Pfizer/Broadway Triangle Redevelopment

Michael Kwartler and Associates
Architecture
Planning
Urban Design
116 West 29th St.
NY, NY 10001
(212) 564-9601

Environmental Simulation Center
116 W.29th St.
5th Floor
New York, NY 10001

N

0 200 400 800 Feet

Image Source: Windows Live Local

Michael Kwartler & Associates Architecture Planning Urban Design 116 West 29th Street New York, NY 10001 (212) 564 9601	**Environmental Simulation Center** 116 West 29th Street 5th Floor. New York, NY 10001	**Broadway Triangle Redevelopment** Brooklyn, NY.	**Existing Conditions**

Image Source: Pfizer,Inc.

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Brooklyn, NY.

Historical Aerial Photograph

Image Source: Windows Live Local

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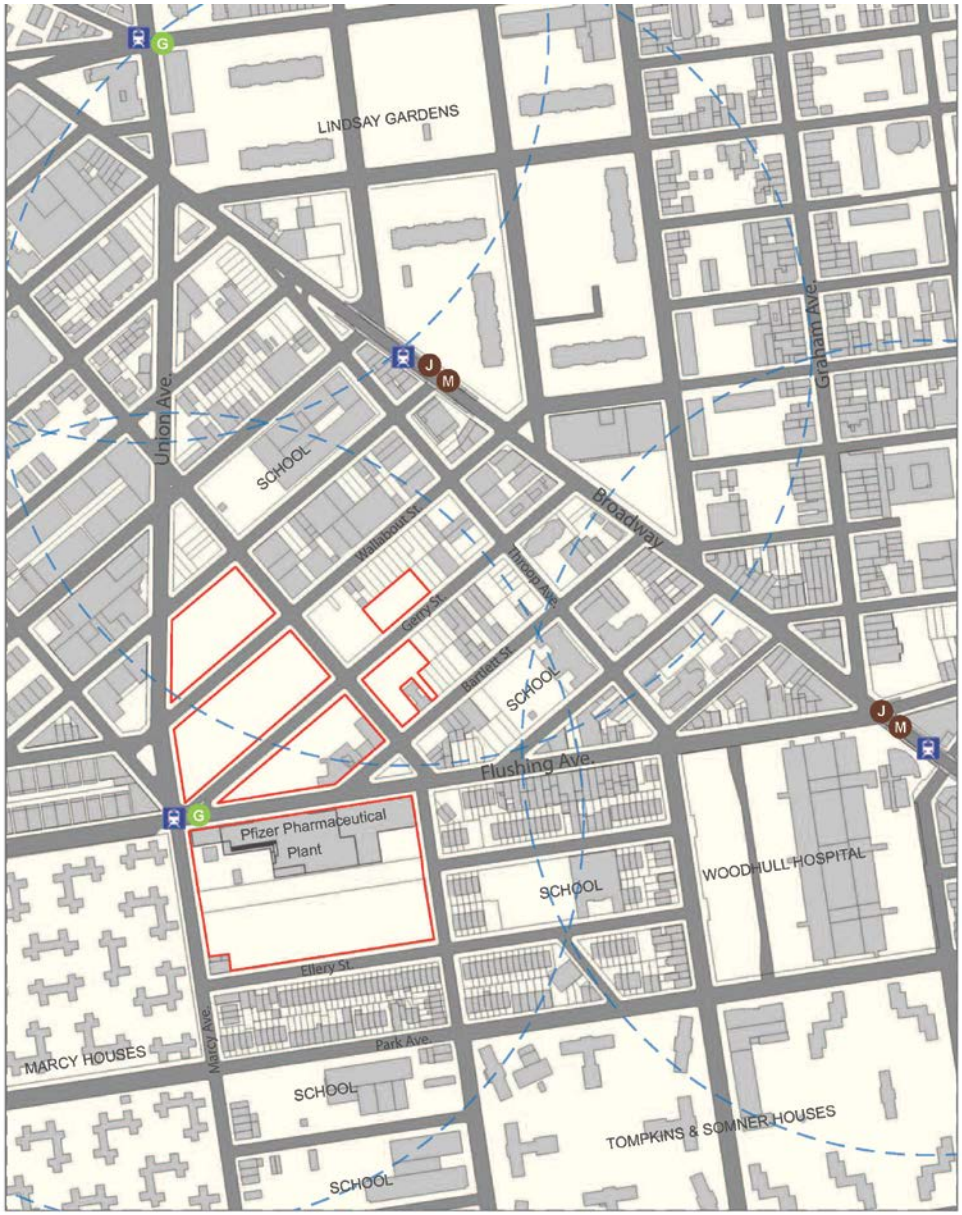

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N

0 200 400 600 800 Feet

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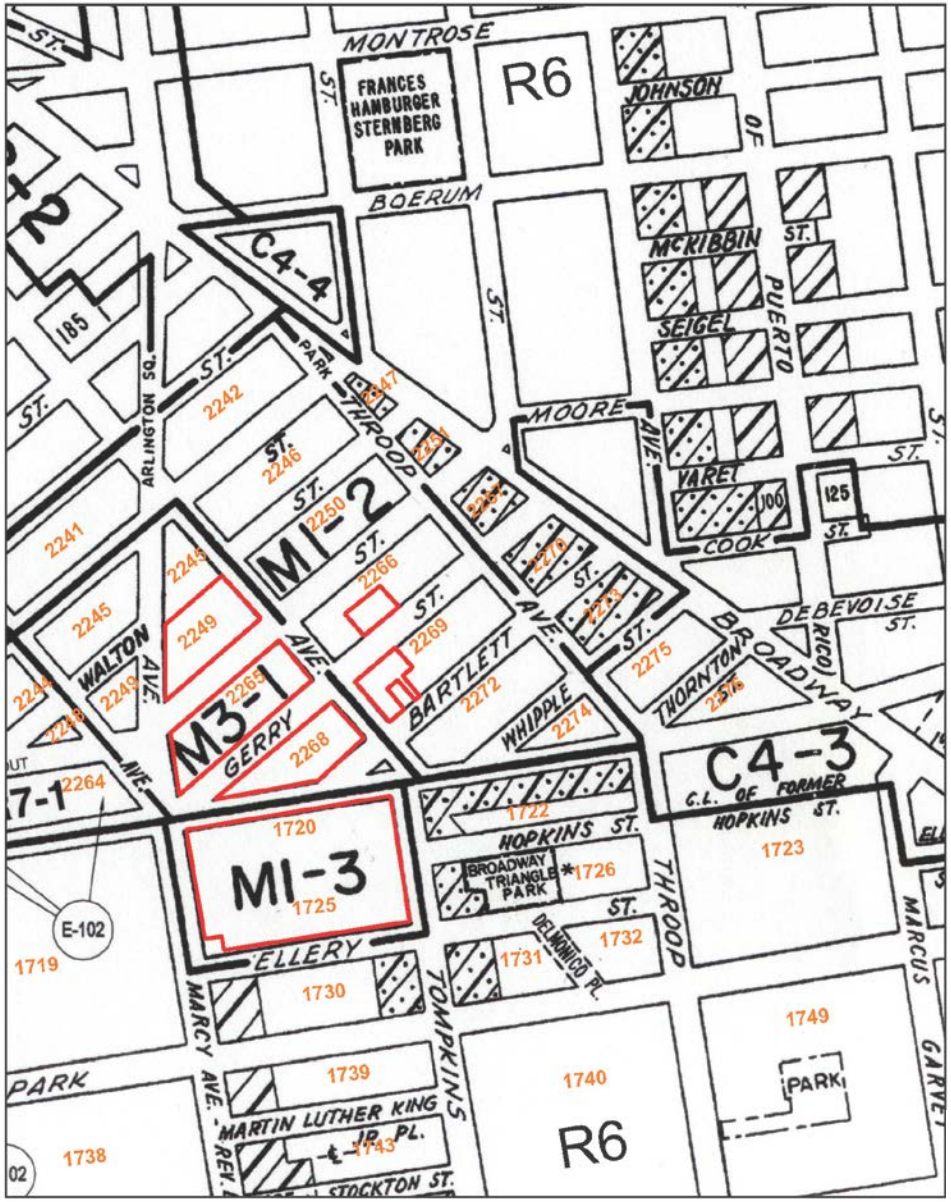
Land Use & Building Type



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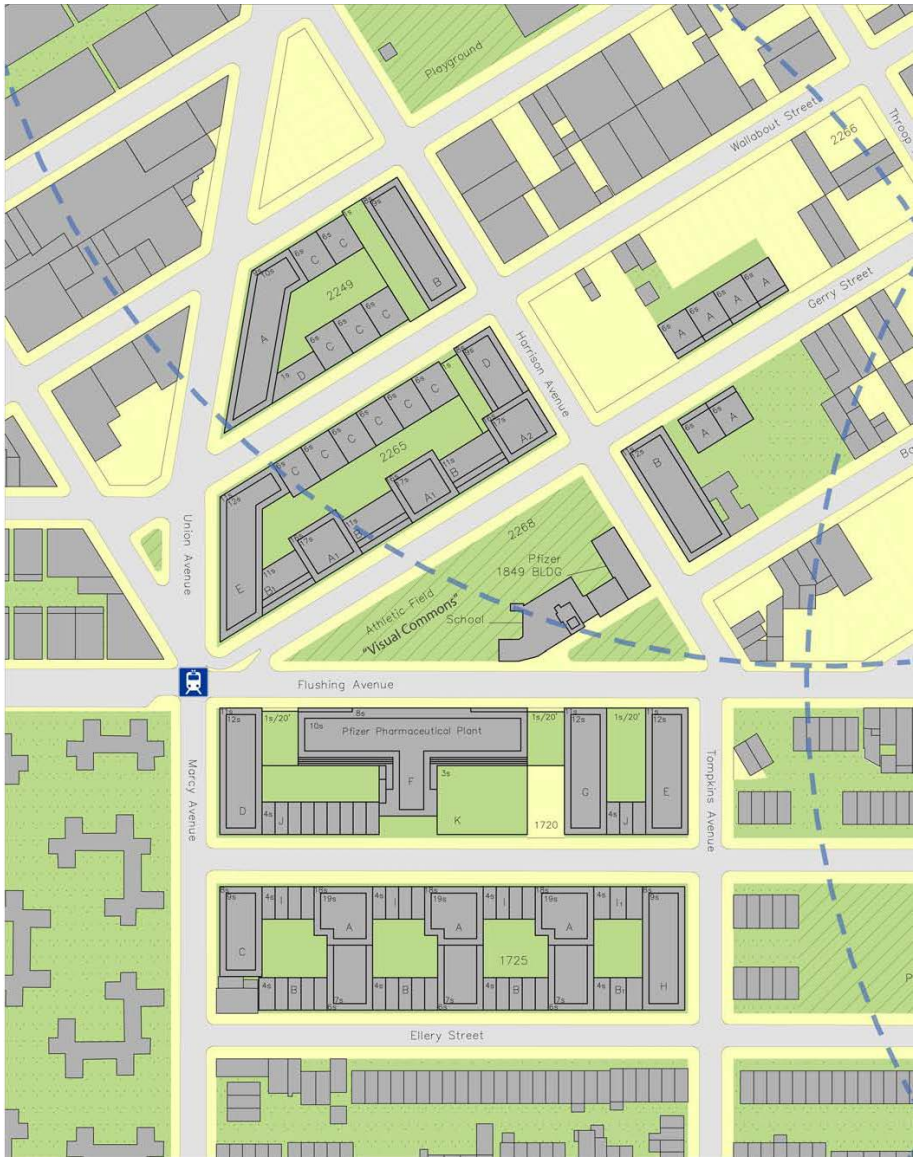
Zoning Map & Block Numbers



Proposed Open Space

Public Parks and Play Ground

Private Open Space

1/4 Mile from Subway Station

N

0 200 400 800 Feet

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View Looking Southwest

Scale: 1"=200'

0' 50' 100' 200'

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View Looking Southeast

Scale: 1"=200'

0' 50' 100' 200'

Residential
Commercial
Community Facility
Industrial Incubator
Open Space
Open Space (Existing)

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Proposed Pfizer /Broadway Triangle Development Looking Southeast

Table 2
Pfizer Inc.: Existing and Proposed Zoning FARs

Block	*Lot*	*Main Address*	*Lot Area*	*Lot Area: Block Totals*	*Proposed Base FAR*	*Zoning Floor Area (ZFA)*	*Proposed FAR with Bonus**	*Zoning Floor Area (ZFA)*	*Zoning Floor Area (ZFA) by Use & FAR*
1720	1	461 Marcy Ave. (Plant)	145,000 SF	145,000 SF	4.0	580,000	4.8	696,000	Residential = ± 2,800,000 ZFA (4.32) Non-Residential = ± 315,000 ZFA (0.48) • Commercial = ± 160,000 ZFA • Incubator = ± 140,000 ZFA • Community Facility = ± 15,000 ZFA Total = ± 3,115,000 ZFA Dwelling Units @ ±1000SF/DU = ± 2,800 DU's Max. as per ZR @ 680 ZFA/DU = ± 4,120 DU's @ 740 ZFA/DU = ± 3,785 DU's
1725	7	477 Marcy Ave.	192,187.5 SF	192,187.5 SF	4.0	768,750	4.8	922,500	
Subtotal				**337,187.5**		**1,348,760**		**1,618,500**	
FAR=Blocks 1720/1725					4.0		**4.8**		
2249	23	Walton Street	2,500 SF	71,790.94 SF	4.0	287,164	4.8	344,597	
	37	174 Harrison Ave	2,500 SF						
	41	160 Harrison Ave.	47,500 SF						
	122	243 Wallabout St.	19,290.94 SF						
2265	14	1 Gerry Street	111,037 SF	111,037 SF	4.0	444,148	4.8	532,978	
2266	46	73 Gerry Street	20,000 SF	20,000 SF	4.0	80,000	4.8	96,000	
2268	1	2 Gerry Street	79,058.67SF	79,058.67 SF	4.0	316,235	4.8	379,482	
2269	1	Bartlett Street	30,000 SF	30,000 SF	4.0	120,000	4.8	144,000	
Subtotal				**311,886.61**		**1,247,547**		**1,497,057**	
FAR Blocks 2249, 2265, 2266, 2268, 2269					**4.0**		**4.8**		
TOTAL				**649,074.11**		**2,596,297**		**3,115,557**	
FAR (All Blocks)					**4.0**		**4.8**		

*Affordable Housing Bonus @ 20% of Base FAR
Note: Lot Areas calculated from dimensions on Sanborn Tax Lot Maps.

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Existing & Proposed Zoning FARs