

PROJECT: 580 Briny
ADDRESS: 580 Briny Avenue
PREPARED BY: Andrew J. Schein, Esq.

580 Briny – Project Narrative

580 Briny (the “Project”) is a proposed multifamily development located at 580 Briny Avenue (the “Property”). The Project consists of 17 multifamily residential units and 513 square feet of ground floor commercial space in a 10-story building. The proposed building is 104’ – 6” in height to the roof level. The Project includes 37 parking spaces, all of which will be wholly contained within the building envelope.

The Project was carefully designed to fit into the context of Briny Avenue instead of maximizing the developable area. To alleviate conflicts between vehicles and pedestrians on Briny Avenue, the Project incorporates a separate interior drive for vehicles to access the parking garage. Instead of backout parking or direct access to/from a building, the interior driveway allows cars to get off of Briny Avenue as quickly and efficiently as possible, with the added benefit of allowing drivers exiting the parking garage to have an increased sight distance before driving onto Briny Avenue.

The Project was also designed to maximize light, air, and viewing corridors. On the northern interior lot line, the City’s zoning code does not require any setback at the ground floor, nor does it require that the upper floors of the building be stepped back from the base of the building. However, understanding the context of the area, the northern portion of the building stepped back 5’ – 1” from the property line, and the upper floors of the building (above 23’ – 4”) are set back a 34’ from the property line. Though not required, this large setback on the upper floors will allow increased light and air circulation through and around the building and will provide additional viewing corridors.

The south and west facades of the building follow a similar pattern. The upper floors of the building are set back 15’ from the south property line, which is the maximum set back allowed in the AOD. The AOD regulations require that at least 50% of the west-facing façade be constructed within the build-to zone (between 5 and 15 feet from the property line). In an effort to set the building back as much as possible in an effort to alleviate massing on Briny Avenue, 51.25% of the west-facing façade is proposed within the build-to zone, while the remainder of the building face is proposed at the maximum allowed setback of 15’.

The Project also includes improvements to the area surrounding the building in an effort to beautify the area and to make the area more sustainable for the future. The Property is riddled with Scaevola taccada, an invasive plant that displaces native dune vegetation. Native dune vegetation is important to guard against erosion. Applicant is proposing to remove the invasive vegetation, to install additional landscaping on the south side of the Property, and to coordinate the planting of native vegetation with the applicable City and State entities.