



October 6, 2021 / Calendar No. 24

C 210483 HAK

CORRECTED

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 288 Jackson Avenue (Block 2885, Lot 1) 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 property to a developer to be selected by HPD;

to facilitate the enlargement of two existing buildings and the construction of two new buildings containing 556 affordable and senior housing units, a 200-bed homeless shelter, community facility and commercial space, Borough of Brooklyn, Community District 1.

HPD filed an application on June 14, 2021, for an Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) approval, and disposition of City-owned property (Block 2885, Lot 1), to facilitate the redevelopment of the former Greenpoint Hospital campus. The proposed actions would facilitate a mixed-use development comprised of two new residential buildings and of two renovated existing buildings containing a total of 556 units of affordable housing and replacement of the existing 200-bed homeless shelter, community facility, and commercial space in the East Williamsburg neighborhood of Brooklyn, Community District 1.

HPD states in its application that:

“The Project Area consists of underutilized vacant property which 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.”

RELATED ACTIONS

In addition to the UDAAP application (C 210483 HAK) that is the subject of this report, the proposed project also requires action by the City Planning Commission (CPC or Commission) on the following application, which is being considered concurrently with this application:

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| C 210480 ZMK | Zoning map amendment to rezone the project area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts |
| C 210481 ZSK | Special permit to establish a Large-Scale General Development (LSGD) pursuant to Zoning Resolution (ZR) Sections 74-74 and 74-743(a)(2) |
| N 210482 ZRK | Zoning text amendment to Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area |
| C 210484 PPK | Disposition approval to change a health care facility use restriction of Block 2885, Lot 10 to a general community facility use |

BACKGROUND

The project area is the entirety of the Greenpoint Hospital campus, which consists of one full tax block comprised of six lots (Block 2885, Lots 1, 10, 20, 23, 28, and 32). The former Greenpoint Hospital site is approximately 4.5 acres in area, bounded by Jackson Avenue to the north, Debevoise Avenue to the east, Maspeth Avenue to the south, and Kingsland Avenue to the west. Three of the four bounding streets are wide streets, with width over 75 feet. Skillman Avenue, which once ran through the site, was demapped and discontinued between Kingsland and Debevoise avenues in 1953 (CP-9768).

The site contains eight buildings: the former hospital building and power plant at the center of the site (Lot 1), a vacant four-story nurses' residence at the southeast corner (Lot 1), a two-story building used as a community center and the offices of St. Nick's Alliance at the southwest corner (Lot 10), and four three-story residential buildings at the northwest and northeast corners of the site (Lots 20, 23, 28, 32).

The Greenpoint Hospital was closed in 1982 due to overcrowding and poor conditions. In 1983, the CPC approved an application by the former Division of Real Property for the disposition of the Greenpoint Hospital (Block 2885, Lot 1) without restrictions (C 830463 PPK), and the main hospital building was repurposed in 1984 for a homeless shelter known as Barbara Kleiman Residence, which remains in use today.

In 1991, in two separate actions (C 920040 HDK and C 920041 DLK), the CPC designated a portion of the project area (Block 2885, Lots 20, 23, 28 and 32, all formerly p/o Lot 1) as a UDAA and approved a UDAAP to facilitate the rehabilitation of four three-story former support buildings at the northwest and northeast corner of the site to be used for housing. The Land Disposition Agreement required that 45 housing units in these four buildings to remain affordable until 2075. The four residential buildings on Lots 20, 23, 28 and 32 are now owned and operated by the Neighborhood Women Housing Development Fund Company and St. Nick's Alliance, a not-for-profit organization active in the community. These four residential buildings are not part of the proposed development and are not expected to result in development from the proposed actions.

On May 5, 1999, the CPC approved a UDAA designation and UDAAP approval (C 990220 HAK) of Block 2885, Lot 10, which was then a portion of Lot 1, to facilitate the rehabilitation of two-story former out-patient building at the southwest corner of the site into a family healthcare facility and the headquarters of St Nick's Alliance.

In 2009, the CPC adopted the Greenpoint-Williamsburg contextual rezoning (C 090334 ZMK), a neighborhood-wide rezoning proposal that, in part, changed the existing R6 zoning district on the surrounding blocks to the west and south to a mix of R6B and R6A contextual

districts, while retaining R6 zoning on the project area and on the New York City Housing Authority's (NYCHA) Cooper Park Houses superblock to the north and east.

In 2017, HPD issued a Request for Expressions of Interest (RFEI) for the redevelopment of the project area. The RFEI resulted in the proposed development of 556 affordable apartments in modern and renovated buildings on the former Greenpoint Hospital site. The issuance of the RFEI furthered the goals of the City's *Housing New York* plan.

The surrounding area is developed with variety of land uses, including one- and two-family homes, medium-density residential buildings, large tower-in-the park elevator buildings, industrial uses, and light retail and commercial uses along Kingsland, Metropolitan, and Maspeth avenues.

Directly to the east and north, on a 12-acre L-shaped superblock is NYCHA's Cooper Park Houses, containing 11 eight-story buildings with 700 dwelling units. Cooper Park Houses is a tower-in-park development with open spaces, parking lots, and the 0.74-acre Frost Park. The Maspeth Avenue frontage of the superblock to the east of the project area is developed with two-story one- and two-family private homes. The blocks further to the east and north of Cooper Park Houses are predominantly developed with industrial and manufacturing uses and are part of the North Brooklyn Industrial Business Zone (IBZ). As of 2016, this IBZ area contained 19,500 jobs and is the third largest IBZ by employment in the city. More than three-quarters of the jobs in the IBZ are industrial in nature and include manufacturing, wholesale, transportation, construction, waste management, and motion picture production.

The surrounding area is located within R6, R6A, R6B, and R6B/C2-4 zoning districts. The residential blocks west and south of the project area were rezoned in 2009 to R6A and R6B contextual zoning districts as part of Greenpoint-Williamsburg contextual rezoning. R6A and R6B districts permit buildings with a maximum floor area ratio (FAR) of 3.0 and seven stories in height, and an FAR of 2.0 and five stories in height, respectively. This area is developed with one- to two-family homes and four- to seven-story apartment buildings. Commercial uses include food stores, coffee shops, medical offices, laundromat, bars, and delis, and are

generally located on the ground floor along Kingsland Avenue to the west and Metropolitan and Maspeth avenues to the southwest.

The Greenpoint Hospital site and Cooper Park Houses remained mapped with an R6 zoning district, reflecting the character of those sites. R6 zoning districts are medium-density residential districts with either height factor or Quality Housing bulk regulations, where the maximum permitted FAR for residential uses ranges from 0.78 to 2.43 depending on height factor, or 3.0 FAR within 100 feet of a wide street and 2.2 FAR beyond 100 feet of a wide street for Quality Housing buildings. R6 zoning districts also allow a maximum FAR of 4.8 community facility development, and parking is required for 70 percent of the dwelling units under height factor regulations or 50 percent under the Quality Housing regulations.

The North Brooklyn IBZ area is mapped with M1-1 and M3-1 zoning districts, light and heavy manufacturing districts, respectively. M1-1 zoning districts permit light industrial and manufacturing uses at an FAR of 1.0 and community facility uses at an FAR of 2.4, and building heights and setbacks are controlled by a sky exposure plane. M3-1 zoning districts permit heavy industrial uses at an FAR of 2.0, and building heights and setbacks are controlled by a sky exposure plane. The parking requirements in M1-1 and M3-1 zoning districts vary based on use.

Cooper Park, a 6.5-acre mapped park, is located across Maspeth Avenue, directly south of the project area, and contains a large lawn, several tennis courts, children's play area, and a dog run. Red Shed Garden, a 0.11-acre NYC Green Thumb Garden, is located to the west of the project area at the corner of Kingsland and Skillman avenues, and Orient Grove Garden, a 0.15-acre open space, is located to the south of the project area at the intersection of Orient and Metropolitan avenues.

The project area is well-served by mass transit and is located within the Transit Zone. The Graham Avenue station on L line is located four blocks southwest of the project area. The B24 bus runs along Kingsland Avenue connecting the project area to Sunnyside, Queens to the north and to Marcy Avenue Station on J, M and Z line near the Williamsburg Bridge. The B43 bus

runs north-south along Graham Avenue from Greenpoint to Crown Heights and Empire Boulevard.

The development site (Lot 1) contains approximately 182,487 square feet in area and is the subject of an LSGD. Lot 1 contains the former Greenpoint Hospital building in the center of the site. The building, built in 1915, has a six-story central portion flanked by two five-story wings to the east and west. In 1982, the hospital was closed and two years later it was repurposed for a 200-bed homeless shelter known as Barbara Kleiman Residence, which is still in use. To the north of the main hospital building, midway between Kingsland and Debevoise avenues, is its former power plant, which is presently used as a laundry facility by the New York City Department of Homeless Services. The laundry facility would be relocated, and the building would be demolished to make room for a new residential building. At the southeast corner of the lot is the former nurse's residence. It has remained vacant since the closure of the hospital in 1982.

Lots 20, 23, 28, and 32, located at the northwest and northeast corners of the project area, contain four, three-story residential buildings that were constructed as support buildings to the former Greenpoint Hospital. After the closure of the hospital, these buildings and parcels were subdivided from the larger hospital site (Lot 1) and were converted to affordable housing. These four buildings contain 45 units of affordable housing and would remain on site and are not expected to result in development from the proposed actions.

Lot 10 is located at the southwest corner of the project area and contains a two-story building built as the hospital's outpatient facility and dispensary in 1935. This building would remain as is and is not part of the development site or the LSGD. In 2006, this outpatient building was converted into the headquarters of St. Nick's Alliance and is now known as the Greenpoint Renaissance Center. The first and second floors contain community service and administrative spaces, and the basement contains program space for an art center that hosts artists in residence for after school programs.

The proposed development would consist of two existing buildings to be enlarged and

renovated and two new buildings constructed on the development site, and would contain a total of 556 units of affordable and senior housing, community facility uses, a 200-bed homeless shelter residence, retail space, and open space

Building 1

The former nurses' residence on the southeast corner of the project site is a Renaissance Revival brick and limestone structure built in 1932. The four-story U-shaped building is 70 feet tall and has 43,653 square feet of floor area. This existing structure would be renovated and enlarged to replace the Barbara Kleiman Residence, which is now housed in the main Greenpoint Hospital building, with a new homeless shelter residence. The enlarged and renovated building would contain 200-bed shelter.

A one-story addition with a basement would be added to the east side of the building facing Debevoise Avenue. The additional space would accommodate administrative offices, training rooms for occupational therapy, a medical clinic, and offices for social services and unemployment. The roof of the one-story addition would serve as an open terrace with planters and seating for the residents of the shelter. The building would have a new entrance with an ADA compliant accessible ramp on the demapped Skillman Avenue.

Building 2

A new 12- to 18-story story building would be built on vacant land fronting on Maspeth Avenue between Kingsland and Debevoise avenues. It would contain 310 affordable units, plus one apartment for the superintendent. The building would have a mix of studio, one-bedroom, two-bedroom, and three-bedroom apartments. The building would contain a total of 354,023 square feet of floor area, including 343,125 square feet of residential space, 8,834 square feet for a health clinic and a job/workforce career center, and 2,064 square feet for a café. The building would also provide a laundry room, fitness room, tenants' lounge, children's playroom, rooftop terrace, and enclosed parking spaces for 156 bicycles. In addition, at the back of the building fronting on demapped Skillman Avenue, a 4,114-square-foot private courtyard would provide passive open space to the residents of the building.

The western portion of the building would rise to 207 feet (18-stories), without setbacks, exceeding the permitted building height of 135 feet in the proposed R7-2 zoning district. The remainder of the building would rise to 147 feet (12 stories). The building is on or near the street line but would be set back approximately 38 feet from the roadbed of Maspeth Avenue due to an atypical sidewalk width. The building's frontage on Maspeth Avenue would incorporate the wide sidewalk and would provide a 12,850 square foot sidewalk plaza that would be landscaped with two rows of trees, plantings, and seating. The sidewalk plaza would be connected to a 7,445-square-foot landscaped opening between Buildings 1 and 2, providing access to building entrances located on Skillman Avenue.

Building 3

The main six-story former hospital building with two five-story wings would be enlarged by 21,570 square feet. Two five-story enlargements, 62 feet in length and 30 feet in width, would be added to the north facades of each wing, adding 9,000 square feet of floor area on each side. A third enlargement, six-stories high, 55 feet long, and nine feet wide with 3,000 square feet of floor area would be added to the north facade of the central portion of the main building that would house core mechanicals and utilities.

The enlarged hospital building would be converted into a residential building for seniors, containing 107 affordable studios, plus one two-bedroom apartment for the superintendent. Additional amenities in the building would include a tenants' lounge, fitness room, laundry room, social services offices, and enclosed bicycle parking for 11 bicycles. Northeast of the building, a 16,186-square-foot private courtyard with lawn, plantings, and seating would be provided for the residents of Buildings 3 and 4.

Building 4

North of the main hospital building, the former power plant is now used as a laundry facility. The laundry facility would be relocated, and the building demolished to accommodate a new 14-story residential building with an entrance on Jackson Avenue. Building 4 would include a total of 136 affordable housing units, as well as a unit for the superintendent. The building would contain a mix of studio, one-bedroom, two-bedroom, and three-bedroom units, and

provide amenities that would include a laundry room, fitness room, children's playroom, shared courtyard, tenants' lounge, and enclosed bicycle parking for approximately 69 bicycles.

The building would contain approximately 156,561 square feet of floor area, including 5,318 square feet of ground floor community facility space for the Cooper Park Houses senior center. The building would rise to three stories to match the height of adjacent three-story residential buildings along Jackson Avenue, and after a five-foot setback at the third floor, the building would rise to 166 feet (14-stories), with an eight-foot setback at the 12th floor. The maximum building envelope of 166 feet would accommodate a solar energy system on the rooftop.

The proposed development would include a landscaping plan for the development site. The landscaped areas would comprise approximately half of the development site, or 90,950 square feet of lot area. The landscaped areas would include 70,650 square feet of Publicly Accessible Area (PAA) and 20,300 square feet of private open space.

The PAA would primarily comprise the bed of the former Skillman Avenue, which would become an esplanade to be shared by pedestrians and authorized vehicles. Other active and passive open areas would be on either side of the Skillman Avenue esplanade, landscaped with trees, plantings, seating, lighting, and permeable surfaces. The 7,445-square-foot plaza between Buildings 1 and 2 would provide access to pedestrians from Maspeth Avenue to senior housing in Building 3 and to the homeless shelter in Building 1. Both buildings would have entrances on the former Skillman Avenue. The plaza between Buildings 1 and 2 would have seating, plantings, and permeable pavement. The Publicly Accessible Areas (PAA) provided in the development would reintegrate the Greenpoint Hospital site with the surrounding neighborhood and would be an amenity for area residents to utilize the passive recreation spaces.

The 20,300 square feet of private open space would include two courtyards: a 4,114-square-foot courtyard in the back of Building 2 fronting on the Skillman Avenue esplanade and a 16,186-square-foot courtyard located north of Building 3 and east of Building 4. These two private courtyards would be designated for the sole use of residents in the development.

The proposed development, along with the PAA, would be developed in four phases. Phase 1 would involve the enlargement and conversion of the former nurses' residence into a 200-bed homeless shelter residence and the completion of 10,860 square feet of open space associated with this phase. Phase 2 would include the construction of the new 12- to 18-story mixed-use building with 310 affordable units and the completion of 24,879 square feet of associated open space. Phase 3 would include the enlargement and renovation of the main Greenpoint Hospital building into 107 apartments for seniors and the completion of 29,908 square feet of associated open space. Phase 4 would include the construction of a new 14-story residential building with 136 affordable apartments and the completion of 5,003 square feet of associated open space. Each phase and its associated open spaces are shown in the LSGD PAA Phasing Plan (P-001.00) and described in a restrictive declaration.

The actions proposed by the applicants are a rezoning of the project area from R6 to R7-2 and R7-2/C2-4 zoning districts; a zoning text amendment to designate the project area an MIH area; a special permit to establish a LSGD pursuant to Zoning Resolution (ZR) Section 74-74 and 74-743(a)(2); a UDAA designation, UDAAP approval and disposition of City-owned development site (Lot 1); and a disposition approval to modify the use restriction on Lot 10.

Zoning Map Amendment (C 210480 ZMK)

The applicant requests a zoning map amendment for the project area from an R6 zoning district to an R7-2 zoning district with a C2-4 overlay mapped within 150 feet of Maspeth Avenue.

The proposed R7-2 district within an MIH area would permit residential uses up to an FAR of 4.6 and community facility uses up to an FAR of 6.5. The maximum base height in the district is 75 feet and the maximum building height is 135 feet. The parking is required for 50 percent of market rate units, and waived if 15 or fewer spaces are required, while no parking is required for affordable units in a Transit Zone. The C2-4 commercial overlay would allow ground floor commercial uses at an FAR of 2.0 with low parking requirements. The C2-4 commercial overlay permits a wide variety of commercial uses including restaurants, retail, and services for the day-to-day needs of a residential neighborhood.

The proposed mixed-use development would have an overall FAR of 3.95, which is less than the 4.6 FAR permitted in the proposed R7-2 district. The proposed LSGD would modify the height regulations of the proposed R7-2 district.

Zoning Special Permit (C 210481 ZSK)

The applicant proposes a special permit pursuant to ZR Section 74-743(a)(2) to modify the requirements of ZR Section 23-66 (Height and Setback Requirements for Quality Housing Buildings) and ZR Section 23-711 (Standard Minimum Distance Between Buildings) within a LSGD, to promote better site planning and urban design on the development site.

Several height waivers are requested for buildings 2 and 4. The 12-story portion of Building 2 would rise to 147 feet exceeding the maximum building height of 135 feet, and the 18-story tower portion of Building 2 would rise to 207 feet exceeding the maximum building height of 135 feet, and would exceed the 13-story limit. Building 4 would rise to 166 feet exceeding the maximum building height of 135 feet and would exceed the 13-story limit in the proposed R7-2 zoning district.

The requested setback waivers for buildings 2 and 4 include that Building 2 would rise to 147 and 207 feet without providing the required 10-foot setback at a maximum base height of 75 feet, and that Building 4 would rise to 166 feet without providing the required 10-foot setback at a maximum base height of 75 feet.

The minimum distance between buildings waivers would include the distance between buildings 1 and 2, which is 43 ft 9 inches instead of required 50 feet and at another location 55 feet instead of 60 feet. The eastern side of Building 4 is 30 ft 2 inches from adjacent Building 6 instead of the required 50 feet, while the western side of Building 4 is 9 ft 4 inches from adjacent Building 7 instead of the required 40 feet.

Zoning Text Amendment (N 210482 ZRK)

The applicant proposes a zoning text amendment to Appendix F to establish the project area as an MIH area, which requires permanently affordable housing within the new residential

developments. The applicant proposes to map Options 1 and 2. Option 1 requires that at least 25 percent of residential floor area be permanently affordable to households with at a weighted average of 60 percent of the Area Median Income (AMI); and Option 2 requires that at least 30 percent of the residential floor area be permanently affordable to households with income at a weighted average of 80 percent of the AMI. However, the applicant proposes to provide all 553 units of housing on the site as permanently affordable, which includes affordable housing for families and individuals, and housing for seniors.

UDAAP (C 210483 HAK)

In addition, the applicants request designation of a UDAA, a UDAAP approval, and disposition of City-owned property. The disposition area (Block 2885, Lot 1) would be conveyed to a sponsor to be selected by HPD.

Disposition (C 210484 PPK)

HPD requests a disposition of Block 2885, Lot 10 at the southwest corner of the project area to modify previously approved permissible uses on that site. The site is occupied by the Greenpoint Renaissance Center that provides community services and space for health care facilities. The proposed disposition would allow the change of use on Lot 10 from a specific healthcare facility to general community facility.

ENVIRONMENTAL REVIEW

This application (C 210483 HAK) was reviewed in conjunction with the related applications for a zoning map amendment (C210480 ZMK), a special permit to establish a LSGD pursuant to ZR Section 74-74 and 74-743(a)(2) (C 210481 ZSK), a zoning text amendment (N 210482 ZRK), and property disposition (C 210484 PPK) 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 New York City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 20HPD007K. The lead is HPD.

After a study of the potential environmental impact of the proposed actions, a Negative

Declaration was issued on June 18, 2021.

Community Board Review

Brooklyn Community Board 1 held a public hearing on this application (C 210483 HAK), in conjunction with the related applications (C210480 ZMK, C 210481 ZSK, N 210482 ZRK and C 210484 PPK), on July 12, 2021, and on that date, by a vote of 20 in favor, none opposed, and seven abstaining, adopted a resolution recommending approval of the applications with no conditions.

Borough President Review

The Brooklyn Borough President held a public hearing on July 26, 2021, on this application (C 210483 HAK), and the related applications (C210480 ZMK, C 210481 ZSK, N 210482 ZRK and C 210484 PPK), on September 9, 2021, issued a recommendation approving the application with the following conditions:

- “1. That the New York City Department of Housing Preservation and Development (HPD) incorporate in its Land Disposition Agreement (LDA) or Regulatory Agreement with Maspeth Manager, LLC commitments to:
 - a. Provide an affordable housing mix with at least 50 percent two- or three-bedroom units, and at least 75 percent one-bedroom and larger units, but for studios targeted to households not exceeding 40 percent AMI
 - b. Implement outreach efforts to seniors earning up to 40 percent AMI for single- and dual-person households, including the formerly homeless, to maximize their participation in the affordable housing lottery
 - c. Install curb extensions at the northeast corner of Maspeth and Debevoise avenues either as part of a Builders Pavement Plan (BPP) or as treated roadbed sidewalk extensions, with the understanding that New York City Department of Transportation (DOT) implementation would require advance consultation with Brooklyn Community Board 1 (CB 1) and local elected officials
 - d. Enter into a standard DOT maintenance agreement for the northeast corner of Maspeth and Debevoise avenues
 - e. Advance protected painted areas as an enhanced community amenity for northeast intersection of Maspeth and Debevoise avenues as part of a BPP and/or as treated roadbed sidewalk extensions, with the understanding that DOT implementation would require advance consultation with CB 1 and local elected officials

- f. Coordinate with the New York City Department of Environmental Protection (DEP), and the New York City Department of Parks and Recreation (NYC Parks) to install DEP gardens as part of a BPP along Jackson and Maspeth avenues, in consultation with CB 1 and local elected officials
 - g. Integrate resiliency and sustainability measures, such as blue/green/white roof treatment, grid-connected rooftop batteries, passive house construction, solar panels and/or façades, and/or wind turbines
 - h. Engage car-sharing companies to lease multiple spaces within the development’s parking facilities in consultation with CB 1 and local officials
2. That HPD modify its affordable housing lottery community preference standards to include the school zone, thus capturing the population of public schoolchildren residing at City-funded or -operated shelters
3. That the CPC and/or the City Council call for modification of the ZR MIH section with a requirement that permits households with rent-burdened status to qualify for MIH affordable housing lotteries (allow for exceptions to the 30 percent of income threshold for households paying the same or higher rent than what the housing lottery offers).”

City Planning Commission Public Hearing

On August 18, 2021 (Calendar No 6), the CPC scheduled September 1, 2021, for a public hearing on this application (C 210483 HAK), and for the related applications for a zoning map amendment (C 210480 ZMK), a zoning text amendment (N 210482 ZRK), a special permit (C 210481 ZSK), and property disposition (C 210484 PPK). The hearing was duly held on September 1, 2021(Calendar No. 48). Six speakers testified in favor of the application and none in opposition.

The applicant team, composed of four speakers including an HPD representative, an architect and project sponsors provided a summary of the proposed redevelopment of the former Greenpoint Hospital site. They discussed the proposed plans and answered questions regarding the appropriateness of the size and density of the proposed development.

In addition, two area residents spoke in favor of the proposed application and reiterated the need for affordable housing in the neighborhood.

There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a UDAA designation, project approval and, disposition of City-owned property (C 210483 HAK), in conjunction with the related applications, is appropriate.

Together, these actions will facilitate the redevelopment of the City-owned former Greenpoint Hospital site into a mixed-use development consisting of two new buildings and the adaptive re-use of two existing buildings containing 556 units of permanently affordable housing for families and seniors, replacement of a 200-bed shelter, and 70,650 square feet of PAA. In addition, the development will provide much-needed community facility uses on the ground floors of the mixed-use development including a job center, a health care facility, café, and a senior center.

The Commission is pleased that these actions will support the redevelopment of the former Greenpoint Hospital site, which has been underutilized for several decades. Its redevelopment will help activate an entire city block in close proximity to NYCHA's Cooper Park Houses, Cooper Park, and the North Brooklyn IBZ, a major hub for jobs in the area. The Commission believes that the proposed development will make productive use of an underutilized property while providing much-needed affordable housing in the East Williamsburg neighborhood.

The Commission believes that the zoning map amendment to change an R6 zoning district to an R7-2 district with a C2-4 overlay mapped within 150 feet of Maspeth Avenue is appropriate. The change will allow an increase in residential height and density within the project area, allowing residential buildings to a maximum of 4.6 FAR, a maximum base height of 75 feet, and a maximum building height of 135 feet. The existing R6 district permits a maximum FAR of 3.0 along three wide streets, Jackson, Debevoise, and Maspeth avenues, and 2.2 along Kingsland Avenue, a narrow street. The optional Quality Housing bulk regulations applied to the development site would yield the weighted average FAR of 2.69, while the proposed mixed-use development will have an FAR of 3.95, greater than what the existing R6 zoning district permits.

The Commission notes that as part of the 2009 Greenpoint-Williamsburg Contextual Rezoning, R7A districts, which also allow a maximum residential FAR of 4.6, were mapped along major corridors in close proximity to transit. The density proposed as part of this project aligns with the goals of this City-sponsored rezoning to promote housing and affordable housing development near transit and along major corridors, especially along wide streets. Further, the non-contextual R7-2 is appropriate for this location due to its flexibility in bulk requirements to allow for infill development on the site.

The Commission believes that the proposed zoning map amendment to an R7-2 district allows the development of an underutilized City-owned site at a density that is consistent with recent residential developments in the area and results in the production of much needed 556 units of permanently affordable housing.

The Commission finds that the proposed zoning text amendment to Appendix F to establish the project area as an MIH area is appropriate. The MIH area will be mapped with MIH Options 1 and 2. The MIH program requires that a percentage of any new dwelling units developed in the project area be permanently affordable units, resulting in an affordable housing reserved for either 25 percent of the residential floor area at an average of 60 percent of the AMI (Option 1) or 30 percent of the residential floor area at an average of 80 percent of the AMI (Option 2). However, the Commission is pleased to note that all of 556 units of housing on the site will be permanently affordable, which includes affordable housing for families and individuals, and housing for seniors.

The Commission believes that the request for a special permit pursuant to ZR Section 74-743(a)(2) for modifications to underlying bulk regulations is appropriate. The requested waivers will allow for a more flexible and superior site plan improving the relationship between existing and proposed buildings and newly created open space. The proposed building massing will relate to the context of the neighborhood and responds to materiality, and fenestration of the existing historical buildings on the site.

The Commission notes that the waivers to modify height, setback, and minimum distance between buildings are necessary due to the several existing structures on the site, limiting the amount of space available for new residential buildings. The Commission further notes that the requested waivers will allow the redevelopment of a 4.5-acre City-owned site, underutilized and closed to its neighbors for many decades. In addition, the mixed-use development will provide approximately half of the development site as PAA for the future residents and the neighbors of the development. The newly created PAA will promote walkability, better circulation, and visibility of historic buildings on the Greenpoint Hospital campus.

The Commission further notes, that the Ground Floor Controls and Building Design Controls listed as notes on Illustrative Axonometric (Z-054.00) will ensure visibility of the historic Greenpoint Hospital building from Maspeth Avenue through a double height lobby space of Building 2 and will further help create an active and vibrant streetscape. Further, the building design controls will provide articulated building facades by breaking the massing in horizontal and vertical segments. The design controls will also help create a relationship between existing buildings and the proposed new buildings.

The proposed PAA is part of the LSGD site plan that will provide new connections to neighbors through the large city block with Skillman Avenue as a shared street. The newly created plaza between Buildings 1 and 2 will provide a key viewshed to the historic Greenpoint Hospital with the pathway from Maspeth Avenue to Skillman Avenue. The open area of shared Skillman Avenue between Kingsland and Debevoise avenues will provide an additional pathway to Cooper Park Houses from a bus stop on Kingsland Avenue. Furthermore, the open spaces on the site will activate the ground floor uses, maximize public access to different parts of the development and animate the streetscape.

The Commission notes that these open spaces will be developed in four phases as noted on the PAA Phasing Plan (P.001.00) alongside the four phases of residential development.

The Commission believes that LSGD special permits will allow greater design flexibility for the purpose of better site planning and urban design. The special permit waivers will result in a

better relationship among existing and proposed buildings on the site and the development of open areas that would not be possible without such modifications. Upon approval of the application, the project's sponsors will enter into a restrictive declaration, a legally binding mechanism tied to the development site that will govern the provisions of the LSGD.

The Commission finds that the UDAAP designation, project approval, and disposition of City-owned property to facilitate the creation of new affordable housing, a homeless shelter residence, community facility and commercial uses, and open space on underutilized, City-owned property, is appropriate.

The Commission believes that a disposition of 20 Kingsland Avenue (Block 2885, Lot 10) to modify previously approved permissible use restrictions on that site is appropriate. The site is currently occupied by the Greenpoint Renaissance Center that provides community services and space for health care facilities. The proposed disposition will allow the change of use from a specific healthcare facility to general community facility. The Commission recognizes that broadening of the use category to community facility will better meet the variety of needs that currently exist and are anticipated in the community.

The Commission acknowledges the Borough President's goals of deeper affordability, a more diverse bedroom mix, expanded marketing and outreach efforts, and larger local preference for affordable housing, but notes that they are beyond the scope of this application.

The Commission also notes the Borough President's goals of incorporating broad resiliency and sustainability measures, such as white, blue or green roofs, solar panels, and installation of rain gardens, as well as the recommendation to improve conditions at the intersection of Maspeth and Debevoise avenues but notes that they are beyond the scope of this application.

RESOLUTION

RESOLVED, that the City Planning Commission having considered the Environmental Assessment Statement (EAS), for which a Negative Declaration was issued on June 18, 2021 with respect to this application, CEQR No. 20HPD007K, The City Planning Commission finds that the actions described herein will have no significant adverse impact on the environment; and

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 288 Jackson Avenue (Block 2885, Lot 1) in the 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 property located at ¹288 Jackson Avenue (Block 2885, Lot 1) as an Urban Development Action Area; and
- 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 of this report, the application of the Maspeth Manager LLC, and the Department of Housing Preservation and Development for the disposition of city-owned property located at 288 Jackson Avenue (Block 2885, Lot 1) in Community District 1, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 210483 HAK), duly adopted by the City Planning Commission on October 6, 2021 (Calendar No. 24), is filed with the Office of the Speaker, City Council and the Brooklyn

¹ Corrected on October 28, 2021 to reflect correct address, Block and Lot number.

Borough President, in accordance with the requirements of Section 197-d of the New York City Charter.

ANITA LAREMONT, *Chair*

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

DAVID J. BURNEY, ALFRED C. CERULLO, III, JOSEPH I. DOUEK, RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Cooper Park Commons	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 210480ZMK	Borough: Brooklyn
CEQR Number: 20HPD007K	Validated Community Districts: K01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 0	# Abstaining: 7	Total members appointed to the board: 27
Date of Vote: 7/12/2021 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 7/12/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.

Recommendation submitted by	BK CB1	Date: 7/16/2021 4:45 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Cooper Park Commons	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 210481ZSK	Borough: Brooklyn
CEQR Number: 20HPD007K	Validated Community Districts: K01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 0	# Abstaining: 7	Total members appointed to the board: 27
Date of Vote: 7/12/2021 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

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Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.

Recommendation submitted by	BK CB1	Date: 7/16/2021 4:45 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Cooper Park Commons	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 210482ZRK	Borough: Brooklyn
CEQR Number: 20HPD007K	Validated Community Districts: K01

Docket Description:

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 0	# Abstaining: 7	Total members appointed to the board: 27
Date of Vote: 7/12/2021 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 7/12/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.

Recommendation submitted by	BK CB1	Date: 7/16/2021 4:45 PM
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COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Cooper Park Commons	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 210483HAK	Borough:
CEQR Number: 20HPD007K	Validated Community Districts: K01

Docket Description:
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 288 Jackson Avenue (Block 2885, Lot 1) 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 property to a developer to be selected by HPD;

to facilitate the enlargement of two existing buildings and the construction of two new buildings containing approximately 556 affordable and senior housing units, a 200-bed homeless shelter and community facility and commercial space, Borough of Brooklyn, Community District 1.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 0	# Abstaining: 7	Total members appointed to the board: 27
Date of Vote: 7/12/2021 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 7/12/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.	
Recommendation submitted by	BK CB1
	Date: 7/16/2021 4:45 PM



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Cooper Park Commons	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 210484PPK	Borough: Brooklyn
CEQR Number: 20HPD007K	Validated Community Districts: K01

Docket Description:

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD), pursuant to Sections 197-c of the New York City Charter, to modify the restriction limiting use of property located at 20 Kingsland Avenue (Block 2885, Lot 10) from a health care facility use to general community facility uses, Borough of Brooklyn, Community District 1.

Please use the above application number on all correspondence concerning this application

RECOMMENDATION: Favorable			
# In Favor: 20	# Against: 0	# Abstaining: 7	Total members appointed to the board: 27
Date of Vote: 7/12/2021 12:00 AM		Vote Location: WEBEX	

Please attach any further explanation of the recommendation on additional sheets as necessary

Date of Public Hearing: 7/12/2021 6:00 PM	
Was a quorum present? Yes	<i>A public hearing requires a quorum of 20% of the appointed members of the board but in no event fewer than seven such members</i>
Public Hearing Location:	WEBEX

CONSIDERATION: Please see the attached.

Recommendation submitted by	BK CB1	Date: 7/16/2021 4:45 PM
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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION

120 Broadway, 31st Floor, New York, NY 10271

CalendarOffice@planning.nyc.gov



INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicant's representatives as indicated on the Notice of Certification.

APPLICATION #: COOPER PARK COMMONS – 210480 ZMK, 210481 ZSK, 210482 ZRK, 210483 HAK

An application submitted by the New York City Department of Housing Preservation and Development (HPD) and Maspeth Manager, LLC for land use actions to redevelop the former Greenpoint Hospital campus occupying an entire block bounded by Jackson Street, and Debevoise, Kingsland, and Maspeth avenues in Brooklyn Community District 1 (CD 1).

- a) A zoning map amendment to change the project area from R6 to R7-2 and R7-2/C2-4 districts
- b) A zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the project area
- c) A special permit to establish a Large-Scale General Development (LSGD) to modify regulations governing distance between buildings, height, and setbacks on the site
- d) Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) designation, and disposition of Lot 1, comprising 146,105 square feet (sq. ft.)
- e) Approval to modify a specified community facility use for the disposition of Lot 10, to permit and continue general community facility uses

The requested actions would facilitate a phased, mixed-use complex involving the construction of two new 14- and 18-story buildings, the enlargement of two existing ones, and the replacement of a 200-bed homeless shelter. The resulting development would yield 553 units of affordable and senior housing augmented by community facility uses and light retail. The project would establish connections among four privately-owned residences on the site and ensure the continued operation of the Greenpoint Renaissance Center.

BROOKLYN COMMUNITY DISTRICT NO. 1

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITION

SEE ATTACHED

Eric L. Adams

September 9, 2021

BROOKLYN BOROUGH PRESIDENT

DATE

RECOMMENDATION FOR: COOPER PARK COMMONS – 210480 ZMK, 210481 ZSK, 210482 ZRK, 210483 HAK

The New York City Department of Housing Preservation and Development (HPD) and Maspeth Manager, LLC submitted the following applications to redevelop the former Greenpoint Hospital campus, which occupies an entire block bounded by Jackson Street, and Debevoise, Kingsland, and Maspeth avenues in Brooklyn Community District 1 (CD 1).

- a) A zoning map amendment to change the project area from R6 to R7-2 and R7-2/C2-4 districts
- b) A zoning text amendment to create a Mandatory Inclusionary Housing (MIH) area coterminous with the project area
- c) A special permit to establish a Large-Scale General Development (LSGD) to modify regulations governing distance between buildings, height, and setbacks on the site
- d) Urban Development Action Area (UDAA) designation, Urban Development Action Area Project (UDAAP) designation, and disposition of Lot 1, comprising 146,105 square feet (sq. ft.)
- e) Approval to modify a specified community facility use for the disposition of Lot 10, to permit and continue general community facility uses

The requested actions would facilitate a phased, mixed-use complex involving the construction of two new 14- and 18-story buildings, the enlargement of two existing ones, and the replacement of a 200-bed homeless shelter. The resulting development would yield 553 units of affordable and senior housing augmented by community facility uses and light retail. The project would establish connections among four privately-owned residences on the site and ensure the continued operation of the Greenpoint Renaissance Center.

Brooklyn Borough President Eric Adams held a hybrid in-person and virtual public hearing on this application on July 26, 2021. There were no speakers on the item.

In response to Borough President Adams' inquiry regarding the qualifying income range for prospective households based on household size, the anticipated rents based on the number of bedrooms, and the distribution of units by bedroom size, the developer stated the bedroom mix would be 23 percent studios (130 units of which 53 would be reserved for seniors), 36 percent one-bedroom units (202 apartments, of which 53 would also be senior residences), 26 percent (146) two-bedroom apartments, and 13 percent (75) three-bedroom units.

The rentals would be targeted to 167 formerly homeless households (including 33 units within the Affordable Independent Residence for Seniors [AIRS] building) and 73 households with project-based Section 8 vouchers where earnings would not exceed 50 percent of Area Median Income (AMI) for the other seniors. For the remaining units, 51 would be targeted to households at 30 percent AMI, an additional 51 would be set at 40 percent AMI, 75 would be geared to 50 percent AMI, 89 would be targeted at 60 percent AMI, and 121 would not exceed 80 percent AMI. Each tier is underwritten with a three percent qualifying range. Excluding formerly homeless households and those with vouchers, earning limits would range from \$25,140 to \$67,040 for a one-person household to \$38,790 to \$103,440 for a five-person household. Rents would range from \$412 for a studio at 30 percent AMI (\$215 for formerly homeless residents) to \$1,638 for a three-bedroom at 80 percent AMI.

In response to Borough President Adams' inquiry regarding the affordability term, it was noted that because Cooper Park Commons is a public site, an additional 15 percent of the units would be regulated through the New York City Zoning Resolution (ZR) on top of the 25 percent required by MIH Option 1. The St. Nicks Alliance (SNA) attested that it would retain all units as permanently affordable without regard to any regulatory term established by HPD.

In response to Borough President Adams' inquiry regarding what steps would be taken in the tenant selection process to ensure the highest level of participation from CD 1, and whether the applicant's marketing strategy would include a financial literacy campaign to assist local residents in becoming lottery-eligible, it was noted that SNA would conduct extensive outreach to the community, including residents of Cooper Park Houses and area senior centers. Per its standard procedure, SNA would work to familiarize applicants with HPD's Housing Connect system.

In response to Borough President Adams' inquiry regarding the incorporation of sustainable features such as passive house design, blue/green/white roof covering, wind turbines, and/or New York City Department of Environmental Protection (DEP) rain gardens, the developer stated that the tallest buildings would accommodate a solar energy system. Otherwise, roofs would be white, new construction would be passive house standard or LEED Gold, and Skillman Avenue rain gardens and tree pits along Maspeth Avenue would capture stormwater, though this is under discussion with City agencies. It is believed that wind-turbines would not provide enough energy to justify the investment. Consideration would be given to solar facades though dark tile would not mesh well with the color of the existing buildings.

Consideration

Brooklyn Community Board 1 (CB 1) voted to approve this application with conditions on July 12, 2021.

The development site is part of the former Greenpoint Hospital campus, which includes four privately-owned affordable residences, operated by the Neighborhood Women Housing Development Fund Company, Inc. (the "Neighborhood Women HDFC"), an affiliate of SNA. Two of the buildings are located near the intersection of Jackson Street and Kingsland Avenue, and two abut the intersection of Debevoise Avenue and Jackson Street. All will be retained in their current configuration and continue to provide affordable housing. The Greenpoint Renaissance Center (operated by SNA) is also part of the rezoning, though it is not included in the LSGD.

The development site contains three existing buildings on the City-owned disposition area. The five- and six-story former Greenpoint Hospital, situated in center of the project area, contains the Barbara Kleinman Residence. This 200-bed shelter would be relocated to the four-story former Nurses' Residence to facilitate the Hospital building's renovation. The four-story former Nurses' Residence, at the intersection of Maspeth and Debevoise avenues, would also be rehabilitated. Finally, the Hospital's former power plant and current New York City Department of Homeless Services (DHS) laundry facility, located on the south side of Jackson Street midway between Kingsland and Debevoise avenues, would be demolished to allow for residential development.

Cooper Park Commons would be constructed in four phases. The vacant Nurses' Residence would be rehabilitated with a small one-story enlargement. The adult male shelter would be operated by Project Renewal in consultation with a community advisory board. The building would also house a medical clinic, and social services offices. This would be followed by the construction of a mixed-use, 12- to 18-story 100 percent affordable development on vacant land fronting on Maspeth Avenue. This building would contain 310 studio, one-bedroom, two-bedroom, and three-bedroom units, plus a health clinic, social services such as a career center, and a café. It would also provide enclosed parking for 156 bicycles. Following the relocation of the Barbara Kleinman homeless shelter, the Greenpoint Hospital would be converted and enlarged into a 106-unit AIRS, with a mix of studio and one-bedroom apartments. Following the demolition of the laundry and power plant, 14-story mixed-use building with 137 affordable units would be constructed on Jackson Street. It would contain a mix of studio, and one-, two-, and three-bedroom units and 5,318 sq. ft. of community facility floor area, proposed as a senior center. It would have enclosed parking for 69 bicycles.

Cooper Park Commons would contain approximately 70,650 sq. ft. of publicly accessible open space, of which 10,860 sq. ft. would be developed in the first phase; 24,880 sq. ft. would be developed in the second phase, followed by 29,900 sq. ft. in the third phase, and the final 5,000 sq. ft. in the fourth phase.

Pursuant to the ZR, income-restricted housing units are exempt from off-street parking requirements, and no such parking is mandated for non-residential uses. The developer would voluntarily provide a 15-space parking lot for the social service program staff south of the Jackson Street building that would be accessed via Kingsland or Debevoise avenue and exited on Jackson Street. A second parking lot containing five spaces for building and program staff is proposed along Debevoise Avenue, north of the former Nurses' Residence.

The underlying zoning on the block is R6 with a maximum residential floor area ratio (FAR) of 2.2 on narrow streets and 3.0 on wide streets, according to Quality Housing regulations. Up to 3.90 FAR, with a maximum height of 75 feet may be permitted with the inclusion of AIRS. The community facility FAR is 4.8 for buildings without sleeping accommodations. The proposed R7-2 and R7-2/C2-4 districts permit 4.6 MIH residential FAR, 5.01 for AIRS and 6.5 for community facilities without sleeping accommodations. As proposed, the development would be constructed to 3.49 FAR, including 107,358 sq. ft. (0.59 FAR) of AIRS, and 528,698 sq. ft. (2.9 FAR) of non-AIRS floor area.

The proposed LSGD Special Permit would allow greater flexibility for better site planning and urban design. The LSGD Special Permits waivers would yield a better site plan and relationships among buildings and open areas to streets surrounding the development.

The restricted use of the Greenpoint Renaissance Family Health Center would be expanded from family health care to general community facility use to reflect the proposed independent job skills program, and a preparation and placement center for careers in health care.

The surrounding context includes a wide range of uses including one- and two-family residences, elevator apartment buildings, as well as local retail and manufacturing. Directly to the east and north is a superblock containing the New York City Housing Authority (NYCHA) Cooper Park Houses made up of 11 eight-story buildings with 700 units. The remainder of the superblock is defined by two-story one- and two-family homes along Maspeth Avenue that adjoin the southeast corner of the project site. The blocks to the south and west are characterized by one- and two-family homes ranging from one to three stories. Commercial uses are generally limited to ground-floor retail within residential buildings on Kingsland and Metropolitan avenues. The blocks to the east of Cooper Park Houses contain a concentration of industrial and manufacturing uses. Immediately south of the site is the 6.4-acre mapped Cooper Park, which includes a dog run, small playgrounds, pocket parks, and various sports courts.

Brooklyn is one of the fastest growing boroughs in the New York City metropolitan area. Its ongoing renaissance has ushered in extraordinary changes that were virtually unimaginable even a decade ago. Unfortunately, Brooklyn's success has led to the displacement of longtime residents who can no longer afford to live in their neighborhoods. Borough President Adams is committed to addressing Brooklyn's affordable housing crisis through the creation and preservation of units for very low- to middle-income households.

Borough President Adams supports the development of underutilized land to address the City's need for affordable housing. The proposed development would be consistent with Mayor Bill de Blasio's goal of achieving 300,000 affordable housing units over the next decade, according to "Housing New York: A Five-Borough, Ten-Year Plan," as modified in 2017. It is Borough President Adams' policy to support the development of affordable housing and seek for such housing to remain "affordable forever," wherever feasible.

Borough President Adams supports actions to facilitate Cooper Park Commons based on the expectation of permanently affordable residential floor area. A percentage of the anticipated 553 units, including an additional 15 percent required for public sites, would be pursuant to MIH. Such residential floor area, resulting from additional zoning rights, would be affordable in perpetuity. While the non-MIH apartments would be governed by a regulatory agreement with HPD, it is expected that these units would be preserved as part of SNA's core mission. The requested zoning amendment and HPD financing would also ensure that the project's affordability is maintained beyond the regulatory term. Such development is consistent with Borough President Adams' policy for new residential developments to produce permanently affordable housing.

The Cooper Park Commons affordability program would target low- and moderate-income households, in line with Borough President Adams' objective to provide affordable housing at various AMIs. According to the applicant, approximately 50 percent of the rental units would be geared toward households below 50 percent AMI, achieving deep affordability for residents within and outside CD 1.

In addition, as a mission-driven non-profit, SNA would be expected to act as a capable administrator of the proposed development. Their involvement would also help guarantee that the non-MIH units remain affordable in perpetuity. The Cooper Park Commons UDAAP would be consistent with Borough President Adams' policy for new development on City-owned sites to result in permanently affordable housing.

Borough President Adams advocates permanent housing for those seeking refuge in shelters. Cooper Park Commons presents an opportunity to integrate such units with affordable apartments for low- and moderate-income households. Due to a rise in rents versus real income and other recent trends, some former residents of CD 1 have been swept into the City's cumbersome shelter system. Though it is possible that some would return by moving into local transitional accommodations, such facilities do not provide long-term stability.

In 2016, HPD established its Our Space Initiative, which funds supportive services for rental units affordable to formerly homeless households at or below 30 percent AMI. The subsidy supplements funding available through HPD's New Construction Finance programs. Though Cooper Park Commons would not incorporate the Our Space Initiative, it would reserve a 31 percent of units for formerly homeless households, including seniors. According to the applicant, As such, it is consistent with Borough President Adams' policies to set-aside units for the formerly homeless in developments built on public land.

Moreover, in CD 1 and across New York City, there is a pressing need for affordable and stable housing among elderly adults, homeless households, low-income families, and other populations. Increasing the supply of affordable apartments for a range of incomes and household types in mixed-use buildings is a critical strategy for promoting a sustainable neighborhood and city.

Borough President Adams is particularly concerned about affordable housing for New York City's rapidly growing senior population, which numbers 300,000 in Brooklyn alone. DCP's "Zoning for Quality and Affordability" (ZQA) study cited 60 applicants for every apartment in HPD's senior housing developments. LiveOn NY estimates that seniors on those waiting lists face an average wait of seven years. Borough President Adams seeks to advance more City projects, such as this proposal, that prioritize permanently affordable units for older residents.

A recent report has identified that rent-burdened households applying for apartments through affordable housing lotteries are more likely to need family-sized units. Borough President Adams seeks an affordable unit mix that adequately reflects the needs of low- to middle-income rent-burdened families. Such targeted distribution is especially vital in subsidized development on public land, which tends to provide deeper affordability than privately financed, market-rate construction.

The MIH program targets affordable housing units to a broad range of incomes, consistent with Borough President Adams' objective to extend such opportunities to households at various AMI tiers. MIH Option 1 would designate 25 percent of the floor area as affordable to households at an average 60 percent AMI, of which 40 percent must be offered at 40 percent AMI. As Cooper Park Commons would be built on City land, an additional 15 percent of its 553 units would have to be pursuant to MIH. Development adhering to the MIH program is consistent with Borough President Adams' policy that income-restricted housing remains affordable in perpetuity.

It is Borough President Adams' policy for housing non-profits to play a role in maximizing community participation in neighborhood affordable housing opportunities. Administering non-profits are responsible for ensuring that the affordable housing units comply with the regulatory agreement that governs a project's affordable housing plan. Tasks include verifying a prospective tenant household's qualifying income, approving the rents of affordable units, and submitting an affidavit to HPD attesting that the initial lease-up is consistent with the income requirements.

Borough President Adams recognizes that SNA is an established and successful non-profit housing developer in CD 1. They participate in HPD's Housing Ambassadors Program, which trains local community groups to provide free technical assistance and financial counseling to residents who wish to apply for affordable housing. HPD's Housing Ambassadors Program and other locally based non-profits have proven track records of successfully marketing affordable housing units, as well as promoting affordable housing lottery readiness through educational initiatives. It is expected that SNA would implement such an outreach process as part of their marketing strategy for Cooper Park Commons.

Borough President Adams is also concerned that too many Brooklyn residents are currently unemployed or underemployed. According to the Furman Center's "State of New York City's Housing and Neighborhoods in 2015," double-digit unemployment remains a pervasive reality in the borough with more than half of community districts reporting poverty rates of 25 percent or greater. Prioritizing local hiring would assist in addressing this employment crisis. Additionally, promoting Brooklyn-based businesses, including those that qualify as locally based enterprises (LBEs) and minority- and women-owned business enterprises (MWBEs), is central to Borough President Adams' economic development agenda. This site provides opportunities for the developer to retain a Brooklyn-based contractor and subcontractor, especially those who are designated LBEs consistent with Section 6-108.1 of the City's Administrative Code, and MWBEs that meet or exceed standards per Local Law 1 (no less than 20 percent participation).

As funding for Cooper Park Commons includes financing for which HPD contributes no less than \$2 million, Maspeth Manager, LLC would be required to adopt HPD's MWBE Building Opportunity Initiative Build Up program and meet additional New York State labor participation requirements. Borough President Adams believes that, based on the Build Up program and State requirements, there would be reasonable opportunities to address LBE/MWBE participation disparities in affordable housing development. Additionally, projects that receive HPD subsidies are required to spend at least one-quarter of HPD-supported costs on certified MWBEs in the design and construction process. Finally, the project would participate in both Hire NYC and SNA workforce programs, which are both focused on local hiring.

Borough President Adams believes that the requested density is appropriate, as the development site is convenient to public transportation. The Graham Avenue subway station on the 14th Street – Canarsie Local L line is approximately 0.4 miles away from the project area. The B24 bus line runs along Kingsland Avenue with two stops proximate to the development block.

Borough President Adams supports applications enabling the development of Cooper Park Commons. He calls on HPD and the developers Maspeth Manager, LLC to provide a family-oriented bedroom mix, maximize outreach to seniors, incorporate resiliency and sustainability measures, implement

Vision Zero improvements and promote car-sharing. Finally, he calls on the Administration to extend community preference to families of homeless students in local schools and qualify rent-burdened households for affordable housing lotteries.

Bedroom Mix

When reviewing rezoning proposals for affordable housing developments, Borough President Adams seeks a unit mix that adequately reflects the needs of low- and moderate-income families. Maspeth Manager, LLC has expressed intent to provide a mix of studio, and one-, two-, and three-bedroom units, with at least 39 percent configured as family-sized apartments (excluding the AIRS component, about half of the project's 447 affordable units would have two and three bedrooms). However, there is no guarantee that the Cooper Park Commons bedroom mix would be consistent with Borough President Adams' policy to achieve family-oriented affordable housing units.

Borough President Adams believes that right-sizing the bedroom distribution within the affordable housing floor area is more important than maximizing the number of MIH units. Though the applicant is interested in providing larger apartments, development pursuant to MIH lacks leverage to require affordable units with multiple bedrooms. Borough President Adams believes that it is appropriate to use discretionary land use actions to advance policies that constrain what would be permitted as-of-right.

Borough President Adams seeks a binding commitment to secure what has been represented to the community. For this project, it is important to mandate that the developer provide affordable housing pursuant to ZR Section 23-96(c)(1)(ii), with at least 50 percent of the units containing two or three bedrooms and at least 75 percent configured with one or more bedrooms.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that its LDA with Maspeth Manager, LLC would require that at least 50 percent of the Cooper Park Commons apartments to have two or three bedrooms, and at least 75 percent to have one or more bedrooms.

Maximizing Affordable Housing Opportunities for Seniors

In addition to family-sized units, there is a pressing need to build affordable apartments for the elderly, many of whom have limited means. As noted in DCP's ZQA study, New York's senior population is expected to grow 40 percent by 2040. The combination of rising housing costs across Brooklyn and declining production of age-based affordable housing has created a severe rent burden for seniors. Many elderly households are struggling to remain in their homes and are exhausting their life's savings to keep up with living expenses until they are displaced from their communities.

A significant number of elderly households have negligible income and are at risk for displacement. As the Federal government has moved away from funding affordable housing for seniors, too few such rental apartments are being built, leaving tremendous demand for age-based affordable housing. As a result, many elderly households are experiencing increased and unsustainable rent burdens. One of Borough President Adams' top priorities is to help Brooklyn seniors secure affordable housing and remain in their neighborhoods. He seeks the advancement of more City projects, such as this proposal, which would result in permanently affordable units for older residents.

While Borough President Adams typically seeks a 50/50 blend of studios, one-bedrooms, two-bedrooms, and three-bedrooms, he believes that when studio and one-bedroom units are rented at 30, 40, and 50 percent AMI, such apartments might be more affordable to senior households. Beyond the dedicated AIRS units, there should be opportunities to accommodate eligible seniors through set-asides for the formerly homeless and units geared to 30, 40 and 50 percent AMI.

With targeted marketing efforts, it is reasonable to expect that a greater share of studios and one-bedrooms at lower AMIs would be awarded to seniors. Borough President Adams calls on SNA to ensure significant outreach to area seniors as part of their marketing and financial literacy efforts, to ensure that the AIRS units benefit older residents of Greenpoint/Williamsburg.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that its LDA or regulatory agreement with Hudson Inc. would implement outreach efforts to seniors earning up to 40 percent AMI for single- and dual-person households, including the formerly homeless, to maximize their participation in the Gowanus Green affordable housing lottery.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that its LDA with Maspeth Manager, LLC would memorialize outreach efforts to seniors, including the formerly homeless, to maximize their participation in the Cooper Park Commons housing lottery.

Advancing Resilient and Sustainable Energy and Stormwater Management Policies

It is Borough President Adams' policy to advocate for environmentally sustainable development that integrates blue/green/white roofs, solar panels, and/or wind turbines, as well as passive house construction. Such measures tend to increase energy efficiency and reduce a building's carbon footprint.

In the fall of 2019, the City Council passed Local Laws 92 and 94, which require newly constructed buildings as well as those undergoing renovation (with some exceptions) to incorporate a green roof and/or solar installation. The laws further stipulate 100 percent roof coverage for such systems and expand the City's highly reflective (white) roof mandate, which Borough President Adams believes developers should exceed by integrating blue roofs with green roof systems. Regarding solar panels, there are now options beyond traditional roof installation. Multiple companies are manufacturing solar cladding from tempered glass that resembles traditional building materials, with energy output approximating that of mass-market photovoltaic systems. Micro wind turbines can generate sustainable energy for taller buildings and developments near the waterfront. Finally, passive house construction achieves energy efficiency while promoting local construction and procurement.

Borough President Adams' letter to President Joseph R. Biden Jr., dated January 21, 2021 outlined policies to rebuild America as a more equitable and just society, including initiatives consistent with the Green New Deal. Specifically, Borough President Adams advocated investments in renewable energy and battery storage to move beyond reliance on natural gas and dirty "peaker plants" disproportionately sited in communities of color. He believes that grid-connected rooftop batteries should be a standard consideration for commercial buildings. Between existing flat roofs upgrades and new developments, there should be sufficient demand to manufacture such units locally and create industrial jobs.

Borough President Adams believes it is appropriate for Maspeth Manager, LLC to engage the Mayor's Office of Sustainability, the New York State Energy Research and Development Authority (NYSERDA), and/or the New York Power Authority (NYPA) regarding government grants and programs that might offset costs associated with enhancing the resiliency and sustainability of this development. One such program, the City's Green Roof Tax Abatement (GRTA) provides a reduction of City property taxes by \$4.50 per sq. ft. of green roof space, up to \$100,000. The DEP Office of Green Infrastructure advises property owners and their design professionals through the GRTA application process. Borough President Adams encourages the applicant to contact his office for further coordination on this matter.

As part of his resiliency policy, Borough President Adams seeks to advance stormwater management best practices including permeable pavers and/or rain gardens that promote DEP's green infrastructure agenda. He believes that sidewalks with nominal landscaping and/or adjacent roadway surfaces could be transformed through the incorporation of rain gardens, which provide tangible environmental benefits through rainwater collection, improved air quality, and streetscape beautification. Tree plantings can be

consolidated with rain gardens as part of a comprehensive green infrastructure strategy. Where it is not advisable to remove street trees, it's possible to integrate stormwater retention measures into existing tree pits, with additional plantings to increase infiltration and make the site more pleasant for its users. In addition, blue/green roofs, permeable pavers, and rain gardens (including street tree pit enhancements) would help divert stormwater from the Newtown Creek Wastewater Treatment Plant.

The required Builders Pavement Plan (BPP) for the proposed development provides an opportunity to install DEP rain gardens along the development site's Jackson and Maspeth avenues frontages. The ZR requirement to plant street trees provides shade on excessively hot days, helps combat the urban heat island effect, and provides other aesthetic, air quality, and enhanced stormwater retention benefits. It should be noted that a rain garden would require a maintenance commitment and attention from the landlord. Maintenance includes cleaning out debris that can clog the inlet/outlet and prevent water collection, regular inspection to prevent soil erosion, watering during dry and hot periods, and weeding to ensure proper water absorption.

Borough President Adams believes that Maspeth Manager, LLC should consult DEP, the New York City Department of Transportation (DOT), and the New York City Department of Parks and Recreation (NYC Parks) about the integration of rain gardens with street trees as part of the BPP. If there is interest in implementing an enhancement, advance consultation should be initiated with CB 1 and local elected officials.

Therefore, prior to considering the application, the City Council should obtain written commitments from HPD that the LDA with Maspeth Manager, LLC would memorialize integration of additional resiliency and sustainability measures at Cooper Park Commons.

Advancing Vision Zero Policies

Borough President Adams supports Vision Zero policies, including practices that extend sidewalks into the roadway as a means of shortening the path where pedestrians cross in front of traffic lanes. These sidewalk extensions, also known as bulbouts or neckdowns, make drivers more aware of pedestrian crossings and encourage them to slow down.

In 2015, Borough President Adams launched his own initiative, Connecting Residents on Safer Streets (CROSS) Brooklyn. This program supports the creation of bulbouts or curb extensions at dangerous intersections in Brooklyn. During the program's first year, \$1 million was allocated to fund five dangerous intersections in Brooklyn. Curb extensions provide additional sidewalk space for seniors and families especially near dangerous intersections. At the same time, all roadway users benefit from safer streets.

The Cooper Park Commons site is located just outside the North Brooklyn Industrial Business Zone (IBZ). Moreover, the eastern portion of Maspeth Avenue is a designated DOT local truck route with intersections that lack stop signs or traffic lights. Per his CROSS Brooklyn initiative, Borough President Adams believes there is an opportunity to implement curb extensions at the northeast corner of Maspeth and Debevoise avenues. Given the mixed community facility and residential character of this section of CD 1, the site's proximity to Cooper Park, and NYCHA's Cooper Park Houses, as well as the anticipated new residents, it is vital to enhance pedestrian safety at this location. Such improvements would also benefit the Greenpoint Renaissance Center, which provides community enrichment programs during work hours and after school.

Borough President Adams recognizes that costs associated with the construction of sidewalk extensions can be exacerbated by the need to modify infrastructure and/or utilities. Where such consideration might compromise feasibility, Borough President Adams would urge DOT to explore protected painted sidewalk extensions as roadbed surface treatment or as part of a BPP. Implementing a sidewalk extension through roadbed treatment requires a maintenance agreement that indemnifies the City from liability, contains a requirement for insurance, and details the responsibilities of the maintenance partner. If the

implementation meets DOT criteria, Maspeth Manager, LLC should consult CB 1 and local elected officials, and then undertake the improvements as part of its BPP.

Borough President Adams believes that prior to considering the application, the City Council should obtain written commitments from HPD that its LDA with Maspeth Manager, LLC would memorialize coordination with DEP, DOT, and NYC Parks for a curb extension at the northeast corner of Maspeth and Debevoise avenues as a BBP element or a treated roadbed sidewalk extension. All parties should affirm that implementation would be premised on advance consultation with CB 1 and local elected officials. The City Council should seek an additional commitment from Maspeth Manager, LLC to enter a standard DOT maintenance agreement if the curb extension is provided as a treated roadbed sidewalk extension.

Promoting Access to Car-Share Vehicles

Borough President Adams supports the establishment of Transit Zones in the ZR to enable affordable housing development without parking requirements for affordable housing floor area. He also advocates alternatives to car ownership such as bicycle and car share services. A rental car can provide mobility in certain cases, though it is not as flexible as car ownership and can be expensive for longer trips. Car rental requires, at minimum, a full day reservation as well as time and effort to access such facilities. However, there are times when affordable access to automobiles can provide a quality-of-life enhancement, even for wealthier households. Furthermore, research suggests that car-share achieves environmental benefits by reducing automobile use among car owners.

Borough President Adams believes that facilitating car-share at this location would benefit residents of the proposed development, Cooper Park Houses, and adjacent communities. As noted earlier, this 100 percent affordable housing development would not be required to provide parking. However, the developer has expressed intent to accommodate 20 ground-level spaces, primarily for support staff. Based on ZR regulations for provided accessory parking, such spaces could also accommodate car-sharing vehicles. According to ZR Section 36-46(a)(1), a car-sharing entity is permitted to occupy up to five parking spaces, though no more than 20 percent of all spaces in group parking facilities. Cooper Park Commons is expected to add more than 500 households to the area; they would be less likely to own cars. A significant number of Cooper Park Houses residents also lack access to automobiles. Borough President Adams believes that a limited number of the 20 spaces at Cooper Park Commons should be set aside for car-share vehicles through dialogue with car-sharing companies.

To accommodate such rental vehicles within the garage, the developer would have to provide visible signage, per ZR Section 36-523, and state the total number of spaces, as well as the maximum number of car-sharing vehicles. Therefore, prior to considering this application, the City Council should obtain written commitments from HPD that the LDA with Maspeth Manager, LLC engage car-sharing companies to lease parking spaces at Cooper Park Commons.

Community Preference: Inclusion of Homeless Shelter Student Population by School Zone

New York City's community preference policy requires that 50 percent of affordable units filled through affordable housing lotteries be reserved for residents in the host community. There are additional pathways for priority selection through the lottery such as United States Armed Forces veteran status, certain disabilities, and other categories. Given the significant increase in the number of homeless families with school-aged children entering the public shelter system, Borough President Adams believes it is appropriate for HPD to extend local lottery preference to the school zone attended by children of households residing at immediate and neighboring City-funded or -operated homeless shelters.

According to an annual report by Advocates for Children of New York, 31,158 Brooklyn students — nearly one in 10 enrolled — experienced homelessness during the 2018-2019 school year, defined as either living in shelters or doubling up with friends and family. The number of such students in charter and public schools has increased every school year since 2014-2015. Homelessness has profound impacts on school

performance, as such students are more likely to have longer commutes or to transfer schools in the middle of the year, leading to chronic absences, lower graduation rates, and higher dropout rates.

Many parents and students find it important to maintain school continuity despite the circumstances faced by households dependent on the City's shelter system. Borough President Adams believes that the City should take responsible action to eliminate or reduce such hardships, by enabling economically burdened households with children attending public schools to qualify for community preference in the school's community district. According to the Institute for Children, Poverty & Homelessness (ICPH), there are multiple public schools in proximity to the proposed development in Community School District 14 (CSD 14), where the proportion of homeless students is eight to 17 percent.

Borough President Adams believes that HPD should modify its affordable housing lottery community preference standards to include the school zone attended by a child of a household residing at a City-funded or -operated homeless shelter.

Accommodating Rent-Burdened Households in Lieu of Strict Area Median Income Standards

Data shows that more than 80 percent of New York City households earning 50 percent of AMI or less are rent-burdened. The crisis is even worse among those making 30 percent of AMI or less, currently \$32,220 for a family of three. More than 50 percent of this population pays more than half of their income toward rent. Finally, nearly one third of New York City households earn less than \$35,000 and more than one-fifth — over two million people — earn less than \$25,000 annually. As the City's housing crisis grows worse, the burden falls most heavily on these low-income households, exacerbating racial disparities. According to the CHPC, one in four households of color is severely rent-burdened, which is 11 percent more than Caucasian households.

A strict rent-to-income requirement of no more than 30 percent prevents many rent-burdened households, who are often paying the same or greater rent for an apartment from applying for new affordable housing. As noted in his East New York Community Plan ULURP recommendation, Borough President Adams believes it's time to stop excluding families paying too much for substandard accommodations from affordable housing lotteries. He seeks to qualify rent-burdened households for the lottery process, which would maximize their opportunities to secure affordable housing and expand the number of households eligible for affordable housing lotteries.

One way to address this disparity is by amending the ZR AMI qualifications to include households that would maintain or reduce their rent burden. For MIH lotteries, DCP needs to modify the ZR to allow exceptions to the 30 percent of income limit so that those who are rent-burdened and paying equal or greater rent than that of the lottery unit would be eligible to live in new and quality affordable housing. Borough President Adams believes that the CPC and/or the City Council call for modification of the ZR MIH section pertaining to special bulk regulations, to allow rent-burdened households to qualify for MIH affordable housing units.

Recommendation

Be it resolved that the Brooklyn borough president, pursuant to Section 201 of the New York City Charter, recommends that the City Planning Commission (CPC) and City Council approve this application.

Be it further resolved:

1. That the New York City Department of Housing Preservation and Development (HPD) incorporate in its Land Disposition Agreement (LDA) or Regulatory Agreement with Maspeth Manager, LLC commitments to:

- a. Provide an affordable housing mix with at least 50 percent two- or three-bedroom units, and at least 75 percent one-bedroom and larger units, but for studios targeted to households not exceeding 40 percent AMI
 - b. Implement outreach efforts to seniors earning up to 40 percent AMI for single- and dual-person households, including the formerly homeless, to maximize their participation in the affordable housing lottery
 - c. Install curb extensions at the northeast corner of Maspeth and Debevoise avenues either as part of a Builders Pavement Plan (BPP) or as treated roadbed sidewalk extensions, with the understanding that New York City Department of Transportation (DOT) implementation would require advance consultation with Brooklyn Community Board 1 (CB 1) and local elected officials
 - d. Enter into a standard DOT maintenance agreement for the northeast corner of Maspeth and Debevoise avenues
 - e. Advance protected painted areas as an enhanced community amenity for northeast intersection of Maspeth and Debevoise avenues as part of a BPP and/or as treated roadbed sidewalk extensions, with the understanding that DOT implementation would require advance consultation with CB 1 and local elected officials
 - f. Coordinate with the New York City Department of Environmental Protection (DEP), and the New York City Department of Parks and Recreation (NYC Parks) to install DEP gardens as part of a BPP along Jackson and Maspeth avenues, in consultation with CB 1 and local elected officials
 - g. Integrate resiliency and sustainability measures, such as blue/green/white roof treatment, grid-connected rooftop batteries, passive house construction, solar panels and/or façades, and/or wind turbines
 - h. Engage car-sharing companies to lease multiple spaces within the development's parking facilities in consultation with CB 1 and local officials
2. That HPD modify its affordable housing lottery community preference standards to include the school zone, thus capturing the population of public schoolchildren residing at City-funded or -operated shelters
 3. That the CPC and/or the City Council call for modification of the ZR MIH section with a requirement that permits households with rent-burdened status to qualify for MIH affordable housing lotteries (allow for exceptions to the 30 percent of income threshold for households paying the same or higher rent than what the housing lottery offers).