



IN THE MATTER OF an application submitted by 462 Lexington Ave LLC pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Brooklyn, Community District 2.

This application for an amendment to the Zoning Resolution was filed by 462 Lexington Ave LLC on November 30, 2016, to establish a Mandatory Inclusionary Housing area. This application, in conjunction with the related application for a zoning map amendment (C 170164 ZMK), would facilitate a new, approximately 71,700-square-foot mixed-use development with ground floor retail use at 205 Park Avenue in the Wallabout neighborhood of Brooklyn, Community District 2.

RELATED ACTION

In addition to the zoning text amendment (C 170164 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following application, which is being considered concurrently with this application:

C 170164 ZMK Zoning map amendment to change an M1-2 zoning district to an R7D/C2-4 district.

BACKGROUND

A full background discussion and description of this application appears in the report for the related zoning map amendment (C 170164 ZMK).

ENVIRONMENTAL REVIEW

This application (N 170165 ZRK), in conjunction with the application for the related action (C 170164 ZMK), 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 is the City Planning Commission. The designated CEQR number is 15DCP083K.

A summary of the environmental review appears in the report for the related zoning map amendment (C 170164 ZMK).

PUBLIC REVIEW

This application (N 170165 ZRK) was duly referred to Brooklyn Community Board 2 and the Brooklyn Borough President in accordance with the procedures for non-ULURP matters on March 12, 2018, along with the application for the related action (C 170164 ZMK), which was certified as complete by the Department of City Planning in accordance with Title 62 of the rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Brooklyn Community Board 2 held a public hearing on this application (N 170165 ZRK) on April 18, 2018. A summary of the vote and recommendation of Community Board 2 appear in the report for the related zoning map amendment action (C 170164 ZMK).

Borough President Recommendation

The Brooklyn Borough President held a public hearing on this application (N 170165 ZRK) on May 30, 2018, and on June 22, 2018 issued a recommendation to approve the application with conditions. A summary of the Borough President's recommendation appears in the report for the related zoning map amendment action (C 170164 ZMK)

City Planning Commission Public Hearing

On June 13, 2018 (Calendar No. 2), the CPC scheduled June 27, 2018 for a public hearing on this application (N 170165 ZRK), in conjunction with the related application (C 170164 ZMK). The hearing was duly held on June 27, 2018 (Calendar No. 16). There were three speakers in favor and one in opposition, as described in the report for the related zoning map amendment (C 170164 ZMK), and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a zoning text amendment (N 170165 ZRK), in conjunction with the related application for a zoning map amendment (C 170164 ZMK), is appropriate.

A full consideration and analysis of issues and the reasons for approving this application appear in the related report for the zoning map amendment (C 170164 ZMK).

RESOLUTION

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

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended as follows:

* * *

Matter underlined is new, to be added;
Matter ~~struck-out~~ is to be deleted;
Matter within # # is defined in Section 12-10;
* * * indicates where unchanged text appears in the Zoning Resolution.

APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

* * *

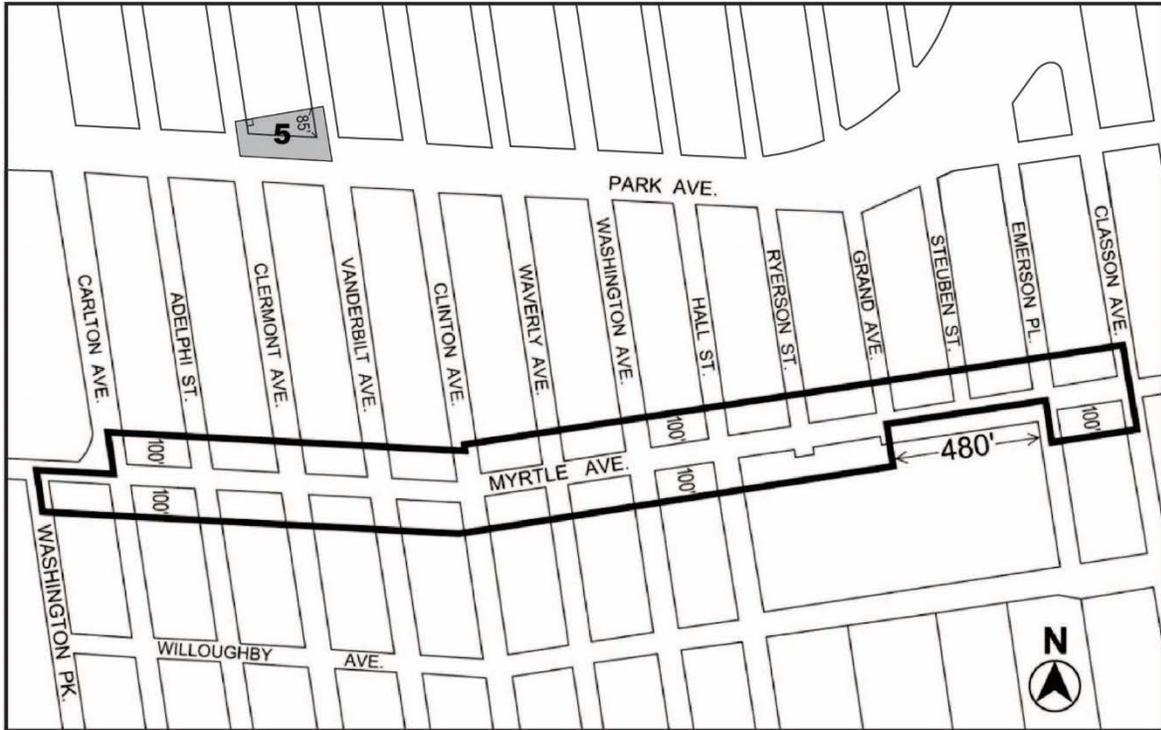
BROOKLYN

* * *

Brooklyn Community District 2

* * *

Map 1. [date of adoption]



-  Inclusionary Housing Designated Area
 -  Mandatory Inclusionary Housing Program Area see Section 23-154(d)(3)
- Area 5 [date of adoption]— MIH Program Option 1 and Option 2

Portion of Community District 2, Brooklyn

* * *

The above resolution (N 170165 ZRK), duly adopted by the City Planning Commission on July, 25, 2018 (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.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, Esq., *Vice Chairman*
ALLEN P. CAPPELLI, Esq., ALFRED C. CERULLO, III,
MICHELLE DE LA UZ, JOSEPH I. DOUEK, RICHARD W. EADDY,
CHERYL COHEN EFFRON, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARIN, LARISA ORTIZ, *Commissioners*



CITY OF NEW YORK
Community Board No. 2

350 JAY STREET - 8TH FL.

BROOKLYN, N.Y. 11201

(718) 596-5410

FAX (718) 852-1461

cb2k@nyc.rr.com

ERIC ADAMS

Borough President

SHIRLEY A. McRAE

Chairperson

ROBERT PERRIS

District Manager

May 21, 2018

Marisa Lago, Chairperson
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Dear Chairperson Lago:

I am writing to inform you that Community Board 2 has reviewed and made a determination on the proposed **C 170164 ZMK and N 170165 ZRK "205 PARK AVENUE REZONING,"** two applications submitted by 462 Lexington Ave LLC.

Application C 170164 ZMK proposes to change the Zoning Map, Section No. 12d, from an M1-2 District to an R7D District and to establish C2-4 district on the property bounded by Park Avenue, Clermont Avenue, Vanderbilt Avenue. A line 86 feet north of Park Avenue is subject to the conditions of CEQR Declaration E-464.

Application **N 170165 ZRK** is to amend the Zoning Resolution of the City of New York, to establish a Mandatory Inclusionary Housing area.

The community board held a public hearing on April 18, 2018 at St. Francis College, 180 Remsen Street. Seventeen members of Community Board 2 (CB2) attended the hearing and therefore satisfied quorum as defined by the Uniform Land Use Review Procedure (ULURP), 20 percent of the membership.

Two persons testified at the hearing. A representative of 32BJ SEIU asked the developer to consider the value of providing high quality jobs and urged the community board to include the request in their recommendation.

A tour guide for the Wallabout area reminded the developer that the block is landmarked and the surrounding blocks contain national historic landmarks. He also suggested that it would be appropriate if the design was reflective of the architectural style of the nearby buildings. There are important bus stops nearby and no bus stops should be removed for this project.

Community Board 2 members expressed concerns about the location of the affordable units throughout the building, and the ultimate number of said units. There was significant concern regarding air quality around the site as the alleged prevalence of asthma in the area makes it inappropriate to place housing against the Brooklyn-Queens Expressway. The architect noted that

Marisa Lago, Chairperson
City Planning Commission
May 21, 2018
Page 2

The ventilation plan is governed by the environmental review standards and the project meets the requirements of the Office of Environmental Remediation.

Members who supported the project were swayed by the promise of 25 percent affordable housing, the commitment to local businesses and the remediation plan. Members also asked for a written statement to confirm the project's commitment to developing space for small local businesses and that 25 percent of housing units will be affordable.

Motion to recommend with the conditions of a commitment of 25 percent affordable housing and priority for MWBE businesses in the retail space failed 5-5-1.

A motion to not recommend was duly seconded and passed 6-4-1.

On May 9, 2018 at a general meeting, Community Board 2 a motion was made to not recommend the rezoning of 205 Park Avenue, the discussion repeated the considerations of the committee meeting and the motion passed 19-16-2.

I have provided a copy of the community board recommendation form for application C 170164 ZMK and N 170165 ZRK which has also been submitted electronically to the Department of City Planning's Calendar Office.

Thank you for the opportunity to comment.

Sincerely,



Irene Janner
Acting Chairperson

Enc. Department of City Planning Community Board Recommendation Form

Cc: Hon. Eric L. Adams
Brooklyn Borough President
Hon. Laurie Cumbo
New York City Council Member
Winston Von Engel, Brooklyn Borough Director
Anand Amin, City Planner
Department of City Planning
Jay Goldstein, Esq.

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 #: 205 PARK AVENUE REZONING – 170164 ZMK, 170165 ZRK

In the matter of applications submitted by 462 Lexington, LLC pursuant to Sections 197-c and 201 of the New York City Charter for zoning map and text amendments to change from M1-2 to R7D the Park Avenue section of a block bounded by Clermont, Flushing, Park, and Vanderbilt avenues, to establish a C2-4 district within the rezoning boundary, and to designate the project area a Mandatory Inclusionary Housing (MIH) area. Such actions would facilitate the development of an eight-story, mixed-use building with approximately 71,725 square feet (sq. ft.) of zoning floor area in Brooklyn Community District 2 (CD 2). The building would have its primary frontage on Park Avenue and result in approximately 70 dwelling units. According to MIH Option 1, 25 percent of the residential floor area or an estimated 17 units would be affordable to households earning an average 60 percent of the Area Median Income (AMI). The development would include approximately 7,900 sq. ft. of retail space, 35 parking spaces, and 35 enclosed bicycle parking spots.

COMMUNITY DISTRICT NO. 2

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

SEE ATTACHED

A handwritten signature in black ink, appearing to be "Eric Adams", written over a horizontal line.

BROOKLYN BOROUGH PRESIDENT

June 22, 2018

DATE

RECOMMENDATION FOR: 205 PARK AVENUE REZONING – 170164 ZMK, 170165 ZRK

462 Lexington, LLC submitted applications pursuant to Sections 197-c and 201 of the New York City Charter for zoning map and text amendments to change from M1-2 to R7D the Park Avenue section of a block bounded by Clermont, Flushing, Park, and Vanderbilt avenues, to establish a C2-4 district within the rezoning boundary, and to designate the project area a Mandatory Inclusionary Housing (MIH) area. Such actions would facilitate the development of an eight-story, mixed-use building with approximately 71,725 square feet (sq. ft.) of zoning floor area in Brooklyn Community District 2 (CD 2). The building would have its primary frontage on Park Avenue and result in approximately 70 dwelling units. According to MIH Option 1, 25 percent of the residential floor area or an estimated 17 units would be affordable to households earning an average 60 percent of the Area Median Income (AMI). The development would include approximately 7,900 sq. ft. of retail space, 35 parking spaces, and 35 enclosed bicycle parking spots.

On May 30, 2018, Brooklyn Borough President Eric L. Adams held a public hearing on these zoning map and text amendments.

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 representative stated that for households at 40 percent AMI, a one bedroom unit would rent at \$667, and a two bedroom unit would rent at \$810; for households at 60 percent AMI, a one bedroom unit would rent at \$1,058, and a two bedroom unit would rent at \$1,280; for households at 80 percent AMI, a one bedroom unit would rent at \$1,509, and a two bedroom unit would rent at \$1,820. Of the 17 MIH units, 12 are intended to contain one bedroom apartments and five would contain two bedroom apartments. The representative indicated that the developer is interested in accommodating larger families at 205 Park Avenue, and would seek to provide an equitable mix of one- and two- bedroom apartments.

In response to Borough President Adams' inquiry as to whether one of the community's affordable housing administering agents would be used in the tenant selection process in order to ensure the highest level of participation from CD 2, the representative stated that the applicant has entered discussions with IMPACCT Brooklyn, which operates 40 Vanderbilt Avenue on the same block, and also has a focus on senior housing.

In response to Borough President Adams' inquiry regarding the applicant's marketing strategy, and whether it would include a financial literacy campaign to assist local residents in becoming lottery-eligible, the representative expressed intent to partner with IMPACCT Brooklyn for these initiatives.

In response to Borough President Adams' inquiry regarding the incorporation of sustainable features such as blue, green, or white roof coverings, passive house design, permeable pavers, rain gardens, solar panels, and/or wind turbines, the representative stated that the building will maximize energy efficiency, and seek to incorporate blue and green roofs. The applicant will also work with the New York City Department of Transportation (DOT) to explore the feasibility of installing rain gardens.

In response to Borough President Adams' inquiry regarding the inclusion and participation of minority- and women-owned business enterprises (MWBES) and locally-owned business enterprises (LBEs) in the construction process, the representative expressed intent to create multiple retail spaces at 205 Park Avenue and market them to LBE/MWBE small businesses. The applicant also owns a healthcare staffing company that will occupy one of the spaces, in order to provide quality jobs for the local community.

Consideration

Brooklyn Community Board 2 (CB 2) voted to disapprove this application on May 9, 2018. CB 2 cited concerns about air quality around the site and the appropriateness of residential development, including affordable housing by the Brooklyn-Queens Expressway.

The project site is located in an M1-2 district. However, in 2009 the portion of the block north of the site was rezoned to R8A/C2-4, in order to facilitate the development of "Navy Green," a 455-unit complex, sponsored by the New York City Department of Housing Preservation and Development (HPD). The rezoning resulted in the disposition of city-owned land, and the construction of two mixed-use buildings, a supportive housing facility, and 74 condominium apartments pursuant to HPD's Multifamily New Construction Program. The development of 205 Park Avenue, a vacant irregular property, would complete the redevelopment of this block as a mixed-use commercial and residential development with a Floor Area Ratio (FAR) of 5.6.

The remainder of the surrounding context includes a mix of manufacturing, commercial and residential uses. The blocks along Park Avenue are situated between Brooklyn Navy Yard, to the north, and the Clinton Hill neighborhood to the south. The site has limited transit access, provided by the Brooklyn-Queens Crosstown Local G train at the Clinton-Washington subway stop and the B57 and B62 bus running along Flushing and Park avenues.

The proposed rezoning would result in a reduction of land zoned for manufacturing in the Wallabout neighborhood. Borough President Adams believes that there are limited and unique circumstances when it is appropriate to rezone manufacturing-zoned blocks. Such blocks must be located outside of the designated IBZs, and existing and/or recent land use should generally exclude those uses that require a manufacturing zoning district designation. The existing context should be adjacent to residential development and uses that are supportive of the residential community. In addition, such resulting development must further Borough President Adams' policies of promoting housing affordability across multiple income tiers. In the case of this zoning map amendment, no portion of the affected block is located within or adjacent to an IBZ. The adjacent uses are newly constructed mixed commercial residential buildings and condominiums. The proposed residential use is therefore compatible with the prevailing character of the block, as well as the mix of uses fronting the north side of Park Avenue.

Borough President Adams supports the development of underutilized land for productive uses that address the City's need for additional 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.

According to MIH Option 1, the development rights generated from the R7D section of the site would result in, at minimum, 25 percent of the residential zoning floor area made permanently affordable according to MIH. Development adhering to the MIH program is consistent with Borough President Adams' policy for affordable housing development to remain permanently affordable.

Brooklyn is one of the fastest-growing communities in the New York metropolitan area, and the ongoing Brooklyn 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 the borough's affordable housing crisis through the creation and preservation of needed affordable housing units for very low- to middle-income Brooklynites. Borough President Adams, therefore, supports developments that provide housing opportunities to a diverse

range of household incomes, allowing a wide range of households to qualify for affordable housing through the City's affordable housing lottery.

The affordability options of the MIH program provide a range of opportunities to address the need for housing that serves a broad range of diverse incomes, consistent with Borough President Adams' objectives to provide affordable housing to households through various income band targets. As a result, the redevelopment of 205 Park Avenue would target units to households at multiple income tiers through the affordable housing lottery.

It is Borough President Adams' policy to advocate for affordable housing non-profits to play a contributing role in maximizing community participation in neighborhood affordable housing opportunities, including serving as non-profit administering agents for new developments involving affordable housing. In a letter to Borough President Adams dated June 11, the applicant, 462 Lexington, LLC expressed intent to retain IMPACCT Brooklyn as the affordable housing administering agent for 205 Park Avenue. Additionally, the applicant plans to market the MIH units set at 40 percent AMI as senior housing.

Borough President Adams is generally supportive of the proposed development. However, he believes that there are opportunities to improve the proposal while furthering his policies, such as adding more family-sized affordable housing units, targeting affordable housing for seniors, advancing the Vision Zero agenda, advancing opportunities for community services and cultural organizations, as well as advancing resilient and sustainable energy and stormwater practices. Furthermore, this development can better serve the nearby public housing communities by providing ground-floor commercial space for much-needed community facility uses.

Achieving a Family-Sized Affordable Housing Unit Mix

As proposed, the 70 dwelling units would consist of 49 one-bedroom units and 21 two-bedroom units. According to the applicant, 25 percent of the residential floor area will be permanently affordable pursuant to MIH Option 1.

A recent report has identified that rent-burdened households, which typically represent those applying to the City's affordable housing lotteries, are more likely to require family-sized units. Therefore, Borough President Adams is concerned that the proposed affordable unit mix would not adequately reflect the needs of Brooklyn Community District 2 (CD 2)'s low- to middle-income rent-burdened families. Borough President Adams believes in this case that right-sizing the bedroom distribution is a higher priority than maximizing the number of affordable housing units.

Borough President Adams believes that discretionary land use actions are appropriate opportunities to advance policies that constrain what would otherwise be permitted as-of-right. He believes that the proposed rezoning presents an opportunity to achieve more family-sized units for the non-elderly, and advocates increasing the minimum threshold of non-independent residences for senior housing to accommodate family-sized apartments, particularly for units exceeding 40 percent AMI. Borough President Adams ideally supports having at least 50 percent two- or three-bedroom affordable housing units and at least 75 percent one- or more bedroom affordable housing units, consistent with the zoning text for Inclusionary Housing floor area, pursuant to ZR Section 23-96(c)(1)(ii).

Borough President Adams believes that the 205 Park Avenue residential floor area should be designed to provide more two- and three-bedroom dwelling units to accommodate a greater percentage of families with children.

Therefore, prior to considering the application, the City Council should obtain commitments, in writing, from 462 Lexington, LLC that would incorporate language clarifying how the applicant would

provide as near to 50 percent two- and three-bedroom units as possible in order to accommodate a greater percentage of families with children.

Achieving Deeper Affordability for Smaller Units to Improve Affordability for Senior Citizen Households

In addition to addressing the need for family-sized units, there is a pressing need for affordable apartments for the aging population with limited financial means. Older New Yorkers are a rapidly growing segment of the City's population, with more than 300,000 seniors residing in Brooklyn. As noted in the New York City Department of City Planning (DCP) "Zoning for Quality and Affordability" (ZQA) study, New York's senior population is expected to grow 40 percent by 2040. The study noted that there were 60 applicants for every senior apartment for housing lotteries conducted by HPD for senior housing developments. According to a recent study by LiveOn NY, there are 200,000 New Yorkers aged 62 and older on the City's affordable housing waiting lists, with an average wait of seven years for an apartment.

As a significant number of elderly households have negligible income, providing opportunities for area seniors to secure quality affordable housing and remain in their communities is a priority for Borough President Adams. In an era in which the federal government has moved away from funding affordable housing for seniors, too few affordable apartments for seniors are being produced, leaving tremendous demand for age-based affordable housing in Brooklyn. As a result, many elderly households are experiencing increased rent burden to remain in their homes, exhausting their life savings just to keep up with day-to-day living until they are unable to remain in the area where they have lived for many years.

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 apartments are rented at 40 percent AMI or below, such apartments might be more affordable to senior households. Therefore, it is acceptable to set aside a portion of the units equal to or greater than 50 percent, for studios and one-bedrooms. MIH Option 1 regulations would provide an adequate opportunity to create studio and one-bedroom apartments affordable to senior households with its requirement for ten percent of the housing units having rents set at 40 percent AMI (40 percent of the affordable housing units).

Therefore, prior to considering the application, the City Council should obtain commitments, in writing, from 462 Lexington, LLC, that would incorporate language clarifying the extent that it would conduct outreach to provide opportunities for senior households, including those who are formerly homeless, in regards to studio and one-bedroom apartments affordable to one- or two-person households with rents at 40 percent AMI.

Appropriate Provision of Community Facility and/or Affordable Artisan and Cultural Space

Borough President Adams supports the inclusion of ground-floor non-residential space in the proposed development, and believes that such permitted use would be an important opportunity to enliven the streetscape of Park Avenue, which is dominated by industrial uses east of the site and residential uses west of the site. By providing a more active streetscape, permitted non-residential ground-floor space has the potential to not only activate the street but also generate more pedestrian foot traffic and an overall brighter, livelier, and safer atmosphere.

In giving consideration to appropriate non-residential occupancy, Borough President Adams notes that the proposed 205 Park Avenue development site is located in close proximity to three New York City Housing Authority (NYCHA) developments: the Farragut, Ingersoll and Whitman houses.

Recently, the Ingersoll Houses Tenants Association had expressed a general need for child care services and urgent care facilities in the area. The ultimate occupancy of 205 Park Avenue's non-residential ground floor provides an opportunity by such uses that would be consistent with Borough President's policies to provide access to child care centers and promote access to affordable health care for all Brooklyn residents. He encourages the applicant to open dialogue with representatives of the three NYCHA developments to help determine appropriate community facility uses for the site.

In a letter to Borough President Adams, dated June 11, the applicant expressed intent to lease one of the ground-floor commercial spaces to White Glove, a healthcare staffing agency, as a satellite office that might serve as a source of job opportunities for local residents. In addition, having White Glove nearby might improve access to its services for seniors requiring full-time and part-time health care attendants in order to continue independent living. There might be an opportunity to provide space with other medical uses that offer compatible healthcare services.

The proposed development site is also located in an area where there is demand for local cultural uses and artisan work spaces.

It is one of Borough President Adams' policies to assist community-based non-profit organizations with securing affordable space. These organizations play an important role in the neighborhoods they serve, though it is too often a challenge to secure sufficient affordable space to grow and maintain their operations. Many cultural organizations have contacted Borough President Adams seeking assistance in securing space to expand and sustain their programming. In response to those concerns, Borough President Adams' policy is to review discretionary land use actions for their appropriateness to promote cultural activities.

In June 2016, Borough President Adams released "All the Right Moves: Advancing Dance and the Arts in Brooklyn," a report examining the challenges facing artists in the borough, along with accompanying recommendations. The report highlighted the benefits of arts and dance, including maintaining physical fitness and enjoying creative self-expression, as well as contributions to the vibrant culture of Brooklyn. Borough President Adams finds many challenges facing the local arts community, such as an absence of diversity — fewer than half of the individuals working in dance in Brooklyn are people of color, based on 2000 United States Census data. Additionally, funding for the arts has decreased dramatically in New York City in recent years, including by 37 percent from the New York State Council of the Arts (NYSCA), 15 percent from the National Endowment for the Arts (NEA), and 16 percent from the New York City Department of Cultural Affairs (DCLA).

Data show that such cultural activities create a variety of positive contributions, including combating the borough's high rate of obesity — 59 percent of adults as of 2013 are obese, according to the New York State Department of Health (NYSDOH) — and helping children succeed in school, a finding supported by research released by the Citizens' Committee for Children of New York, Inc. Demand for cultural programs continues to grow across Brooklyn. A 2015 report from the Center for an Urban Future found a 20 percent increase in attendance at events organized by local cultural institutions since 2006.

The development site is located in an area where artisans practice a full spectrum of disciplines, including many that may be affiliated with the South of Navy Yard Artists (SONYA), a non-profit organization of visual artists creating, exhibiting, and living in the surrounding area. The commercial ground floor at 205 Park Avenue is opportunity to provide studio space to grow and retain artisan small businesses. According to the ZR, the proposed commercial overlay would permit studios for art, dancing, music and theatrical use, which would be consistent with these disciplines.

Subdividing the commercial space into a minimum of four units would make such spaces more affordable to independent tenants than marketing the commercial space in its entirety, which would make it affordable primarily to large, non-local chain businesses. The developer has represented intent to subdivide the commercial space into a minimum of four units would make such spaces more affordable to arts and/or cultural organizations as well as independent artisan tenants than marketing the commercial space to a single tenant.

Borough President Adams also believes that it would be appropriate to set aside some portion of the commercial space to provide a below-market lease to one or more local arts or cultural organizations as well as studio spaces for working artisans, based on reasonable lease terms.

Therefore, prior to considering the application, the City Council should obtain commitments in writing from the developer, 462 Lexington, LLC, regarding the status of opening a satellite facility of White Glove to the commercial space in 205 Park Avenue, as well as outreach for tenants of Farragut, Ingersoll, and Whitman houses for future job placement and training opportunities, as well as healthcare services. In addition, 462 Lexington, LLC should clarify how it would memorialize the extent that a portion of the proposed retail space would be marketed to locally-based community arts, cultural and/or dance groups, as well as local artisan, in consultation with CB 2 and local elected officials.

To the extent that the City Council seeks to provide for below-market rents to accommodate for such artisan studios as well as arts and/or cultural organizations, the developer should actively solicit such organizations for ground-floor occupancy, based on reasonable lease terms as determined in consultation with CB 2 and local elected officials.

Advancing Vision Zero Policies

Borough President Adams is a supporter of Vision Zero, one component of which is to 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 also 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. By installing more curb extensions, seniors will benefit because more of their commute will be spent on sidewalks, especially near dangerous intersections. At the same time, all users of the roadway will benefit from a safer street.

Park Avenue is a wide street and through truck route on the BQE, with multiple intersections lacking traffic controls such as stop signs or traffic lights. Given the residential character of Park Avenue blocks west of the site, the number of tenants at HPD's Navy Green development, as well as those who would occupy 205 Park Avenue, it is important to advance improvements that promote pedestrian safety. Borough President Adams believes there is an opportunity to implement the provision of a curb extension, either built or painted protected area, per his CROSS Brooklyn initiative, at the intersections of Park Avenue and Clermont and Vanderbilt avenues.

Borough President Adams recognizes that the costs associated with construction of sidewalk extensions can be exacerbated by the need to modify infrastructure and/or utilities. Therefore, where such consideration might compromise feasibility, Borough President Adams urges DOT to explore the implementation of either protected painted sidewalk extensions or sidewalk extensions as part of the Builders Pavement Plan. If the implementation meets DOT's criteria, the agency should enable 462 Lexington, LLC to undertake such improvements after consultation with CB 2, as well as local elected

officials, as part of its Builders Pavement Plan. Where that is not feasible, as painted extensions require a maintenance agreement that indemnifies the City from liability, contains a requirement for insurance, and details the responsibilities of the maintenance partner, Borough President Adams would expect 462 Lexington, LLC to commit to such maintenance as an ongoing obligation.

Therefore, prior to considering any rezoning, the City Council should seek a demonstration from 462 Lexington, LLC in coordination with the New York City Department of Environmental Protection (DEP) and DOT, and a resulting commitment, to implement curb extensions either as part of a Builders Pavement Plan or as protected painted sidewalk extensions. The City Council should further seek demonstration of the developer's commitment to enter into a standard DOT maintenance agreement for the intersections of Park Avenue and Clermont and Vanderbilt avenues. Furthermore, DOT should confirm that implementation would not proceed prior to consultation with CB 2 and local elected officials.

Advancing Resilient and Sustainable Energy and Stormwater Management Policies

It is Borough President Adams' sustainable energy policy to promote opportunities that utilize blue/green/white roofs, solar panels, and/or wind turbines, as well as passive house construction. He encourages developers to coordinate with the New York City Mayor's Office of Sustainability, the New York State Energy Research and Development Authority (NYSERDA), and/or the New York Power Authority (NYPA) at each project site. Such modifications tend to increase energy efficiency and reduce a development's carbon footprint. The proposed development offers opportunities to explore resiliency and sustainability measures such as incorporating blue/green/white roof finishes, passive house construction principles, solar panels, and wind turbines in the development.

Furthermore, as part of his flood resiliency policy, Borough President Adams also encourages developers to incorporate permeable pavers and/or establish rain gardens that advance DEP's green infrastructure strategy. Blue/green roofs, permeable pavers, and rain gardens would deflect stormwater from the City's water pollution control plants. According to the "New York City Green Infrastructure 2016 Annual Report," green infrastructure plays a critical role in addressing water quality challenges and provides numerous economic, environmental, and social co-benefits.

Borough President Adams believes it is appropriate for the developer to engage government agencies, such as the Mayor's Office of Sustainability, NYSERDA, and/or NYPA, to give consideration to government grants and programs that might offset costs associated with enhancing the resiliency and sustainability of this development site. One such program is the City's Green Roof Tax Abatement (GRTA), which provides a reduction of City property taxes by \$4.50 per square-foot of green roof, 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 developer to reach out to his office for any help in opening dialogue with the aforementioned agencies and further coordination on this matter.

In a letter to Borough President Adams dated June 11, the applicant, 462 Lexington, LLC, expressed interest in incorporating blue and green roofs, sustainable building materials, passive house design and rain gardens at 205 Park Avenue.

Therefore, prior to considering the application, the City Council should obtain in writing from the applicant, 462 Lexington, LLC, commitments that clarify how it would memorialize integrating these resiliency and sustainability features at 205 Park Avenue.

Jobs

Borough President Adams is concerned that too many Brooklyn residents are currently unemployed or underemployed. It is his policy to promote economic development that creates more employment

opportunities. According to the Furman Center's "State of New York City's Housing and Neighborhoods in 2015," double-digit unemployment remains a pervasive reality for several of Brooklyn's neighborhoods, with more than half of the borough's community districts experiencing poverty rates of nearly 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-Owned Business 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 that 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).

In a letter to Borough President Adams dated June 11, the applicant, 462 Lexington, LLC, expressed intent to hire Brooklyn-based contractors designated LBE and provide prevailing wage jobs in the building upon project completion.

Borough President Adams believes that prior to considering the application, the City Council should obtain commitments in writing from the applicant, 462 Lexington, LLC, to memorialize retention of Brooklyn-based contractors and subcontractors, especially those that are designated Locally-Owned Business Enterprises (LBE) consistent with section 6-108.1 of the City's Administrative Code and Minority- and Women-Owned Business Enterprises (MWBE) as a means to meet or exceed standards per Local Law 1 (no less than 20 percent participation), as well as coordinate the oversight of such participation by an appropriate monitoring agency.

Prevailing Wages and Local Hiring for Building Service Workers

Jobs within the building service and industrial sector have long served as a pathway to middle-class living for lower-income individuals, including immigrants and people of color. Like industrial jobs, building service jobs have low barriers to entry and real career prospects. When compensated at prevailing wage standards, such jobs provide average wages twice that of the retail sector. Additionally, building service opportunities are often filled through local hiring.

Borough President Adams believes that it is appropriate to advocate for economic opportunities that allow families to remain in their neighborhoods, by securing sufficient income to alleviate their rent burdens. He further believes that building service positions often result in locally-based employment. Therefore, Borough President Adams strongly encourages 462 Lexington, LLC to commit to hiring locally for building service jobs and paying prevailing wages to this workforce.

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 with the following conditions:

1. That prior to consideration by the City Council, the applicant, 462 Lexington, LLC has taken steps to incorporate language clarifying the extent that it would:
 - a. Provide as near to 50 percent two- and three-bedroom units as possible in order to accommodate a greater percentage of families with children, and enable as many studio and one-bedroom units at 40 percent AMI to accommodate seniors, including those who are formerly homeless, consistent with ZR 23-96(c)(ii)

- b. Clarify the extent that it would conduct outreach to provide opportunities for senior households, including those who are formerly homeless, as regards studio and one-bedroom apartments affordable to one- or two-person households with rents at 40 percent AMI
 - c. Clarify the status of establishing a satellite facility for White Glove in the commercial space of 205 Park Avenue, and of future job placement and training opportunities for residents of Farragut, Ingersoll, and Whitman houses
 - d. Clarify the status of integrating arts and or/cultural uses, as well as artisan studio space, into the commercial ground floor, rented below market-rate rents as a means to accommodate cultural and/or retail use, including restrictions on annual rent increases
2. That to the extent the City Council seeks to provide below-market space for arts and/or cultural entities, 462 Lexington, LLC shall actively solicit arts and/or cultural organizations for ground-floor occupancy, based on reasonable lease terms as determined in consultation with CB 2 and local elected officials
 3. That prior to consideration by the City Council, the applicant, 462 Lexington, LLC has taken steps to incorporate language clarifying the extent that it would:
 - a. Commit to implementation of curb extensions as part of a Builders Pavement Plan and/or as protected painted sidewalk extensions, with a developer commitment to enter into a standard New York City Department of Transportation (DOT) maintenance agreement for the intersections of Park Avenue at Clermont and Vanderbilt Avenues, with the understanding that implementation would not proceed prior to consultation with Brooklyn CB 2 and local elected officials
 - b. Incorporate resiliency and sustainability measures such as passive house design, green/blue/white roofs, solar panels, and wind turbines, as well as advancing the New York City Department of Environmental Protection (DEP) green infrastructure/stormwater strategies
 - c. Retain Brooklyn-based contractors and subcontractors, especially those who are designated locally-owned business enterprises (LBE) consistent with section 6-108.1 of the City's Administrative Code and minority- and women-owned business enterprises (MWBE) as a means to meet or exceed standards per Local Law 1 (no less than 20 percent participation), as well as coordinate the oversight of such participation by an appropriate monitoring agent

Be it further resolved that:

1. That 462 Lexington, LLC should commit to a building service workforce that is recruited from the local population and paid prevailing wages, with appropriate benefits

462 Lexington, LLC

85 Bartlett Street
Brooklyn, NY 11206

June 11, 2018

Hon. Eric L. Adams, Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201

**Re: ULURP Nos: C 170164ZMK and N 170165 ZRK
205 Park Avenue, Brooklyn, New York**

Dear Borough President Adams.

My name is Bruchy Lefkowitz, I am the Managing Member of the 462 Lexington LLC, the owner of the premises known as 205 Park Avenue, Brooklyn (the "Premises"). We would like to thank you and your staff for the opportunity to present the above-referenced application at your public hearing on Wednesday May 30, 2018. The land use application seeks a rezoning and related text amendment to facilitate the construction of an eight story mixed-use, commercial and residential development, including approximately 17 permanently affordable dwelling units (the "Project"). We write in response to certain questions raised during the hearing.

Affordable Units and Community Outreach

The Project will provide permanently affordable dwelling units in accordance with Option 1 of the Mandatory Inclusionary Housing ("MIH") program. This option requires 10% of the building to be permanently affordable at 40% of the Area Median Income ("AMI") and the remaining affordable component of the building at an average of 60% AMI.

Currently the Project calls for 70 units of which approximately 17 will be permanently affordable. The current unit mix showed 50 one-bedroom apartments and 20 two-bedroom apartments. This unit mix was provided to show the bulk of the Project. During the design implementation stage of the project, it is likely that the overall unit count, and the affordable unit count, will change to reflect larger units. The distribution of the MIH units will be proportional to the distribution of the market rate units in the development.

It is our intention to work with a local administering agent to ensure that the units are marketed, first and foremost, to the members of the immediate community. We have begun conversations with IMPACCT Brooklyn and believe that they would be a good fit for our Project. IMPACCT operates the affordable housing building at 40 Vanderbilt, which is directly north of the Premises. As such, they are familiar with the area and experienced with marketing to this community.

Additionally, it is our intention to attempt to market the 40% AMI units to senior housing. IMPACCT has made this a goal of theirs for their other projects as well. We believe that their knowledge and resources will make these efforts a success.

Finally, IMPACCT routinely holds informational meetings in local venues to explain eligibility requirements, application process and the lottery. This ensures that the community is fully informed and educated about the process and Project. As such, we believe that IMPACCT will be a good partner to ensure that the affordable units directly benefit the community.

Ground Floor Retail Space and Minority-Owned and Woman-Owned Business Enterprise

The Project will have four small commercial spaces at the ground floor. These spaces are purposefully small to allow for marketability to Minority-Owned and Woman-Owned Business Enterprise (“MWBE”). Additionally, we would like some of the commercial space to be used for cultural and/or community facility space to benefit the surrounding community. We are committed to working with your office and Council Member Cumbo’s office to find appropriate tenants for the spaces.

For a majority of my day I am involved in White Glove, which offers health and homecare jobs for low and medium income individuals. The company is a majority female work environment that offers excellent benefit packages to our employees. Additionally, we have support programs for low-income households. It is our intention for White Glove to occupy one of the commercial spaces. This would allow us to provide the local residents with a resource for quality jobs.

Local Hiring and Prevailing Wages

The applicant is committed to the hiring Brooklyn-based contractors and subcontractors, especially those who are designated Local Business Enterprises. The applicant has historically used Brooklyn-based contractors and suppliers for all of its development projects, and intends to continue to do so. The applicant is also committed to providing prevailing wage jobs in the building upon project completion.

Sustainability

With regards to sustainability, we will work with our architect to develop an energy efficient building as well as a sustainable building in full compliance with the Building Code. Additionally, during the design and construction stage of the project, we will consider the following sustainability measures:

- “Blue roof” to capture and slowly release rainwater to mitigate runoff impact and/or “green roof” to absorb rainwater;
- Bioswale in the form of rain gardens along the street frontages, in conjunction with the Department of Transportation;
- Designing the building with materials to reduce carbon emissions;
- Achieving either LEED-quality or certification; and
- We will explore the feasibility of passive housing to maximize the building’s energy efficiency.

We thank your for your consideration and respectfully request that you recommend approval of our application.

Thank you for your time,


Bruchy Lefkowitz

LAW OFFICE OF JAY GOLDSTEIN, PLLC

Jay Goldstein, Esq.
356 Fulton Street, Suite 101
Brooklyn, NY 11201
Phone: (646) 535-3771
Fax: (646) 514-1881
Jay@jaygoldsteinesq.com

April 23, 2018

Brooklyn Community Board 2
Attention: Chairperson McRae
350 Jay Street, 8th Floor
Brooklyn, New York 11201

Re: ULURP Nos: C 170164ZMK and N 170165 ZRK
205 Park Avenue, Brooklyn, New York

Dear Chairperson McRae and members of the Board.

I am land use counsel to 462 Lexington LLC and Bruchy Lefkowitz, the owner of the premises known as 205 Park Avenue, Brooklyn (the "Premises"). As you are aware, I presented the above-referenced applications to the Land Use Committee at its public hearing on Wednesday April 18, 2018 (the "Hearing"). The land use applications seek a rezoning and related text amendment to facilitate the construction of an eight story mixed-use, commercial and residential building, including approximately 17 permanently affordable apartments.

I would like to take this opportunity to address the requests and concerns raised by members of the Land Use Committee at the Hearing.

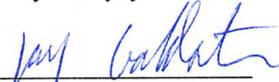
At the Hearing, we represented that 25% of the residential floor area (approximately 17 apartments) is to remain permanently affordable, with a minimum of 10% of the affordable units being offered at 10% of the Area Median Income ("AMI") and an average of 60% AMI for the remaining affordable units. We further represented that the affordable units will be marketed first and foremost to the residents of the immediate area. Finally, we represented that the commercial spaces will be marketed to Minority-Owned and Woman-Owned Business Enterprise. At the Hearing, members of the Land Use Committee requested that these representations be put in writing. As such, annexed hereto is a letter from the owner of the Premises confirming and committing to the representations made at the Hearing.

At the hearing, a concern was raised regarding locating residential tenants along the BQE. There was discussion regarding the environmental testing performed to ensure the safety of the tenants. In response to the concerns, annexed hereto please find a letter from our environmental expert, which details the means and methods used in analyzing this project for potential air quality impacts from the area and specifically the BQE. As you can see from the attached letter, and as is evidenced by the fact that the City has certified this application, there

will be no adverse impact to the future tenants of the proposed building. Furthermore, the proposed construction will be required to work with the Office of Environmental Remediation prior to the issuance of a building permit. This level of review will ensure that the proposed building will have stricter adherence to protective measures due to environmental concerns and will result in better air quality and less pollution than the, as-of-right, residential buildings that are located and/or being developed all along the BQE.

We thank Community Board 2 for your consideration of these land use applications.

Very truly yours,



Jay Goldstein

462 Lexington, LLC

44 Lorimoer Street
Brooklyn, NY 11206

April 23, 2018

Brooklyn Community Board 2
Attention: Chairperson McRae
350 Jay Street, 8th Floor
Brooklyn, New York 11201

**Re: ULURP Nos: C 170164ZMK and N 170165 ZRK
205 Park Avenue, Brooklyn, New York**

Dear Chairperson McRae and members of the Board.

My name is Bruchy Lefkowitz, I am the Managing Member of the 462 Lexington LLC, the owner of the premises known as 205 Park avenue, Brooklyn (the "Premises"). As you are aware, my representative, Jay Goldstein, presented the above-referenced applications to the Land Use Committee at its public hearing on Wednesday April 18, 2018. The land use application seeks a rezoning and related text amendment to facilitate the construction of an eight story mixed-use, commercial and residential development, including approximately 17 permanently affordable apartments.

In response to requests made by the Land Use Committee, we hereby provide the following written commitments.

1. We commit to ensure that a minimum of 25% of the residential floor area (approximately 17 apartments) is to remain permanently affordable, with a minimum of 10% of the affordable units being offered at 10% of the Area Median Income ("AMI") and an average of 60% AMI for the remaining affordable units;
2. We commit to ensure that the affordable units will be marketed first and foremost to the residents of the immediate area; and
3. We commit to ensure that the commercial spaces are marketed to Minority-Owned and Woman-Owned Business Enterprise.

We thank Community Board 2 for your consideration of these land use applications.

Thank you for your time,



Bruchy Lefkowitz

April 23, 2018

Brooklyn Community Board 2
Attention: Chairperson McRae
350 Jay Street, 8th Floor
Brooklyn, New York 11201

Re: ULURP Nos: C 170164ZMK and N 170165 ZRK
205 Park Avenue, Brooklyn, New York

Dear Chairperson McRae and members of the Board.

Our company was hired by 462 Lexington LLC and Bruchy Lefkowitz, the owner of the premises known as 205 Park Avenue, Brooklyn (the "Premises"), to perform the required environmental analysis in connection with the above-referenced land use applications. We are informed that the applicant's representative, Jay Goldstein, presented the above-referenced applications to the Land Use Committee at its public hearing on Wednesday April 18, 2018 (the "Hearing") and that certain concerns were raised regarding the Premises' proximity to the Brooklyn-Queens Expressway (BQE) and the potential impact the emissions from the roadway could have on the future tenants.

During the course of the pre-certification process, our firm worked closely with the City's environmental experts to performed extensive and detailed analysis of the potential air quality issues that may present as a result of the proximity to the BQE.

A detailed analysis of the vehicular traffic was performed to determine what, if any, impact the emissions from the BQE could potentially have on future tenants of the proposed building. Our environmental team utilized the industry standard U.S. Environmental Protection Agency's (EPA) Motor Vehicle Emission Simulator (MOVES) system and Atmospheric Dispersion Modeling system ("AERMOD") to perform their analysis.

The MOVES system creates emission inventories (quantity in mass per time) for onroad motor vehicles. To ensure accuracy of our modeling, the MOVES analysis uses data from the New York State Department of Transportation and the City of New York Department of Transportation. Additionally, pertinent data was obtained from the New York State Department of Environmental Conservation.

The AERMOD model uses geographic information of the emission source (BQE traveling lanes) and building size (proposed development), and receptors at each floor level of the building to assess pollution concentration. The AERMOD model uses hourly meteorological data from separate surface and profile data files as one of the basic model inputs. The data provides 5-years of hour-by-hour meteorology data, containing wind speeds and directions, stability states, and temperature inversion elevations. The pollutant of main concern was carbon monoxide. The analysis specifically took this into account and no significant adverse air quality was predicted.

Based on the analysis performed, it was determined that no additional remediation measures are necessary to protect future tenants from BQE emissions and that the NYC Building Code is sufficient. However, it should be noted that the City is requiring that the building's HVAC system be located at or above 95' which would further ensure that the air intake and circulation within the proposed building is clean.

This requirement is being enforced through a little E designation on the property. This means that the proposed remedial measures will require additional review by the Office of Environmental Remediation prior to the issuance of a building permit. This level of review will ensure that the proposed building will have stricter adherence to protective measures due to environmental concerns and will result in better air quality and less pollution than the, as-of-right, residential buildings that are located and/or being developed all along the BQE.

We hope that this letter serves to alleviate the concerns raised by the members of the Board. We thank Community Board 2 for its time and consideration of these land use applications. Should you have any questions please do not hesitate to contact me.

Respectfully Submitted,

Kiram A. Rothkrug

462 Lexington, LLC

85 Bartlett Street
Brooklyn, NY 11206

June 11, 2018

Hon. Eric L. Adams, Brooklyn Borough President
Brooklyn Borough Hall
209 Joralemon Street
Brooklyn, New York 11201

Re: ULURP Nos: C 170164ZMK and N 170165 ZRK
205 Park Avenue, Brooklyn, New York

Dear Borough President Adams.

My name is Bruchy Lefkowitz, I am the Managing Member of the 462 Lexington LLC, the owner of the premises known as 205 Park avenue, Brooklyn (the “Premises”). We would like to thank you and your staff for the opportunity to present the above-referenced application at your public hearing on Wednesday May 30, 2018. The land use application seeks a rezoning and related text amendment to facilitate the construction of an eight story mixed-use, commercial and residential development, including approximately 17 permanently affordable dwelling units (the “Project”). We write in response to certain questions raised during the hearing.

Affordable Units and Community Outreach

The Project will provide permanently affordable dwelling units in accordance with Option 1 of the Mandatory Inclusionary Housing (“MIH”) program. This option requires 10% of the building to be permanently affordable at 40% of the Area Median Income (“AMI”) and the remaining affordable component of the building at an average of 60% AMI.

Currently the Project calls for 70 units of which approximately 17 will be permanently affordable. The current unit mix showed 50 one-bedroom apartments and 20 two-bedroom apartments. This unit mix was provided to show the bulk of the Project. During the design implementation stage of the project, it is likely that the overall unit count, and the affordable unit count, will change to reflect larger units. The distribution of the MIH units will be proportional to the distribution of the market rate units in the development.

It is our intention to work with a local administering agent to ensure that the units are marketed, first and foremost, to the members of the immediate community. We have begun conversations with IMPACCT Brooklyn and believe that they would be a good fit for our Project. IMPACCT operates the affordable housing building at 40 Vanderbilt, which is directly north of the Premises. As such, they are familiar with the area and experienced with marketing to this community.

Additionally, it is our intention to attempt to market the 40% AMI units to senior housing. IMPACCT has made this a goal of theirs for their other projects as well. We believe that their knowledge and resources will make these efforts a success.

Finally, IMPACCT routinely holds informational meetings in local venues to explain eligibility requirements, application process and the lottery. This ensures that the community is fully informed and educated about the process and Project. As such, we believe that IMPACCT will be a good partner to ensure that the affordable units directly benefit the community.

Ground Floor Retail Space and Minority-Owned and Woman-Owned Business Enterprise

The Project will have four small commercial spaces at the ground floor. These spaces are purposefully small to allow for marketability to Minority-Owned and Woman-Owned Business Enterprise (“MWBE”). Additionally, we would like some of the commercial space to be used for cultural and/or community facility space to benefit the surrounding community. We are committed to working with your office and Council Member Cumbo’s office to find appropriate tenants for the spaces.

For a majority of my day I am involved in White Glove, which offers health and homecare jobs for low and medium income individuals. The company is a majority female work environment that offers excellent benefit packages to our employees. Additionally, we have support programs for low-income households. It is our intention for White Glove to occupy one of the commercial spaces. This would allow us to provide the local residents with a resource for quality jobs.

Local Hiring and Prevailing Wages

The applicant is committed to the hiring Brooklyn-based contractors and subcontractors, especially those who are designated Local Business Enterprises. The applicant has historically used Brooklyn-based contractors and suppliers for all of its development projects, and intends to continue to do so. The applicant is also committed to providing prevailing wage jobs in the building upon project completion.

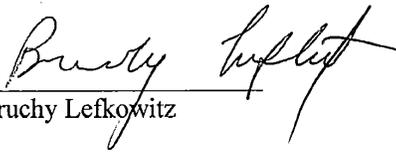
Sustainability

With regards to sustainability, we will work with our architect to develop an energy efficient building as well as a sustainable building in full compliance with the Building Code. Additionally, during the design and construction stage of the project, we will consider the following sustainability measures:

- “Blue roof” to capture and slowly release rainwater to mitigate runoff impact and/or “green roof” to absorb rainwater;
- Bioswale in the form of rain gardens along the street frontages, in conjunction with the Department of Transportation;
- Designing the building with materials to reduce carbon emissions;
- Achieving either LEED-quality or certification; and
- We will explore the feasibility of passive housing to maximize the building’s energy efficiency.

We thank you for your consideration and respectfully request that you recommend approval of our application.

Thank you for your time,



Bruchy Lefkowitz