



CITY PLANNING COMMISSION

August 19, 2009/Calendar No. 21

C 090379 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 640 Broadway (Block 2270, Lot 10), Site 6 within the Broadway Triangle Urban Renewal Area, 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 to a developer selected by HPD;

to facilitate development of a five-story mixed-use building, tentatively known as 640 Broadway, with approximately 9 residential units and commercial space, to be developed under the Department of Housing Preservation and Development's Participation Loan Program, Borough of Brooklyn, Community District 1.

Approval of three separate matters is required:

1. The designation of property located at 640 Broadway (Block 2270, Lot 10), Site 6 within the Broadway Triangle Urban Renewal Area, as an Urban Development Action Area;
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 for the 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 April 7, 2009.

Approval of this application would facilitate the construction of a 5-story building, tentatively

known as 640 Broadway, with approximately 9 residential units of affordable housing.

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

The Project Area consists of underutilized vacant 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 New York City Department of Housing Preservation and Development is seeking UDAAP designation, project approval and disposition of a city owned property to develop a 5-story mixed-use building with 9 residential units of affordable housing in the Broadway Triangle neighborhood in Brooklyn, Community District 1.

The site is located at the southwest corner of Broadway and Gerry Street, in the Williamsburg section of Brooklyn, Community District 1. The 2,973 square-foot site is occupied by a partially demolished vacant warehouse building and is zoned R6 with C2-3 commercial overlay. The partial demolition was carried out by the City in 2007 due to unsafe conditions within the building.

The proposed 5-story building would have 14,434 square feet of floor area and an FAR of 4.86. The building would have nine residential units and approximately 1,296 square feet of ground floor retail space fronting on Broadway. The height of the building would be 56 feet and the

entrance lobby to residential units would be on Gerry Street. A cellar would provide storage space to residential units and to the commercial tenant. The building would also include approximately 872 square feet of roof-top open space with benches and planters for the use of tenants.

The project site is in an R6/C2-3 zoning district that allows residential development to a floor area ratio of 3.0 with ground floor commercial uses. However, the original 5-story warehouse, built prior to 1961 covered the entire lot and exceeded the maximum allowable floor area ratio in the R6/C2-3 district. The floor area of the former building was approximately 14,865 square feet and had an FAR of 5.0. The Department of Building has granted approval to rehabilitate the building within its existing footprint and up to the the original FAR of 5.0.

The subject site is in the Broadway Triangle Urban Renewal Area and is designated as Site 6. The proposed development on the site would comply with the residential and/or commercial use designation in the Urban Renewal Plan.

The surrounding blocks in the area are zoned R6/C2-3, C4-3 and M1-2. The area is comprised of predominantly residential, commercial and industrial uses with scattered vacant properties. In recent years the blocks to the north and south of the subject site between Broadway and Throop Avenue have seen considerable new residential development.

An application for rezoning of nine blocks in the Broadway Triangle area (C090413ZMK) was certified on May 18, 2009. The proposed zoning amendment from manufacturing to residential

districts along with other discretionary actions would facilitate the development of 905 affordable housing units on vacant and underutilized land in the area.

The project area is served by the J, M and G train lines. The nearest subway station is three blocks north of the site at Lorimer Street. The area is also served by several bus lines including the B43, B48 and B46 lines. The area is well served by local commercial uses along Broadway and Flushing Avenue.

ENVIRONMENTAL REVIEW

This application (C 090379 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 designated CEQR number is 09HPD020K. The lead agency is the Department of Housing Preservation and Development.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on March 18, 2009.

UNIFORM LAND USE REVIEW

This application (C 090379 HAK) was certified as complete by the Department of City Planning on April 20, 2009, and was duly referred to Brooklyn Community Board 1 and the 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 1 held a public hearing on this application on May 12, 2009 and on June 9, 2009, by a vote of 21 in favor, 7 opposed, and 4 abstentions adopted a resolution recommending approval of this application.

Borough President Recommendation

This application was considered by the Brooklyn Borough President who, on July 10, 2009, issued a recommendation approving the application.

City Planning Commission Public Hearing

On July 1, 2009 (Calendar No. 2), the City Planning Commission scheduled July 22, 2009 for a public hearing on this application (C 090379 HAK). The hearing was duly held on July 22, 2009 (Calendar No.16). There were three speakers in favor of the application and none in opposition.

Two representatives of the project sponsors spoke in favor of the application. They described the proposed development and the current condition of the site. A representative of HPD was also present in support of the application. There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the approval of this application for UDAAP designation, Project Approval and disposition of city-owned property located at 640 Broadway to facilitate the development of nine residential units is appropriate.

The proposed project will consist of a five-story building with nine residential units of affordable housing. In addition the project would have 1,296 square feet of ground floor commercial space fronting on Broadway.

The Commission notes that the approval of the UDAAP for the development site would facilitate the development of vacant city-owned property thereby eliminating a blighting influence on the neighborhood. The Commission also believes that the project will address the need for affordable housing in the Williamsburg area.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the proposed disposition of city-owned property, located at 640 Broadway Triangle, within the Broadway Triangle Urban Renewal Area (Block 2270, Lot 10) conforms to the objectives and provisions of the Broadway Triangle Urban Renewal Plan (C 880604 HUK), approved on May 15, 1989, and be it further,

RESOLVED, that the City Planning Commission finds that the actions described herein will have no significant impact on the environment;

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at located at 640 Broadway (Block 2270, Lot 10), Site 6, Broadway Triangle Urban Renewal Area; in Community District 1, Borough of Brooklyn, 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 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 properties located at 640 Broadway (Block 2270, Lot 10), Site 6 of the Broadway Triangle Urban Renewal Area; 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 sound development of the municipality;

- b) The financial aid in the form of tax incentives 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 the Section 691 of the Urban Development Action Area Act, 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 this report, the application of the Department of Housing Preservation and Development, for the disposition of city-owned property located at 640 Broadway (Block 2270, Lot 10), Site 6 of the Broadway Triangle Urban Renewal Area, in Community District 1, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 090379 HAK).

The above resolution (C 090379 HAK), duly adopted by the City Planning Commission on August 19, 2009 (Calendar No. 21), 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, FAICP, Chair

KENNETH J. KNUCKLES, ESQ., Vice Chairman

ANGELA M. BATTAGLIA, RAYANN BESSER, IRWIN G. CANTOR, P.E.,

ANGELA R.CAVALUZZI, AIA, ALFRED C. CERULLO, III,

RICHARD W. EADDY, NATHAN LEVENTHAL,

SHIRLEY A. McRAE, KAREN A. PHILLIPS, Commissioners