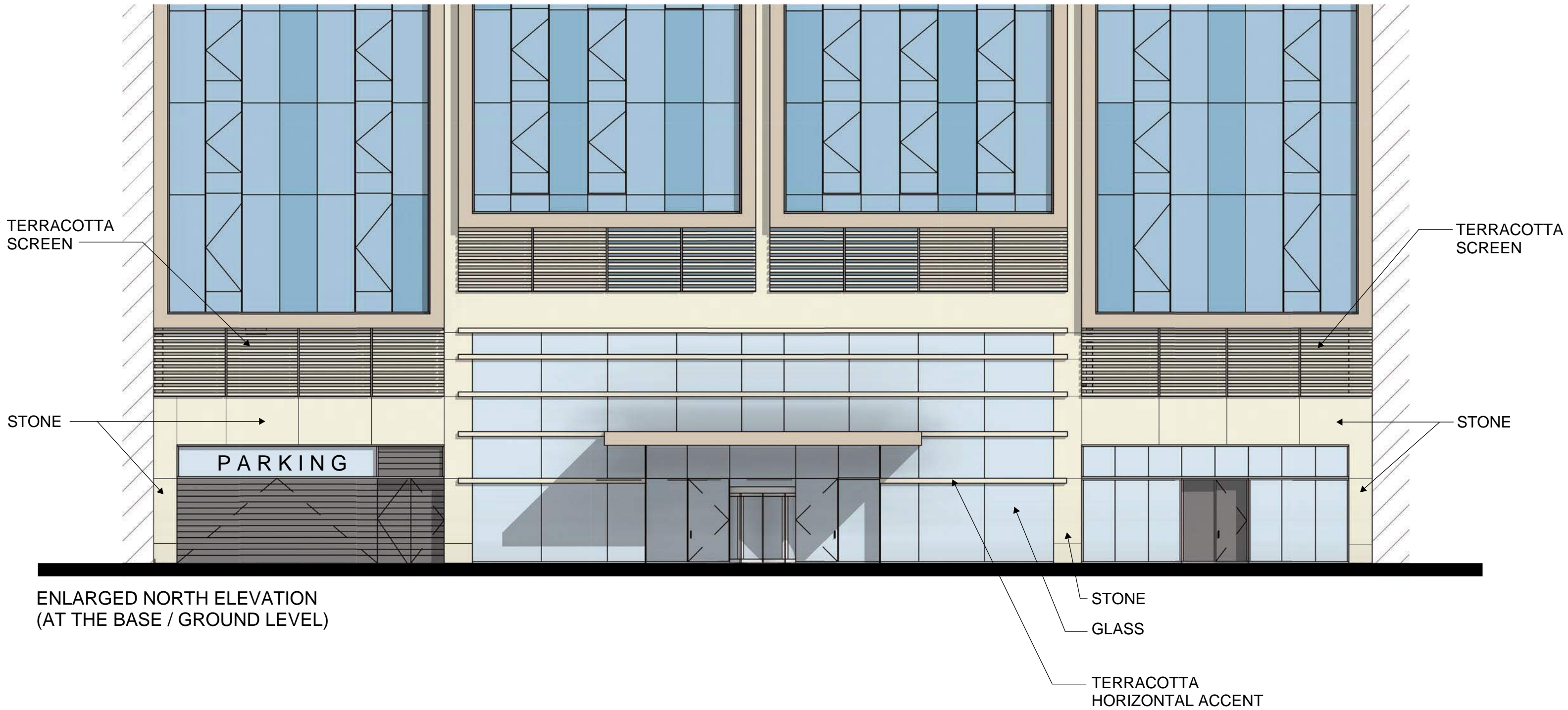
EXISTING GARAGE - NORTH ELEVATION

ORIGINAL FACADE DESIGN BY:
WILLIAM J. DOYLE, ARCHITECT



DEVELOPMENT OF PROJECT
READING OF EXISTING STRUCTURE - SURFACE

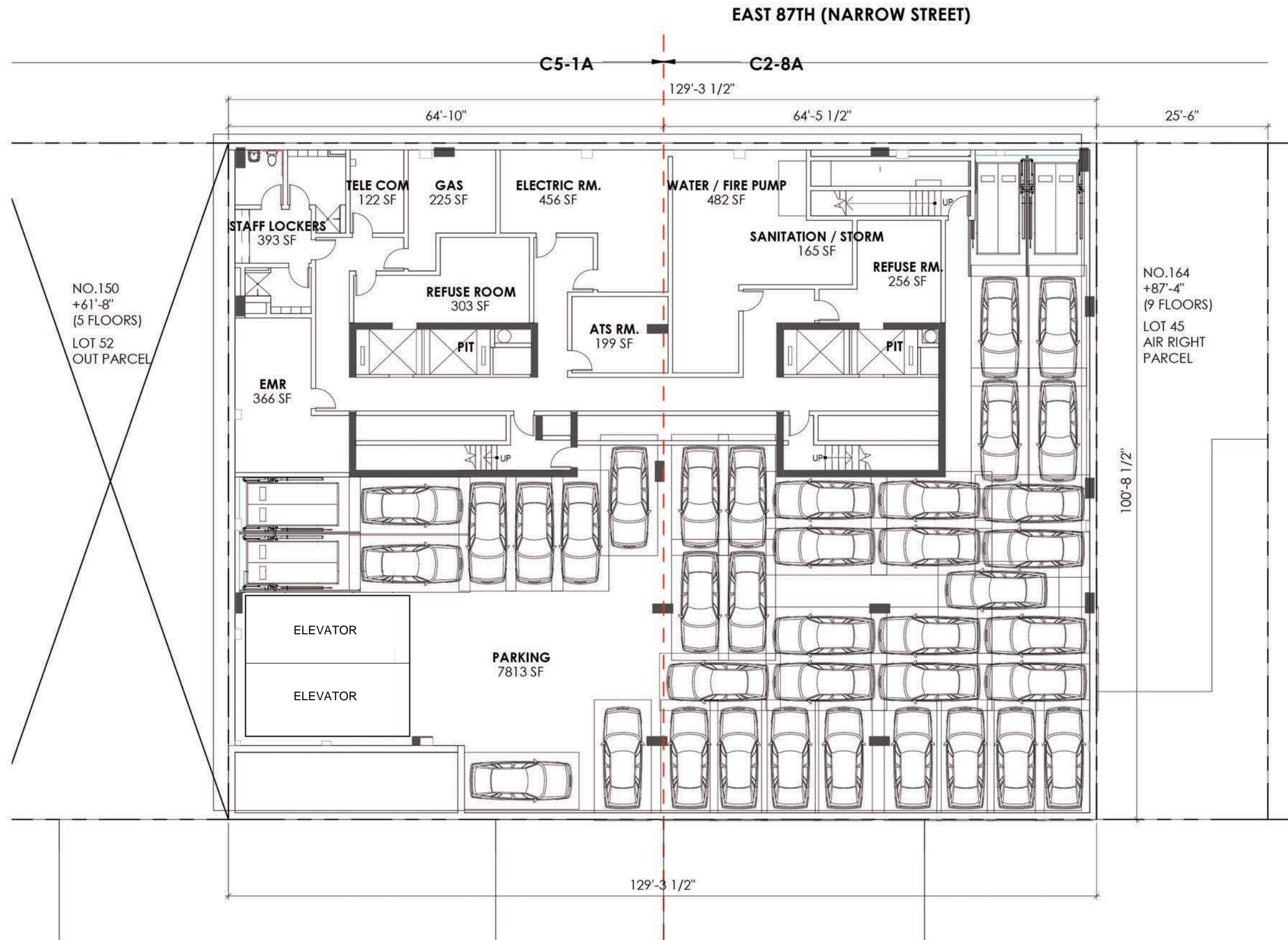


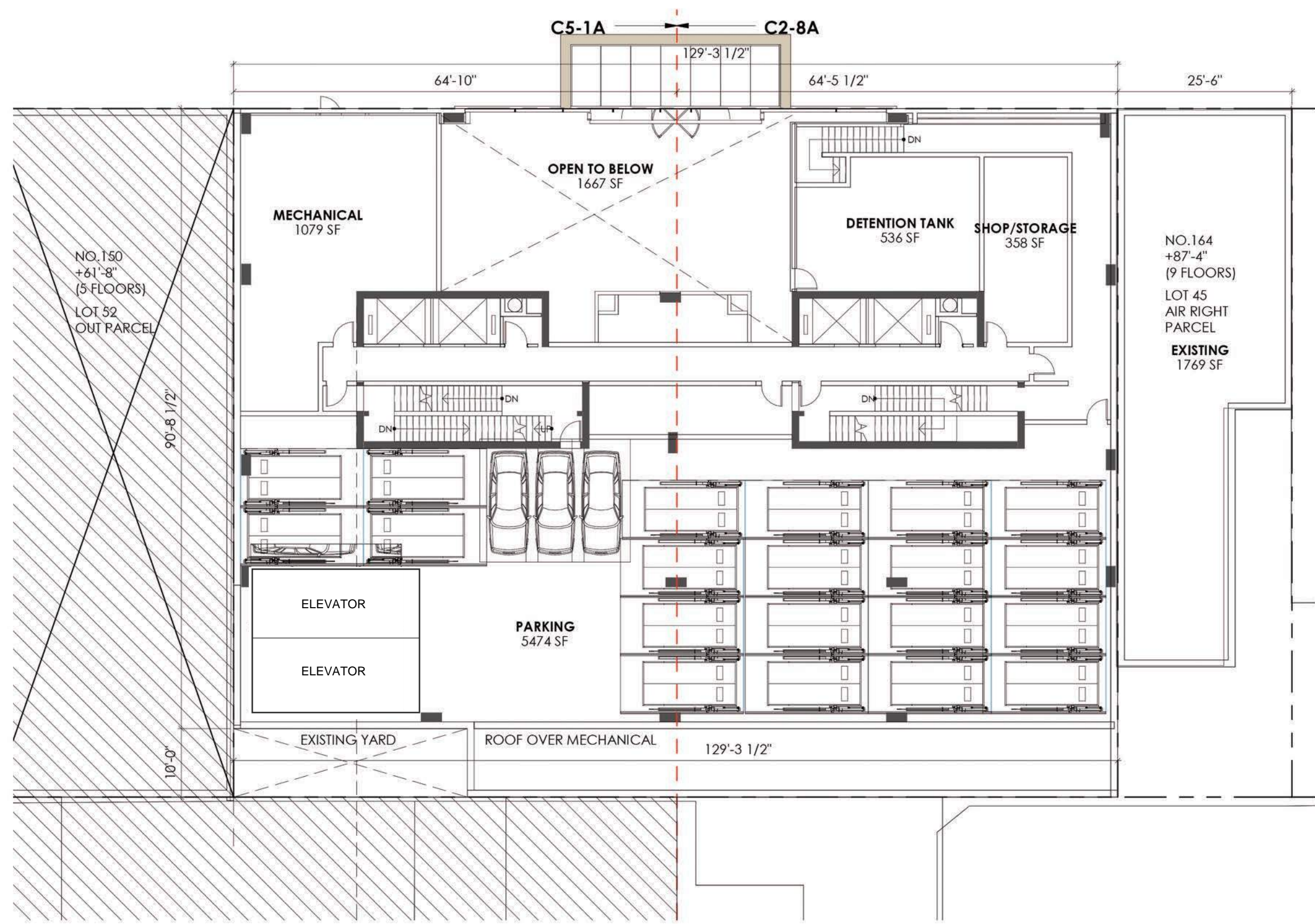




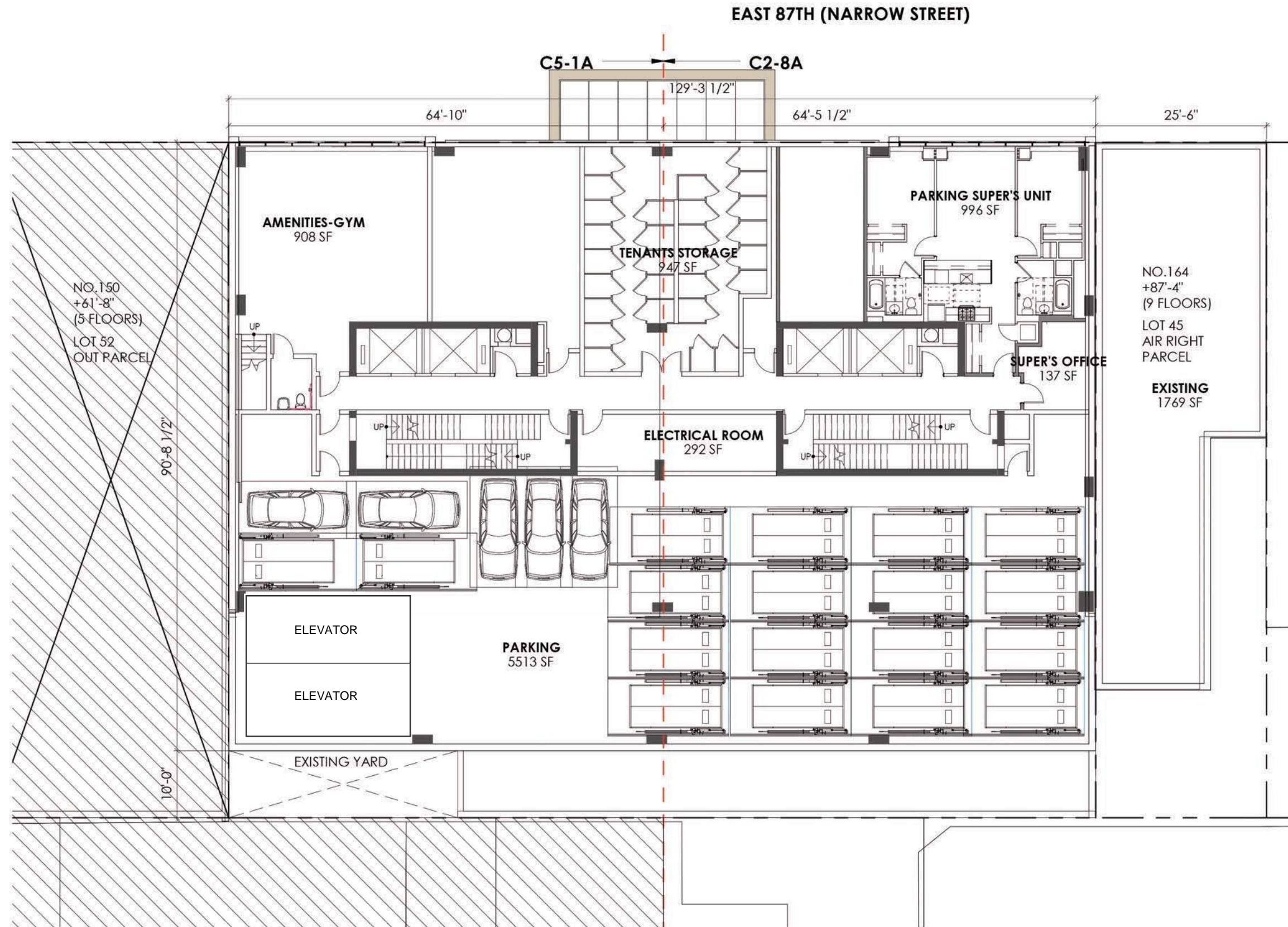


Thank you

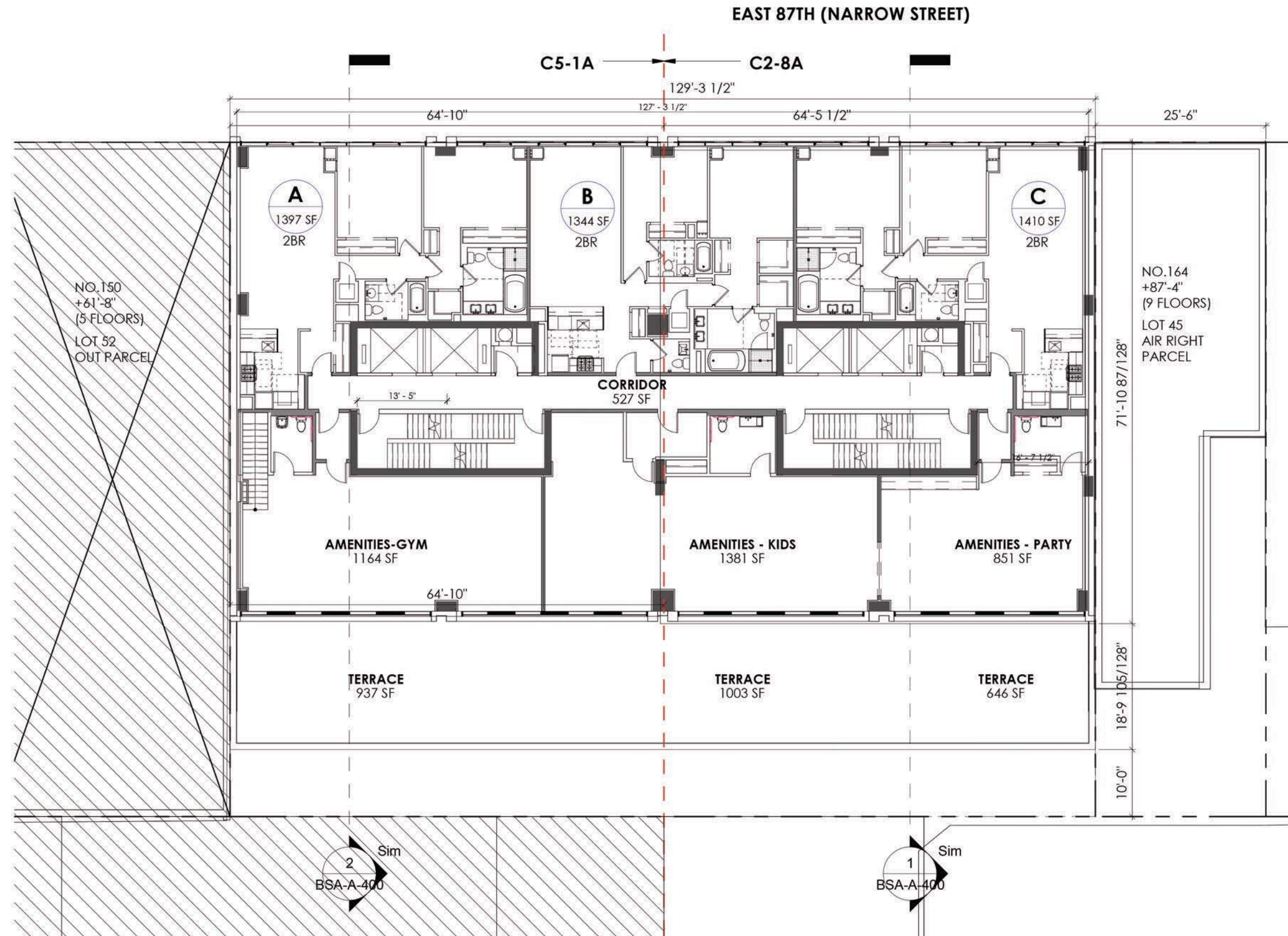




2ND LEVEL

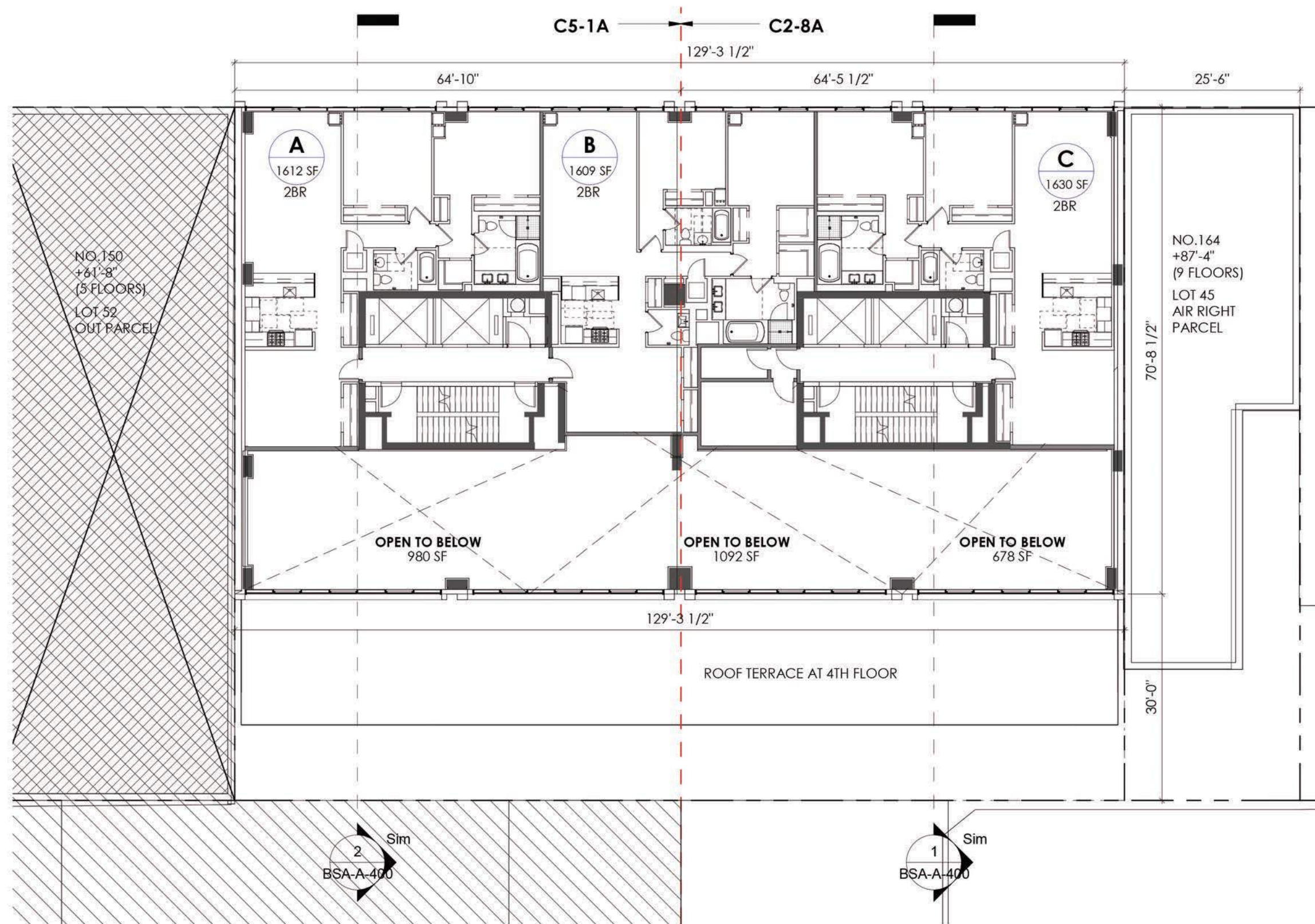


3RD LEVEL

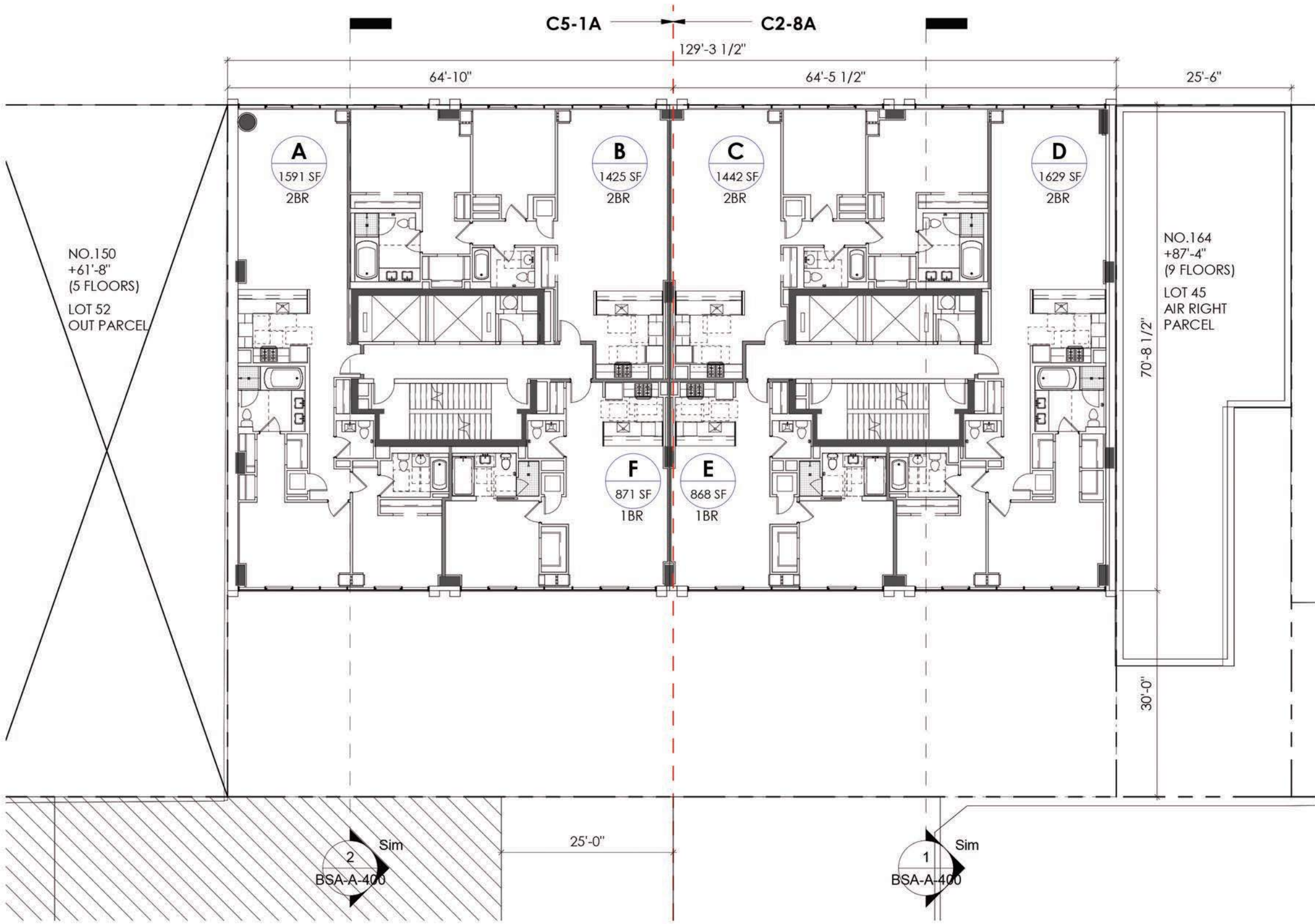


4th LEVEL





5th LEVEL



6th - 8th LEVELS





DEVELOPMENT OF PROJECT
IMPLEMENTATION WITHIN EXISTING CONTEXT

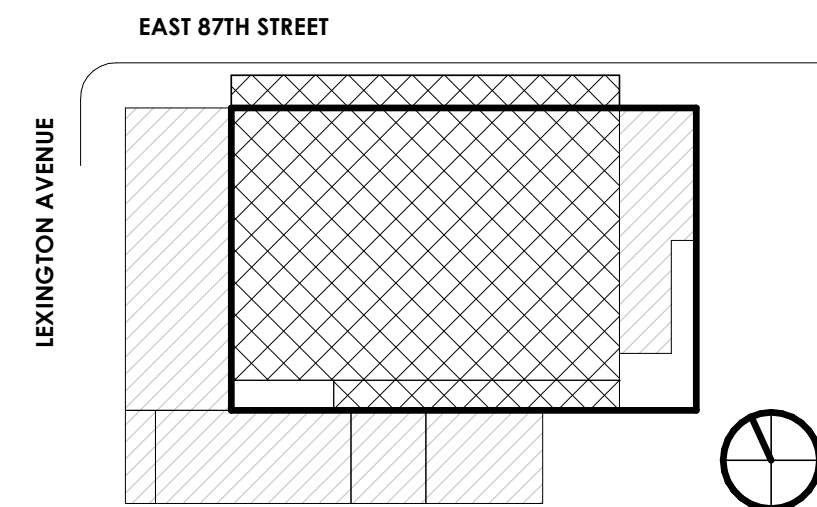


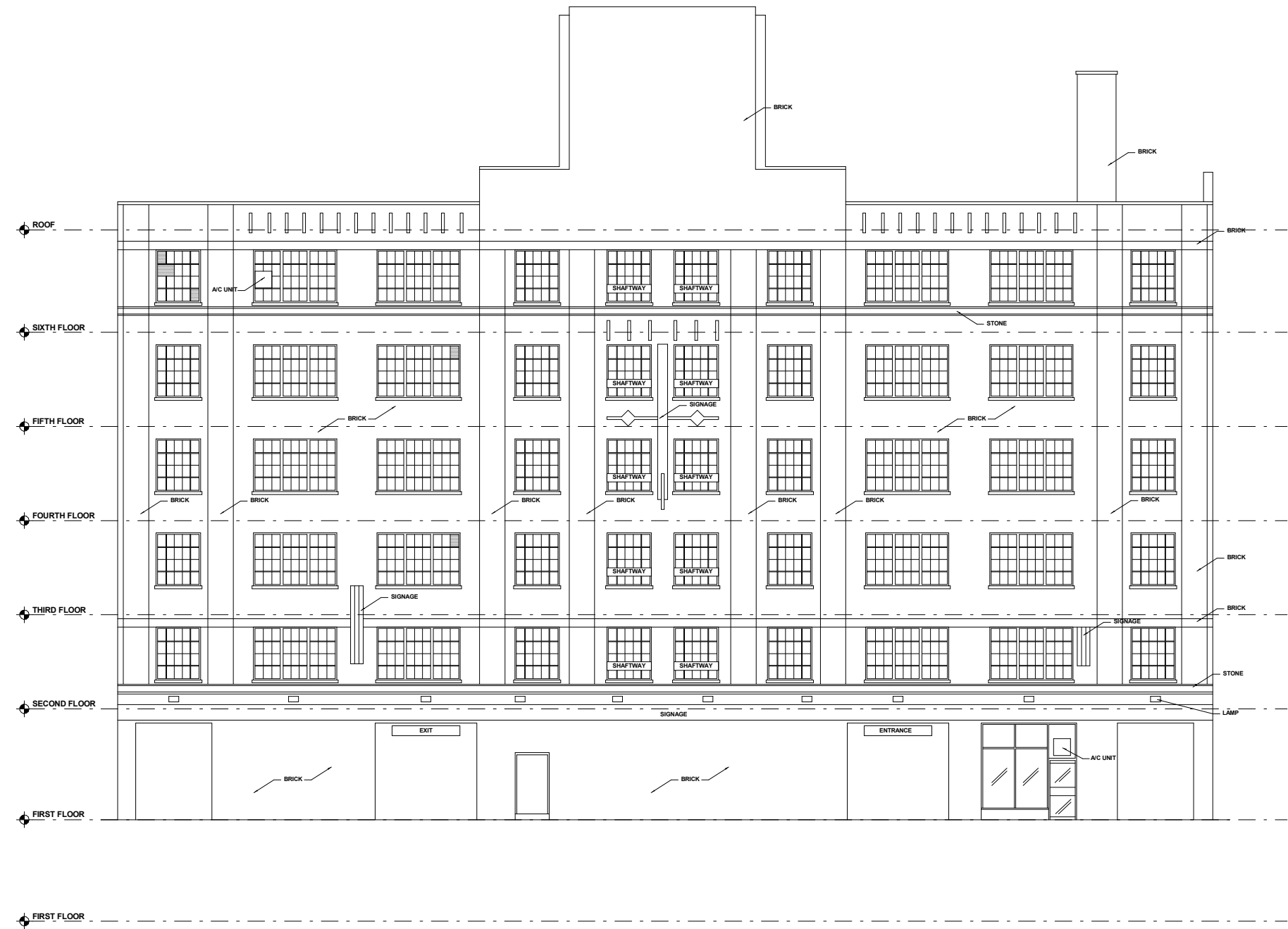
DEVELOPMENT OF PROJECT
IMPLEMENTATION WITHIN EXISTING CONTEXT

152 EAST 87TH STREET

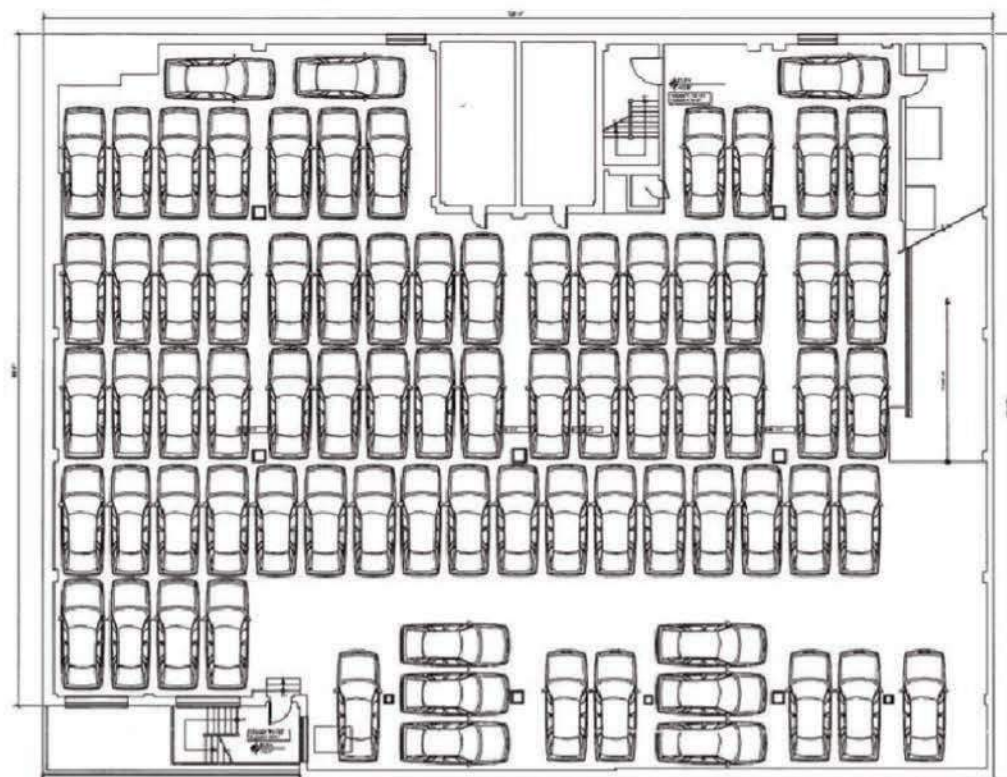
NEW YORK, NY

BLOCK 1515, LOT 45 & 46
EXISTING CONDITIONS

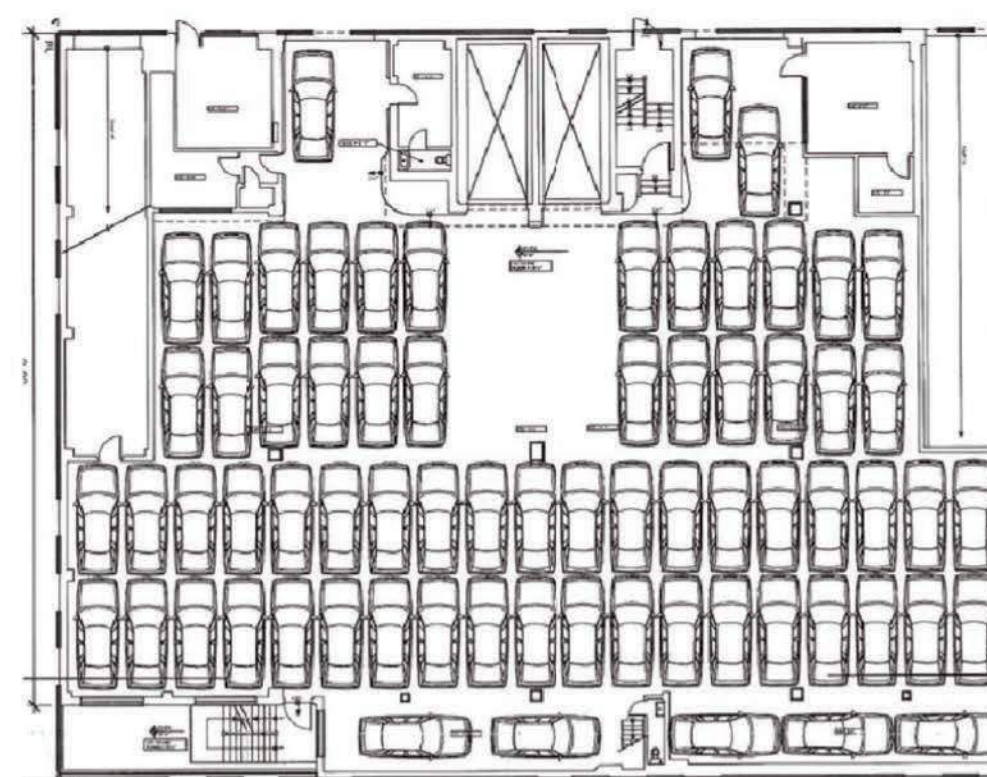




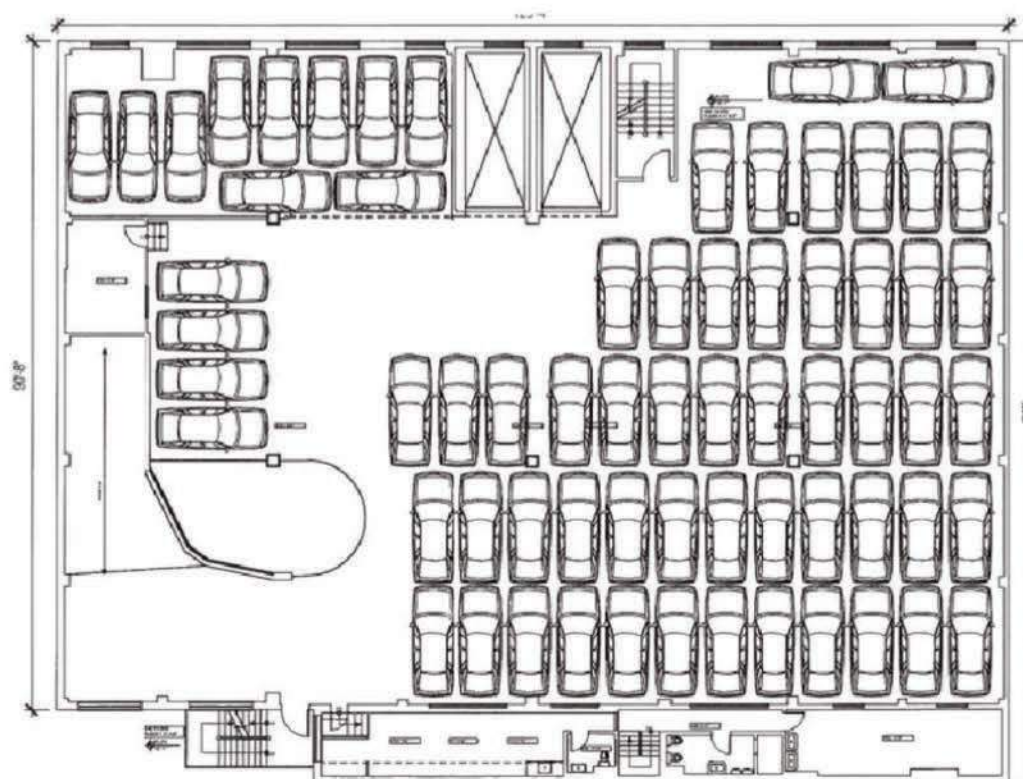
EXISTING BUILDING - NORTH ELEVATION



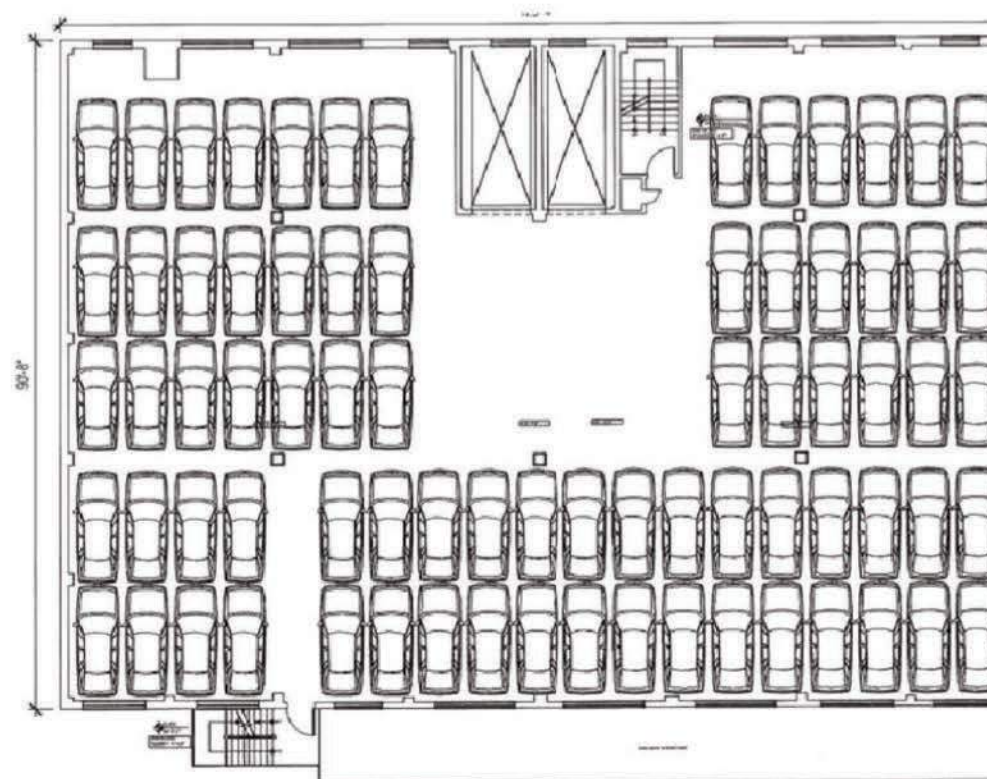
EXISTING BUILDING
CELLAR LEVEL



EXISTING BUILDING
GROUND LEVEL



EXISTING BUILDING
2ND LEVEL



EXISTING BUILDING
3RD - 6TH LEVELS

