



## **CITY PLANNING COMMISSION**

September 10, 2003/Calendar No. 18

C 030474 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 generally located at Prospect Place between Howard and Saratoga avenues (Block 1463, Lot 1), Site 110D within the Ocean Hill Urban Renewal Area, as an Urban Development Action Area;
  - 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 commercial space and approximately 138 units of housing in three- and four-story town houses , as a component of the Prospect Plaza Apartments project, to be developed with federal HOPE VI funding, Community District 16, Borough of Brooklyn.

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Approval of three separate matters is required:

1. The designation of property generally located at Prospect Place between Howard and Saratoga avenues Site 110D within the Ocean Hill Urban Renewal Area (Block 1463, Lot 1), as an Urban Development Action Area;
2. An Urban Development Action Area Project for such property; and
3. The disposition of such property to a developer to be selected by the Department of Housing Preservation and Development.

The application for the disposition was submitted by the Department of Housing Preservation and Development on May 15, 2003.

Approval of this application would facilitate the development of commercial space and approximately 138 units of housing in three- and four-story town houses , as a component of the Prospect Plaza Apartments project, to be developed with federal HOPE VI funding.

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

The Disposition Area consists of underutilized vacant land that tends to impair or arrest the sound development of the surrounding community, with or without tangible blight. Incentives are needed in order to induce the correction of these substandard, insanitary and blighting conditions. The proposed project will protect and promote health and safety and would promote sound growth and development. The Disposition 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 seeks approval of an Urban Development Action Area designation and project, and disposition of city-owned property to facilitate the development of the Prospect Plaza Apartments project, to be located in Community District 16, Ocean Hill -Brownsville, Brooklyn.

**Block 1463, Lot 1** is a vacant irregularly shaped 99,009 square foot lot comprising the bulk of the block bounded by Howard Avenue on the west, Prospect Place on the north, Saratoga Avenue on the east and Park Place on the south in an R6 and R6/C1-3 zoning district. The remainder of the block contains two New York City Housing Authority (NYCHA) residential towers which are scheduled for renovation. The project site is located in the Ocean Hill Urban Renewal Area on site 110D, which is designated for residential use. The area surrounding the site is residential with 2- and 3-story rowhouses and vacant lots. Most of the vacant lots on the surrounding blocks

are privately owned except for the block immediately to the southwest containing 27 vacant HPD controlled lots which are slated to be developed with approximately 35, 2- family Partnership homes. Immediately to the north and south of the project site are NYCHA residential towers - the southern one of which is slated for demolition.

The proposed project would consist of 138 rental units in 20, three- and four story townhouses of six and eight units on an L-shaped lot that fronts primarily on Park Place and Howard Avenue. There would be approximately 2,400 square of ground floor retail space along Saratoga Avenue where there is retail along other block frontages. The interior of the of the site would be used for open space and parking. Sixty percent of the units would house NYCHA tenants, while the remaining forty percent would be rented to other households earning up to 60 percent of the area median income. This project would be built under the U.S. Department of Housing and Urban Development HOPE VI program and is part of a three phase development.

The other phases are Site A, which is located three blocks north of the subject site and which would include the construction of thirty-seven two-family homes. Site C includes the demolition of a NYCHA residential tower and the gut rehabilitation of three other NYCHA residential towers. A community center, a day care center, a business incubator and 20,000 square feet of retail space and a community park would be constructed on the site of the demolished tower.

## **ENVIRONMENTAL REVIEW**

This application (C 030474 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. The designated CEQR number is 03HPD019K.

After a study of the potential environmental impact of the proposed action, a Negative Declaration was issued on May 5, 2003.

## **UNIFORM LAND USE REVIEW**

This application (C 030474 HAK) was certified as complete by the Department of City Planning on June 2, 2003 and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

## **Community Board Public Hearing**

Community Board 16 held a public hearing on this application on June 24, 2003, and on that date, by a vote of 28 to 0 with 0 abstentions, adopted a resolution recommending approval of the application.

### **Borough President Recommendation**

This application was considered by the Borough President, who issued a recommendation on July 31, 2003, approving the application.

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

On July 23, 2003 (Calendar No. 10), the City Planning Commission scheduled August 13, 2003, for a public hearing on this application (C 030474 HAK). The hearing was duly held on August 13, 2003 (Calendar No. 12). There were 2 speakers in favor and none in opposition to the application.

The speakers in favor of the application included the Director of Housing and Finance for the New York City Housing Authority (NYCHA) and a representative of the designated developer. The speakers presented the project and explained that NYCHA had sent each former tenant a letter guaranteeing them that they could return as NYCHA tenants, or if qualified, as owners or as non-NYCHA tenants, using Section 8 vouchers. It was also described that although NYCHA has no surcharge policy, the new tenants whose incomes were higher than NYCHA qualifying limit would be required to pay 30% of their income and would only receive rent subsidies if their income were below a certain level set by the federal government. They further stated that the developer would work with NYCHA to hire qualified local residents and contractors.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that the application for UDAAP designation and project approval, and the disposition of city-owned property located at Prospect Place between Howard and Saratoga avenues, (Block 1463, Lot 1), Site 110D, within the Ocean Hill Urban Renewal Area, in Ocean Hill-Brownsville, Community District 16, Brooklyn is appropriate.

The application would facilitate development of 2, 400 square feet of commercial space and approximately 138 units of housing in three- and four-story town houses, as a component of the Prospect Plaza Apartments project, to be developed with Federal HOPE VI funding. The site of the proposed project is an Urban Renewal site that has been vacant for over 25 years. The proposed project would consist of an interior open space system for project residents and accessory parking . The design of the proposed development would fit in with the existing low-rise rowhouses of the surrounding community. The commercial space on Saratoga Avenue would reinforce the existing local commercial retail character of this street and provide shopping opportunities for local residents.

The proposed project is the second phase of a three phase redevelopment plan for the NYCHA Prospect Plaza development. Site A (Phase 1) is located three blocks north of the project site and would include the construction of thirty-seven two family homes. Site C ( Phase 3) includes the demolition of a NYCHA residential tower and the gut rehabilitation of three NYCHA towers. A community center a day care center, a business incubator, a community park and 20,000 square feet of retail space would be constructed on on the site of the demolished tower.

The Commission believes that the proposed project will develop vacant city owned land thereby ending a blighting influence in the neighborhood and will address the need for affordable housing. The Commission therefore believes that the proposed project is appropriate.

## **RESOLUTION**

The City Planning Commission finds that the proposed disposition of city-owned property located at Prospect Place between Howard and Saratoga avenues, Site 110D within the Ocean Hill Urban Renewal Area (Block 1463, Lot 1), in Ocean Hill-Brownsville, Community District 16, Brooklyn conforms to the objectives and provisions of the Ocean Hill Urban Renewal Plan, approved by the City Planning Commission on March 4, 1987, (C 870322 HUK).

**RESOLVED**, that the City planning Commission finds that the action described herein will have no significant impact on the environment;

**WHEREAS** the Department of Housing Preservation and Development has recommended the designation of city-owned property generally located at Prospect Place between Howard and Saratoga avenues, Site 110D within the Ocean Hill Urban Renewal Area (Block 1463, Lot 1), 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 for such property; therefore, be it further

**RESOLVED** that the City Planning Commission, after due consideration of the appropriateness of the action, certifies its unqualified approval of the following matters pursuant to the Urban Development Action Area Act:

- a) the designation of city-owned property located at Prospect Place between Howard and Saratoga avenues, Site 110D within the Ocean Hill Urban Renewal Area (Block 1463, Lot 1), 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 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 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 generally located at Prospect Place between Howard and



Saratoga avenues, Site 110D within the Ocean Hill Urban Renewal Area (Block 1463, Lot 1), Community District 16, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 030474 HAK), duly adopted by the City Planning Commission on September 10, 2003 (Calendar No.18), 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**  
**IRWIN G. CANTOR, P.E., ANGELA R. CAVALUZZI, R.A., ALEXANDER GARVIN,**  
**JANE D. GOL, CHRISTOPHER KUI, JOHN MEROLO, KAREN A. PHILLIPS,**  
**JOSEPH B. ROSE, Commissioners**

**RICHARD W. EADDY, DOLLY WILLIAMS, Commissioners, recused**