



## CITY PLANNING COMMISSION

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January 9, 2008/Calendar No. 8

N 080120 BDK

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IN THE MATTER of an application submitted by the Department of Small Business Services on behalf of the Park Slope Fifth Avenue Business Improvement District pursuant to Section 25-405 of the Administrative Code of the City of New York, as amended, concerning the formation of the Park Slope Fifth Avenue Business Improvement District, Borough of Brooklyn, Community Districts 6 and 7.

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On August 29, 2007, the Mayor authorized the preparation of a district plan for the Park Slope Fifth Avenue Business Improvement District (BID). On October 9, 2007, on behalf of the Park Slope Fifth Avenue District Management Association (DMA), the Department of Small Business Services (DSBS) submitted the district plan for the BID, located in Community Districts 6 and 7 in the Borough of Brooklyn.

### **BACKGROUND**

The Park Slope Fifth Avenue BID is located in the Borough of Brooklyn. The proposed BID boundaries extend along Fifth Avenue, running south westerly from Dean Street to the north side of 18<sup>th</sup> Street.

The District represents 605 properties, 515 property owners and 900 businesses. There are 106 residential properties; including 86 residential condominiums in six buildings. The district contains nine not-for-profits, institutions and public properties.

The services of the BID would focus primarily on sanitation, security, holiday lighting and marketing. The sanitation program would employ uniformed sanitation workers who may operate six hours per day, five days a week.

The proposed budget for the BID is projected to be \$300,000. The budget would allocate \$80,000 to sanitation, \$27,000 to security; \$92,000 to marketing and promotion, \$22,000 to new initiatives, \$40,000 to administration and \$39,000 to OTPS.

The BID assessment method is based on commercial square footage, linear front footage and assessed value. Commercial properties would be assessed at a rate not to exceed \$9 per individual property linear front foot (FF), plus not more than \$.08 per commercial square foot (CSF), plus not more than \$.002 per dollar of assessed value (AV). The median assessment is \$485 and the average assessment is \$643. Residential and vacant properties would be assessed at one dollar annually. Government and not-for-profit owned property devoted in whole to public or not-for-profit use shall be exempt from assessment. Parking facilities would be assessed at a flat fee of \$150. Contiguous properties with no 5<sup>th</sup> Avenue front footage and under single ownership would be assessed at \$100 per lot for each of the properties in that group.

Outreach to property owners, merchants and residents was done by the Park Slope Fifth Avenue DMA.

### **ENVIRONMENTAL REVIEW**

The district plan 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 State Code of Rules and Regulations, Section 617.00 et seq., and the New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 08SBS002K. The lead agency is the Department of Small Business Services.

After a study of the potential environmental impact of the proposed action, a negative declaration

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was issued on August 16, 2007.

### **LAND USE REVIEW**

On October 9, 2007 the Department of Small Business Services submitted the district plan for the Park Slope Fifth Avenue Business Improvement District (BID) to the Department of City Planning. The plan was then transmitted for review to the Office of the Mayor, Office of the Brooklyn Borough President, City Council Speaker, City Council Members of Council Districts 33, 38 and 39 and Brooklyn Community Boards 6 and 7.

### **Community Board Public Hearing**

On October 18, 2007, Community Board 7 adopted a resolution recommending approval of this application (N 080120 BDK) by a vote of 35 in favor, with 0 opposed and 0 abstentions. On November 14, 2007, Community Board 6 adopted a resolution recommending approval of this application (N 080120 BDK), by a vote of 30 in favor, with 0 opposed and 2 abstentions.

### **City Planning Commission Public Hearing**

On December 5, 2007, Calendar No. 3 the Commission scheduled December 19, 2007 for a public hearing on the district plan. On December 19, 2007 (Calendar No. 37), the hearing was duly held. There were three speakers in favor of the proposal and none in opposition.

A member of the Park Slope Fifth Avenue Steering committee and a business owner gave a history of the area. She spoke about the need for a BID and how it would be a benefit to the area. A representative from the office of the Councilman representing City Council District 39 spoke in support of the proposed BID. Another member of the BID's steering committee gave an overview of the budget, services and assessment.

There were no other speakers and the hearing was closed.

### **Consideration**

The Commission believes that the proposal to establish the Park Slope Fifth Avenue Business Improvement District in Brooklyn is appropriate.

The Commission has carefully reviewed the documents that the BID sponsor submitted regarding notification of stakeholders about the proposed BID and believes that these outreach efforts for the BID were satisfactory.

BIDs are important to the City because they promote healthy economic development for the City and help retain and attract businesses to the District.

### **Resolution**

The Commission supports the proposed plan and has adopted the following resolution:

RESOLVED, that the City Planning Commission certifies its unqualified approval of the district plan for the Park Slope Fifth Avenue Business Improvement District.

The above resolution duly adopted by the City Planning Commission on January 9, 2008 (Calendar No.8) is filed with the City Council and the City Clerk pursuant to Section 25-405 of the Administrative Code of the City of New York.

**AMANDA M. BURDEN, AICP, Chair**

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

**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A.,**

**ALFRED C. CERULLO, III, BETTY CHEN,**

**MARIA M. DEL TORO, RICHARD W. EADDY,**

**JOHN MEROLO, KAREN A. PHILLIPS, COMMISSIONERS**

**SHIRLEY A. McRAE, ABSTAINING, COMMISSIONER**

**ANGELA M. BATTAGLIA, NATHAN LEVENTHAL, ABSENT, COMMISSIONERS**