



CITY PLANNING COMMISSION

February 27, 2008/Calendar No. 14

C080105 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 206, 208, 210 and 214 Riverdale Avenue (Block 3602, Lots 34, 35, 36 and 37) and 774, 780, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 39, 40, 41 and 42) part of Site 24 of the Marcus Garvey Urban Renewal Area, as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
- 2.) pursuant to Section 197-c of the New York City Charter for the disposition of property located at 206, 208, 210, 214 Riverdale Avenue (Block 3602, Lots 34, 35, 36 and 37) and 774, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 40, 41 and 42) to a developer selected by HPD;

to facilitate development of a six-story mixed-use building, tentatively known as RiverRock Apartments, with approximately 54 residential units, Borough of Brooklyn, Community District 16.

Approval of two separate matters is required:

1. the designation of property located at 206,208, 210, 214 Riverdale Avenue (Block 3602, Lots 34,35,36 and 37) and 774, 780, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 39, 40, 41, and 42), part of site 24 of the Marcus Garvey Urban Renewal Area as an Urban Development Action Area;
2. an Urban Development Action Area Project for such property; and

The application for the Urban Development Action Area designation and project, and disposition of city-owned property was submitted by the Department of Housing Preservation and Development on October 7, 2007.

Approval of this application would facilitate the development of a six-story mixed-use building, tentatively known as RiverRock Apartments, with approximately 54 residential units, Borough of Brooklyn, Community District 16.

WHEREAS, HPD states in its application that:

The project area consists of underutilized vacant land 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.

BACKGROUND

The New York City Department of Housing Preservation and Development is seeking an Urban Development Action Area Designation, project approval and disposition of city-owned land to facilitate the development of a mixed-use, low income residential rental building at 774-786 Rockaway Avenue the Brownsville neighborhood of Brooklyn's Community District 16.

The 16,000 square foot site is located in an R6/C2-3 district in the southern section of Community District 16. The site is comprised of eight City-owned vacant lots (Block 3602, Lots 32-38, 40) and one private lot (Block 3602, Lot 39), which contains a vacant building that will be demolished by the selected developer. This project site is part of Site 24 of the Marcus Garvey Urban Renewal Plan. The proposed project would be consistent with the land use designation in the urban renewal plan.

The RiverRock Apartments project would consist of a six-story elevator building with 54 rental units, approximately 10,700 SF of commercial space and approximately 2,000 SF of community facility space. The project would be developed under HPD's Cornerstone program. It would be built pursuant to Quality Housing regulations. Of the units, 18 would be one-bedroom units and

34 would be two-bedroom units and one unit dedicated for a building superintendent. The building would also have 3,836 square feet of rear landscaped outdoor recreation space. There would be 25 off-street parking spaces for the residents.

The site is adjacent to a vacant three-story building to the south and an underutilized parking lot to the west. Across Riverdale Avenue to the north, the entire block front is vacant land. Local retail and commercial services are found along Rockaway Avenue. The site is well served by public transportation, with the No. 3 subway line one block to the north and a stop for the B60 bus on the Rockaway Avenue frontage of the property.

ENVIRONMENTAL REVIEW

This application (C 080105 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 for Procedure of 1991 and Executive Order No. 91 of 1977. The lead agency is the Department of Housing Preservation and Development. The designated CEQR number is 07HPD009K.

After a study of the potential impacts of the proposed actions, a Negative Declaration was issued for this proposal, on September 25, 2007.

UNIFORM LAND USE REVIEW

This application (C 080105 HAK) was certified as complete by the Department of City Planning on October 15, 2007 and was duly referred to Community Board 16 and the Borough President, in accordance with Article 3 of the Uniform Land Use Review Procedure (ULURP) rules.

Community Board Public Hearing

Community Board 16 held a public hearing on this application (C 080105 HAK) on November 27, 2007, and on December 18, 2007, by a vote of 23 to 0 with 1 abstention, adopted a resolution recommending approval of the application.

Borough President Recommendation

This application was considered by the Borough President, who issued a recommendation approving the application on January 23, 2008.

City Planning Commission Public Hearing

On January 30, 2008 (Calendar No. 14), the City Planning Commission scheduled February 13, 2008, for a public hearing on this application (C 080105 HAK). The hearing was duly held on February 13, 2008 (Calendar No. 45).

There were no speakers and the hearing was closed.

CONSIDERATION

The Commission believes that the application for the proposed Urban Development Action Area designation and project (UDAAP) and the disposition of city-owned property is appropriate.

The application would facilitate the development of a six-story mixed-use building with approximately 54 residential units, and commercial and community facility space. Approval of this application would provide much needed affordable housing opportunities for low-income households in the community.

Disposition would allow for the return of this property to a productive use and the elimination of its blighting influence on the neighborhood. It would also enable these city-owned properties to be developed with a use that would serve the needs of Community District 16 and the City of New York. The project also complements ongoing public and private redevelopment efforts on neighboring blocks. The Commission, therefore, believes that the proposed Urban Development Action Area designation and project (UDAAP) and the disposition of city-owned property are appropriate. This project site is part of Site 24 of the Marcus Garvey Urban Renewal Plan. The proposed project would be consistent with the land use designation in the urban renewal plan.

RESOLUTION

WHEREAS, the Department of Housing Preservation and Development has recommended the designation of 206, 208, 210 and 214 Riverdale Avenue and 774, 780, 782, 784, and 786 Rockaway Avenue (part of Site 24) within the Marcus Garvey Urban Renewal Area (Block 3602, Lots 32-40), in the Borough of Brooklyn, Community District 16 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 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 206,208,210 and 214 Riverdale Avenue and 774, 780, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 32-40) as an Urban Development Action Area; and
- b) an Urban Development Action Area Project for such property;

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

- a. The present status of the area tends to impair or arrest the sound development of the municipality;
- b. The financial aid in the form of tax incentives to be provided by the municipality pursuant to Section 696 of the Urban Development Action Area Act is necessary to enable the project to be undertaken; and
- c. The policy is consistent with the policy and purposes stated in Section 691 of the Urban Development Action Area Act.

BE IT FURTHER RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter, that based on the environmental determination and the consideration described in this report, the application of the Department of Housing Preservation and Development for the disposition of city-owned property located at 206, 208, 210, 214 Riverdale Avenue (Block 3602, Lots 34, 35,36 and 37) and 774, 782, 784, and 786 Rockaway Avenue (Block 3602, Lots 38, 40,41 and 42) part of Site 24 of the Marcus Garvey Urban Renewal Area, Borough of Brooklyn, Community District 16, to a developer to be selected by the Department of Housing Preservation and Development, is approved (C 080105 HAK).

The above resolution (C 080105 HAK), duly adopted by the City Planning Commission on February 27th (Calendar No. 14), is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

AMANDA M. BURDEN, AICP, Chair

KENNETH J. KNUCKLES, Esq., Vice-Chairman

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JOHN MEROLO, Commissioners