



## **CITY PLANNING COMMISSION**

November 19, 2003/Calendar No. 6

C 030531 PPK

**IN THE MATTER OF** an application submitted by the Department of Citywide Administrative Services, pursuant to Section 197-c of the New York City Charter, for **the disposition of one (1) city-owned property located at 110 Livingston Street** (Block 269, Lot 1) pursuant to zoning, Borough of Brooklyn, Community District 2.

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The application for the disposition of city-owned property was filed by the Department of Citywide Administrative Services (DCAS), Division of Real Estate Services (DRES), on June 12, 2003.

### **BACKGROUND**

110 Livingston Street (Block 269, Lot1) is an approximately 158-foot by 187-foot (32,835 square-foot) irregularly-shaped lot occupied by an approximately 300,000 square foot, 12-story office building which served as the former headquarters of the New York City Board of Education, now known as the Department of Education. All employees have been relocated except for security and maintenance personnel. The property is located in Downtown Brooklyn on the eastern portion of the block bounded by Livingston Street, Court Street, Schermerhorn Street and Boerum Place. The property is zoned C5-4 and is within the Special Downtown Brooklyn District.

The uses directly adjacent to the subject property are a commercial parking lot and a four-story union office building. The other uses on the block are three-story and four-story apartment buildings with ground floor retail uses, the St. Constantine and Helen Cathedral and the Society for Prevention of Cruelty to Children.

Upon approval of the disposition, DCAS intends to transfer the property to the Economic

Development Corporation which intends to enter into a direct sale to a developer selected pursuant to a RFP. The developer plans to convert the building into 245 apartments with a theater for lease to local arts group for a nominal fee and a 225-space below-grade parking garage in the buildings basement and sub-basement.

A portion of the proceeds from the sale will go into the City General Fund, but ten percent of the sale would be used to build affordable housing in Brooklyn and targeted areas throughout the City.

#### **ENVIRONMENTAL REVIEW**

This application (C 030531 PPK ) 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 Citywide Administrative Services.

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

#### **UNIFORM LAND USE REVIEW**

This application (C 030531 PPK) was certified as complete by the Department of City Planning on June 30, 2003, and was duly referred to Community Board 2 and the Borough President, in

accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

### **Community Board Public Hearing**

Community Board 2 held a public hearing on this application on August 26, 2003, and on September 10, 2003, by a vote of 35 to 1 with 1 abstention, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation approving the application on September 23, 2003.

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

On October 8, 2003 (Calendar No. 1), the City Planning Commission scheduled October 22, 2003, for a public hearing on this application (C 030531 PPK). The hearing was duly held on October 22, 2003 (Calendar No. 8). There was one speaker in favor of the application and none in opposition.

A representative from the Economic Development Corporation explained that the proceeds from the sale of 110 Livingston Street would go into the City general fund and to provide affordable housing units.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the disposition of this city-owned property is appropriate.

The proposed disposition from DCAS/DRES to EDC, pursuant to zoning, facilitates the return of 110 Livingston Street to the City's tax rolls, enhances the mixed-use character of Downtown Brooklyn and complements future plans for its revitalization. The property is located on Boerum Place, a major gateway in Downtown Brooklyn and is just north of two projects currently under construction on State Street: a dormitory for Brooklyn Law School and an apartment building.

The adaptive re-use of this property for apartments and not-for-profit, local community arts and cultural organizations would serve to further integrate Downtown Brooklyn with Brooklyn Heights by introducing additional residential and cultural uses. The apartments would bring new residents to the neighborhood, strengthening the area's major retail corridors along Atlantic Avenue and Court Street.

## **RESOLUTION**

**RESOLVED**, by the City Planning Commission pursuant to Section 197-c of the New York City Charter, that the disposition of one (1) city-owned property located at 110 Livingston Street (Block 269, Lot 1), pursuant to zoning, Borough of Brooklyn, Community District 2, proposed in an application by the Department of Citywide Administrative Services, dated June 12, 2003, is approved.

The above resolution (C 030531 PPK), duly adopted by the City Planning Commission on November 19, 2003 (Calendar No. 6), 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.

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

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

**ANGELA M. BATTAGLIA, IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI R.A.,  
RICHARD W. EADDY, JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN  
A. PHILLIPS, DOLLY WILLIAMS, Commissioners**