



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 properties located at 17-23 Prescott Place, 18-22 Bancroft Place and 1911-1923 Atlantic Avenue (Block 1557 Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38) 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 properties located at Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37 to a developer to be selected by HPD;

to facilitate a mixed-use development containing approximately 235 affordable housing units, commercial and community facility space, Borough of Brooklyn, Community District 3.

Approval of three separate matters is required:

1. The designation of property located at 1921 Atlantic Avenue between Prescott Place and Bancroft Place (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38) in the Borough of Brooklyn as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of property located along Atlantic Avenue between Prescott Place and Bancroft Place (Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37) to a developer selected by HPD.

This UDAAP application (C 190160 HAK) was filed by the Department of Housing Preservation and Development (HPD) on October 26, 2018.

Approval of this application would facilitate the development of a new 14-story building containing approximately 235 units of affordable housing plus one superintendent's unit, as well as ground-floor retail and community facility space at 1921 Atlantic Avenue in the Bedford

Stuyvesant neighborhood of Brooklyn, Community District 3.

HPD states in its application that:

“The Development Site consists of underutilized land 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 Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.”

RELATED ACTIONS

In addition to the UDAAP application that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC) on the following applications, which are being considered concurrently with this application:

- | | |
|---------------------|--|
| C 190161 ZMK | Zoning map amendment to eliminate the MX-10 Special District, change the underlying M1-1/R7D zoning district to an R8A zoning district, and establish a C2-4 commercial overlay within 100 feet of Atlantic Avenue |
| N 190162 ZRK | Zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) Area coterminous with the rezoning area |
| C 190163 HUK | First amendment to the Saratoga Square Urban Renewal Plan (URP). |

BACKGROUND

A description of this application, the surrounding area, and the proposed project is included in the report for the related URP action (C 190163 HUK).

ENVIRONMENTAL REVIEW

The application (C 190160 HAK) in conjunction with the applications for the related actions (C 190161 ZMK, and N 190162 ZRK, C 190163 HUK), 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 designated CEQR number is 18HPD104K. The lead agency is HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on November 9, 2018.

UNIFORM LAND USE REVIEW

This application (C 190160 HAK) and the applications for related actions (C 190161 ZMK, and C 190163 HUK), were certified as complete by the Department of City Planning on November 13, 2018 and 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) , along with the related application for a zoning text amendment (N 190162 ZRK), which was referred in accordance with the procedures for non-ULURP actions.

Community Board Public Hearing

Brooklyn Community Board 3 held a public hearing on this application (C 190160 HAK) on January 7, 2019, and on that date, by a vote of 39 in favor, none opposed, and no abstentions, recommended approval of the project.

Borough President Recommendation

The Brooklyn Borough President held a public hearing on application (C 190160 HAK) on January 23, 2019, and on February 21, 2019 issued a recommendation to approve with conditions, as described in the report for the related URP action (C 190163 HUK), and the hearing was closed.

City Planning Commission Public Hearing

On February 13, 2019 (Calendar No. 3) the CPC scheduled February 27, 2019 for a public hearing on this application (C 190160 HAK) and the applications for the related actions (C 190161 ZMK, and N 190162 ZRK, C 190163 HUK). The hearing was duly held on February 27, 2019 (Calendar No. 28).

Three speakers testified in favor of the project, and one speaker testified in opposition, as described in the report on the related URP action (C 190163 HUK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for UDAAP designation, project approval, and disposition of City-owned property (C 190160 HAK) is appropriate.

A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related URP action (C 190163 HUK).

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action described herein will have no significant impact on the environment; and be it further

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 1921 Atlantic Avenue between Prescott Place and Bancroft Place (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38) in Community District 3, Borough of Brooklyn, as an Urban Development Action Area;

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 further **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 1921 Atlantic Avenue between Prescott Place and Bancroft Place (Block 1557, Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38) in the Borough of Brooklyn as an Urban Development Action Area;
- b) An Urban Development Action Area Project for such area; and

BE IT FURTHER RESOLVED, by 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 the report, the application of the Department of Housing Preservation and Development, for the disposition of City-owned property located along Atlantic Avenue between Prescott Place and Bancroft Place (Block 1557, Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37) in Community District 3, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 190160 HAK), duly adopted by the City Planning Commission on March 27, 2019 (Calendar No. 2), 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.

MARISA LAGO, *Chair*

KENNETH J. KNUCKLES, Esq., *Vice-Chairman*

ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,

MICHELLE R. de la UZ, JOSEPH I. DOUEK,

HOPE KNIGHT, ANNA HAYES LEVIN,

LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*