



CITY PLANNING COMMISSION

September 10, 2008 / Calendar No. 9

C 080447 HAK

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

- 1) pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), 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 selected by HPD;

to facilitate development of a residential building, tentatively known as Hopkinson/Park Place, with approximately 25 units to be developed under the Department of Housing Preservation and Development's New Foundations Program, Borough of Brooklyn, Community District 16.

Approval of three separate matters is required:

1. the designation of property located at 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), as an Urban Development Action Area; and
2. an Urban Development Action Area Project for such area; and
3. the disposition of such property, to a developer selected by HPD.

The application (C 080447 HAK) for an Urban Development Action Area designation and project approval and disposition of city-owned property was submitted by the Department of Housing Preservation and Development (HPD) on May 21, 2008.

Approval of this application would facilitate the development of 25 affordable condominium units, to be developed under the Department of Housing Preservation and Development's New Foundations Program.

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

The project area consists of underutilized property that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and

development. The project area is therefore eligible to be an Urban Development Action Area and the proposed project is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

BACKGROUND

The Department of Housing Preservation and Development is seeking an Urban Development Action Area designation, project approval, and disposition of five city-owned lots for a site located 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64) in the Brownsville neighborhood of Brooklyn, Community District 16. All five lots located on the southwest corner of Park Place and Hopkinson Avenue (aka Thomas S. Boyland Street) are vacant, have an area of 12,819 square feet and are zoned R6. The proposed project would be developed under the Quality Housing Program.

The project would contain three buildings on three zoning lots with a total of 25 dwelling units and 24,238 square feet of residential floor area. Seven of the units would be sold to those earning 77 percent of Area Median Income (AMI), eight units would be sold to those earning 107 percent of AMI and nine units to those earning 127 percent of AMI. Seven units would have one-bedroom, fifteen two-bedrooms, and three units would have three-bedrooms. An on-site superintendent would reside in one of the units. A total of 13 street trees will be planted.

The project would have a 4,203 square-foot, shared inner courtyard recreation space including planting, benches, trees and small garden plots. Other communal amenities for the project would include a 484 square-foot laundry room and 536 square feet of storage space with 17 storage units, both located in the cellar of the building to be developed on Zoning Lot A. the inner courtyard, which would be accessible to all residents, would include a wheelchair lift and secure, covered parking for eighteen bicycles.

The site is surrounded primarily by medium-density, low to mid-rise residential buildings and local retail uses on the ground floors. There are two medium-density New York City Housing Authority (NYCHA) buildings on East New York Avenue, one block south of the site, and two other NYCHA buildings on Saratoga Avenue, two blocks west of the site. Local retail is located

at various locations along most of the adjacent north /south avenues, on Pitkin Avenue, on Eastern Parkway and on East New York Avenue. The site is in proximity to schools and medical services and is served by the 3, C, J, L and Z subway trains, and several bus lines.

Zoning lot A is comprised of part of Lot 56 and part of Lot 58. The lot area of this parcel is 3,639 square feet and the floor area of the proposed building would be 7,489 square feet. The site is on a parcel of land on the south side of Park Place between Eastern Parkway and Hopkinson Avenue. The proposed four-story building would include seven condominium units consisting of a mix of one-bedroom units, two-bedroom units, and three-bedroom units. The building entrance would be in the courtyard entered from Park Place.

Zoning lot B is comprised of part of Lot 58 and Lot 60. The lot area of this parcel is 4,679 square feet and the floor area of the proposed building will be 12,284 square feet. The site is on the south side of Park Place between Eastern Parkway and Hopkinson Avenue. The proposed building on this site would have two separate building entrances on Hopkinson Avenue. The proposed four-story building would include ten condominium units consisting of a mix of one-bedroom units, two-bedroom units, and three-bedroom units.

Zoning lot C is comprised of part of Lots 56, 63 and 64. The lot area of this parcel is approximately 4,501 square feet and the floor area of the proposed building would be 9,732 square feet. The site is located on the west side of Hopkinson Avenue between Eastern Parkway and East New York Avenue. The proposed building on this site would have two separate building entrances on Hopkinson Avenue. The proposed four-story building would include approximately eight condominium units consisting of a mix of one-bedroom units and two-bedroom units.

ENVIRONMENTAL REVIEW

This application (C 080447 HAK) was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA) and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 *et seq.* and the City Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The lead

agency is the Department of Housing Preservation and Development.

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

UNIFORM LAND USE REVIEW

This application (C 080447 HAK) was certified as complete by the Department of City Planning on June 16, 2008, and was duly referred to Brooklyn Community Board 16 and the Brooklyn Borough President, in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 16 held a public hearing on this application on July 15, 2008, and on that date, by a vote of 20 in favor, 1 against, and 1 abstention, the Community Board adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Brooklyn Borough President who issued a recommendation approving the application on August 15, 2008.

City Planning Commission Public Hearing

On August 11, 2008 (Calendar No. 1), the City Planning Commission scheduled August 27, 2008, for a public hearing on this application (C 080447 HAK). The hearing was duly held on August 27, 2008 (Calendar No. 27). There were three speakers in favor and none in opposition.

The speakers in favor of the project included the project architect and developer and a representative from HPD. The architect explained how the buildings were designed to take the adjacent existing buildings into consideration and that the outdoor courtyard and other amenities would be shared by all residents. The developer stated that the project would provide for a variety of apartment sizes within four affordable income bands and that it would incorporate many 'green' elements that would reduce energy use by as much as 20 percent. The representative from HPD discussed the funding of the proposed project.

There were no other speakers on the application and the hearing was closed.

CONSIDERATION

The Commission believes that the application (C 080447 HAK) for UDAAP designation and project approval and, the disposition of city-owned property is appropriate.

This application would facilitate the development of a site which has been lying vacant for many years with much-needed new affordable housing in Brownsville. The new buildings would contain 25 dwelling units that would provide homeownership opportunities to moderate- to middle-income residents.

In response to a concern raised at the Commission's Public Hearing regarding affordability requirements for this project, the Department of Housing Preservation and Development stated in a letter dated September 4, 2008 that:

“HPD's homeownership projects target income bands consistent with an area's needs and future development goals. Enhanced affordability is facilitated through the provision of government subsidies and the reduction in land value (a part of the initial purchase price) to \$1,000 per dwelling unit. The total subsidy is directed to income-restricted purchasers at zero interest for fifteen years. The dollar amount of the subsidy becomes a lien on the property at the time of initial sale.

The amount of the lien remains constant for five years after initial sale, then declines by ten percent per year for the remaining 10 ten years. If the unit is resold, the seller must pay down some or all of the lien amount. During the first five years, up to 100 percent of resale profits or proceeds from refinancing must be used to reduce the lien. In years 6 through 15, up to 50 percent of the profits or proceeds from refinancing must be used to reduce the lien.

The subsequent purchaser does not have to be income restricted, however any unpaid balance continues as an obligation of the new purchaser and the unit must be owner occupied. In the event that the lien is paid in full, the owner occupancy requirement ends.”

The transformation of this vacant site to productive use would eliminate its blighting influence on the neighborhood and would enable this city-owned property to be reactivated with uses that

serve the needs of Brooklyn’s Community District 16 and the City of New York. The Commission therefore finds that the proposed Urban Development Action Area (UDAAP) designation and project approval and related disposition of City-owned property are appropriate.

RESOLUTION

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

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of property located at 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), 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 1612 Park Place (Block 1468, Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64) as an Urban Development Action Area; and
- b. an Urban Development Action Area Project for such area; and

the City Planning Commission recommends that the New York City Council find that:

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives if any, to be provided by the municipality pursuant to Section 696 of Article 16 of the General Municipal Law is necessary to enable the project to be undertaken; and
- c. The project is consistent with the policy and purposes stated in Section 691 of Article 16 of the General Municipal Law; and

BE IT FURTHER RESOLVED, the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 1612 Park Place (Block 1468,

Lot 56); and 404 A, 408, 414, and 416 Hopkinson Avenue (Block 1468, Lots 58, 60, 63, and 64), Community District 16, Borough of Brooklyn, to a developer selected by HPD, is approved.

The above resolution, (C 080447 HAK) duly adopted by the City Planning Commission on September 10, 2008, (Calendar No.9) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, FAICP, Chair
KENNETH J. KNUCKLES, Esq., Vice Chairman
IRWIN G. CANTOR, P.E.,
ANGELA R. CAVALUZZI, AIA. ALFRED C. CERULLO, III,
BETTY Y. CHEN, MARIA DEL TORO,
RICHARD W. EADDY, NATHAN LEVENTHAL,
KAREN A. PHILLIPS, Commissioners