



CITY PLANNING COMMISSION

June 4, 2008 / Calendar No. 9

C 080278 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) Pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2) Pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer selected by HPD;

to facilitate development of seven residential buildings, tentatively known as Madison/Putnam, with approximately 48 units, to be developed under the Housing Preservation and Development's Cornerstone Program, Community District 3, Borough of Brooklyn.

Approval of three separate matters is required:

1. the designation of property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property, to a developer selected by HPD.

The application (C 080278 HAK) for an Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on February 4, 2008.

Approval of this application would facilitate the development of approximately 48 cooperative homeownership units affordable to low to middle income residents, in seven new buildings.

The Department of Housing Preservation and Development states in its application that:

The project area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The Department of Housing Preservation and Development is seeking an Urban Development Action Area designation, project approval, and disposition of city-owned property located at 924 and 928 Madison Street (Block 1484, Lot 6 and 8) and at 1023, 1013 and 1007 Putnam Avenue (Block 1484, Lot 35, 41, and 43) and at 1052 and 1054 Putnam Avenue (Block 1486, Lot 15 and 16) in the Bedford-Stuyvesant neighborhood of Brooklyn's Community District 3.

The project area consists of seven vacant lots that would be combined to form four sites located on Madison Street and Putnam Avenue between Howard Avenue and Broadway. 924, 928 Madison Street and 1023, 1013 and 1007 Putnam Avenue are zoned R6 and 1052 and 1054 Putnam Avenue are zoned R6B. Each of these four sites were former community gardens. The proposed project would be developed under HPD's Cornerstone program pursuant to the Quality Housing regulations.

Approximately 20 percent of the 48 units would be sold to residents earning 80 percent of Area Median Income (AMI) and the remainder would be sold to those earning between 100 to 150 percent of Area Median Income (AMI). There would be no onsite parking provided on any of the sites.

Site 1 includes two City-owned lots, Block 1484, Lots 6 and 8, in an R6 zoning district. The site is on the south side of Madison Street between Howard Avenue and Broadway and is adjacent to a four story apartment building. The proposed four-story walk-up buildings would include approximately sixteen

residential units. The project would include approximately 2,400 square feet of rear yard open space that would be accessible from the ground floor.

Site 2 includes two City-owned lots, Block 1484, Lots 41 and 43, in an R6 zoning district. The site is on the north side of Putnam Avenue between Howard Avenue and Broadway, and is adjacent to a four story apartment building. The two proposed four-story walk-up buildings would include approximately sixteen units. The project would include approximately 2,400 square feet of rear yard open space that would be accessible from the ground floor.

Site 3 includes one City-owned lot, Block 1484, Lot 35, in an R6 zoning district. The site is on the north side of Putnam Avenue between Howard Avenue and Broadway, and is adjacent to a four story apartment building. The proposed four-story walk-up building would include approximately eight units. The project would include approximately 1,400 square feet of rear yard open space would be accessible to the building from the ground floor.

Site 4 includes two City-owned lots, Block 1486, Lots 15 and 16 in an R6B district. These parcels and the surrounding site area were rezoned as a part of Bedford-Stuyvesant South rezoning (C 070447 ZMK) in the fall of 2007. The site is on the south side of Putnam Avenue between Howard Avenue and Broadway and is adjacent to a four-story apartment building. The proposed four-story walk-up building would include approximately eight units. The project would include approximately 1,800 square feet of rear yard open space would be accessible from the ground floor.

The predominant land use on the subject blocks is multifamily walk-up buildings with some mixed-use buildings with retail along Broadway, a major retail corridor. The surrounding uses mostly include one- and two-family and multifamily walk-up buildings with retail on ground floors in corner locations. The

area is served by the J and Z trains, both of which stop at the Gates Avenue station located two to three blocks away and multiple buses within walking distance of the project sites.

ENVIRONMENTAL REVIEW

This application (C 080278 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development.

This application has been determined to be a Type II action which requires no further environmental review.

UNIFORM LAND USE REVIEW

This application (C 080278 HAK) was certified as complete by the Department of City Planning on February 11, 2008, and was duly referred to Brooklyn Community Board 3 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 3 held a public hearing on this application on April 7, 2008, and on that date, by a vote of 23 in favor and 9 against, the Community Board adopted a resolution recommending approval of the application subject to the following conditions:

1. The stair towers in all seven buildings to be all brick, in order for the site to blend with the buildings on either side,
2. The cornices in all seven buildings to be constructed in the ornamental styles of the buildings in Bedford-Stuyvesant,
3. The cheek walls and exterior stairs in all seven buildings to be the same material and color as the

base of the buildings,

4. Site #4 Putnam Avenue, lot # 15 – flip the stair tower to the east side of the building to create a mirror effect of the two buildings,
5. Minority and Women Business Enterprises be used in construction and design phases of the project.

Borough President Recommendation

This application was considered by the Brooklyn Borough President who issued a recommendation approving the application on May 12, 2008.

City Planning Commission Public Hearing

On May 7, 2008 (Calendar No.1), the City Planning Commission scheduled May 21, 2008 for a public hearing on this application (C 080278 HAK). The hearing was duly held on May 21, 2008 (Calendar No. 12). There were three speakers in favor and none in opposition.

The project's developer described the proposal and elaborated on the affordability of the units. The developer further described how the project would replace vacant land with attractive affordable housing and explained that 50 percent of the units would be reserved for residents of Community District 3 through HPD's lottery preference.

The project architect stated that modifications had been made to the design of the buildings in response to the Community Board's concerns. The architect explained the location of the staircase and the use of glass to allow light and views into the building and create a more inviting entrance.

HPD's Director of Brooklyn Planning stated that the resale price of the units were the subject of on-going discussions with NYC Housing Development Corporation's (HDC) and Community Preservation Corporation Resources CPCR .

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application (C 080278 HAK) for UDAAP designation and project approval and, the disposition of city-owned property is appropriate.

This application would facilitate the development of several City-owned properties that have been lying vacant for many years. This proposal would also bring new affordable home-ownership opportunities to the Bedford Stuyvesant neighborhood for low and middle-income residents.

The Commission notes that, in response to the concerns raised at the public hearing, The Department of Housing Preservation and Development, in a letter dated May 29, 2008 has stated the following:

HPD has been working with Community Preservation Corporation Resources (CPCR), who is the designated developer. On initial sales, twenty percent of the units will be priced to be affordable to families earning up to 80% of area median income. The remaining units will be priced to be affordable to families earning between 100% and 150% of area median income.

The project will be subject to a 30-year Regulatory Agreement with HDC. Upon resales, the Regulatory Agreement will restrict the incomes of eligible purchasers to 100% of area median income for 20% of the units and to 175% of area median income for the remaining units. Further, in the first 15 years, a portion of the profits on resales will be used to repay HDC's mortgage. In response to concerns expressed during the ULURP process, HPD and CPCR are carefully reviewing the possibility of additional restrictions on resales.

During the public review process Brooklyn Community Board No. 3 provided comments, mainly relating to the project's building façades. Following are the specific design comments included in the Board's formal recommendation and HPD's and CPCR's proposed responses to those comments. While it was not possible to comply with all of the Board's recommendations every effort was made to modify the designs where possible. The plans presented at the Public Hearing reflect the specific changes made as a result of the Community Board's recommendations.

1. Community Board recommendation: All stair towers should be enclosed in masonry in order to blend in with adjacent buildings.

Response: The building's structural systems cannot economically be adapted to support masonry stair towers. The shape of the stairwell has been modified as well as the facade materials and colors of the original design in response to the Community Board's comments. We believe that these modifications make the design more compatible with the surrounding neighborhood.

2. Community Board recommendation: The cornices on all buildings should be constructed in the ornamental styles of the buildings in Bedford-Stuyvesant.

Response: The design has been modified to incorporate a more ornamental cornice.

3. Community Board recommendation: The cheek walls and exterior stairs in all buildings should be the same material and color as the base of the buildings.

Response: The design has been modified by making the cheek walls and exterior stair guard walls as viewed from the street the same material as the building bases.

4. Community Board recommendation: For site 4 (1052 Putnam Avenue), flip the stair towers to the east side of the building to create a mirror effect of the two buildings.

Response: We believe that the buildings, as designed, are compatible with the row house character of the block.

Therefore, the Commission believes that the redevelopment of these vacant sites to productive use would eliminate their blighting influence on the neighborhood and would enable these City-owned properties to be reactivated with uses that serve the needs of Brooklyn's Community District 3 and the City of New York. Therefore, the Commission finds that the proposed Urban Development Action Area (UDAAP) designation and project approval and related disposition of City-owned property are appropriate.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), as an Urban Development Action Area; and

WHEREAS, the Department of Housing Preservation and Development has also recommended the approval of an Urban Development Action Area Project for such property;

THEREFORE, BE IT RESOLVED, that the City Planning Commission after due consideration of the appropriateness of the actions, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act;

- a) the designation of property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives if any, to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of Article 16 of the Urban Development Action Area Act; and

BE IT FURTHER RESOLVED, the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 924 and 928 Madison Street (Block 1484, Lots 6 and 8); and 1023, 1013, 1007, 1052, and 1054 Putnam Avenue (Block 1484, Lots 35, 41, and 43; and Block 1486, Lots 15 and 16), Community District 3, Borough of Brooklyn, to a developer selected by HPD, is approved.

The above resolution, (C 080278 HAK) duly adopted by the City Planning Commission on June 4, 2008 (Calendar No. 9) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

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AMANDA M. BURDEN, FAICP, Chair
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ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, R.A. ALFRED C. CERULLO, III,
MARIA DEL TORO, RICHARD W. EADDY is recused,
NATHAN LEVENTHAL, SHIRLEY A. MCRAE,
JOHN MEROLO, KAREN A. PHILLIPS, Commissioner

