



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 392 Rockaway Avenue/47 Chester Street (Block 3499, Lot 15) 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 development of a nine-story mixed-use building containing approximately 290 affordable housing units and community facility space, Borough of Brooklyn, Community District 16.

Approval of three separate matters is required:

1. The designation of property located at Rockaway Avenue between East New York Avenue and Pitkin Avenue (Block 3499, Lot 15) as an Urban Development Action Area; and
2. An Urban Development Action Area Project (UDAAP) for such area; and
3. The disposition of such property, to a developer selected by HPD.

This application for UDAAP designation, project approval, and disposition of city-owned property (C 240029 HAK) was filed by HPD on July 17, 2023. Approval of this application, in conjunction with the related actions, would facilitate a nine-story mixed-use building with 290 income restricted housing units, approximately 25,500 square feet of ground floor community facility uses for arts and cultural space, and approximately 17,150 square feet of outdoor open space, on property that is vacant and city-owned. The proposed development will have a total of approximately 257,700 square feet of floor area (including approximately 232,180 square feet of residential area).

HPD states in its application that:

“The Development Site 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 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 Development Site is therefore eligible to be an Urban Development Action Area and the Proposed Development 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 240029 HAK) that is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application.

C 240030 ZMK Zoning map amendment to change R6/C2-3 and C4-3 zoning districts to R7A and R7A/C2-4

N 240031 ZRK Zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area

BACKGROUND

In 2017, HPD released the Brownsville Plan after several years of public outreach and interagency collaboration. The plan called for a broad range of public investments in the neighborhood, including development of three parcels of City-owned vacant land for affordable housing. The proposed development that is the subject of this application was identified as an opportunity site for mixed-use development with affordable housing and a cultural community facility to promote and support arts and cultural activity in Brownsville. To meet the goals of the

Brownsville Plan, HPD undertook a request for proposal (RFP) process to select developers for the project.

The proposed actions would facilitate the development of a nine-story mixed-use building totaling of approximately 257,700 square feet. The project comprises one development site withing a project area located on Rockaway Avenue and Chester Street. The project area is generally bounded by Rockaway Avenue, Chester Street, East New York Avenue and Pitkin Avenue.

Project Area

The project area is located in the northern portion of the Brownsville neighborhood within Brooklyn Community District 16. The project area is comprised of the vacant, City-owned owned development site (Block 3499, Lot 15) and privately owned lots 16, p/o 25, p/o 113, 114, 115, and 116 on Block 3499. The privately owned lots contain a mix of three-story multi-family residential walk-up buildings and a four- to 14-story mixed-use building currently under construction. The project area is bound Rockaway Avenue to the east, Pitkin Avenue to the south, Chester Street to the west, and East New York Avenue to the north.

The northern portion of the project area is located within an R6/C2-3 zoning district and the southern portion is within a C4-3 zoning district. The area to the north of the project area is zoned C8-2 and the area to the south of the project area, is within a C4-3 district which extends to the east and west along Pitkin Avenue and south on Rockaway Avenue.

R6 districts are medium-density residential districts that are governed by either Height Factor or Quality Housing regulations. Under height factor regulations, the maximum floor area ratio (FAR) for residential in R6 districts ranges from 0.78 to 2.43 with height controlled by the sky exposure plane which begins at a height of 60 feet above the street line. Off-street parking is required for 70 percent of a building's dwelling units or can be waived if five or fewer spaces are required, but requirements are lower for Income Restricted Housing Units and are further modified within the Transit Zone. Under Quality Housing regulations, R6 produces buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR

is 3.0, the maximum base height before setback is 65 feet with a maximum building height of 70 feet (75 feet with a Qualifying Ground Floor). On a narrow street, the maximum FAR is 2.2, the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Off-street parking is required for 50 percent of a building's dwelling units or can be waived if five or fewer spaces are required, but requirements are lower for Income Restricted Housing Units and are further modified within the Transit Zone.

C2-3 zoning districts are commercial overlays that serve local retail needs and permit uses such as grocery stores, restaurants, and beauty parlors. When mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

C4-3 zoning districts are commercial districts that permit residential and commercial uses; commercial uses are allowed up to an FAR of 3.4, residential uses are allowed up to a maximum FAR of 2.43, and community facilities up to a maximum FAR of 4.8 with has no height limits.

The area surrounding the project area includes a mix of residential, mixed residential and commercial, commercial office, public facilities and institutional uses, parking facilities, industrial uses, and vacant land. Residential uses in the surrounding area include three-story multi-family walk-up buildings which are also located within the project area. Additionally, the Park Monroe Rehabilitation Housing development is located to the northwest at the intersection of Park Place and East New York Avenue.

The surrounding area includes two New York City Housing Authority (NYCHA) developments: the seven- to 13-story Howard Houses located along East New York Avenue between Rockaway Avenue and Mother Gaston Boulevard to the east, and the seven-story Bristol Housing located along Bristol and Thomas S. Boyland Streets to the west. A four- to 14-story mixed-use development with approximately 215 affordable residential units with supportive services and ground-floor retail and community facility space is currently under construction adjacent to and north of the project area. Mixed-use residential and commercial buildings and retail and office buildings are located along Pitkin Avenue to the south and along Rockaway Avenue to the east. Ground floor retail uses in the surrounding area include supermarkets, local delis and shops, restaurants, salons, pharmacies, banks, and doctor's offices. Industrial uses include an automobile repair shop on East New York Avenue to the north. There are multiple religious

institutions in the surrounding area.

Public facilities and institutional uses include the Crossroads Juvenile Center located along Chester Street and the New York City Police Department's 73rd Precinct located at the intersection of East New York Avenue and Thomas S. Boyland Street. Open space in the surrounding area includes Howard Playground.

The project area is well served by public transportation. The Rockaway Avenue C Subway Station lies approximately half a mile north of the project area. The Rockaway Avenue 3 Subway Station lies approximately half a mile south of the project area, and the East New York LIRR Station and Atlantic Avenue L Subway Station lie approximately half a mile northeast. The B60 bus connecting Williamsburg and Canarsie runs along Rockaway Avenue directly to the east of the project area. The B14 bus connecting Crown Heights, Brownsville, and East New York runs along Pitkin Avenue, just south of the project area. The B12 bus connecting Lefferts Gardens and East New York runs along East New York Avenue, directly north of the project area. The B7 bus connecting Midwood and Bedford Stuyvesant runs to the east of the project areas.

A portion of the development site (Block 3499, former Lots 15, 17, 20, 21, and 22) is designated as Site 6A of the Marcus Garvey URP, which expired in 2008. The eighth, and last, amendment (C 080185 HUK) changed the land use designation of Site 4A, one block to the west of the development site, from Public/Semi-Public to Residential, and, in conjunction with a Zoning Map Amendment from C4-3 and R6/C2-3, to R7A (C 080186 ZMK) facilitated the development of two seven-story residential buildings with low- and moderate-income units under HPD's Cornerstone Program

PROPOSED DEVELOPMENT

HPD proposes to develop a nine-story mixed-use building with 290 income restricted rental units including approximately 74 permanently affordable units, one additional unit for a superintendent, approximately 25,500 square feet of ground floor community facility uses, and approximately 17,150 square feet of outdoor open space. The proposed development will have a

total of approximately 257,700 square feet of floor area (including approximately 232,180 square feet of residential area) and a combined FAR of 4.52.

The proposed building is a C-shaped mid-block building with approximately 290 feet of frontage along Rockaway Avenue and approximately 160 feet of frontage along Chester Street and would rise to a height of approximately 95 feet (or nine stories) with a base height of approximately 55 feet (or five stories), above which the building would set back approximately four to eight feet from the street walls.

The proposed development would include a mix of studios, one-bedroom, two-bedroom, and three-bedroom units and approximately 25,500 square feet of community facility space, including approximately 18,300 square feet on the ground floor and approximately 7,200 square feet in the cellar. The proposed community facility space is envisioned as an arts and cultural facility to serve Brownsville. Proposed uses include, but are not limited to, a contemporary art and media center, a performance arts school, a music school, and a collaborative performance space.

The proposed development would include several outdoor spaces, totaling approximately 17,150 square feet. First, an approximately 5,200 square-foot outdoor area would be located toward the northeast corner of the development site, adjacent and accessory to the arts and cultural facility on the ground floor. Another approximately 4,000 square-foot landscaped outdoor space would be located in the northwest corner of the development site and can be accessed by the ground floor community facility tenants. At the interior of the proposed development will be additional outdoor space within an inner courtyard of approximately 2,600 square feet for the building's residents and will be accessed at both the cellar and ground levels from the rear of the building. The outdoor space at the interior courtyard of the development would be designed as a series of steps like an amphitheater and a space for passive recreational use. Lastly, a garden of approximately 5,400 square feet will be located to the southwest of the development site as additional open space for the building's residents. The proposed development would aim to utilize several sustainability measures including Passive House certification, in addition to LEED-Platinum, EnergyStar, and Fitwel certifications.

REQUESTED ACTIONS

Urban Development Action Area Project (C 240029 HAK)

HPD proposes a UDAAP designation, project approval, and disposition of City-owned property for the proposed development site (Block 3499, Lot 15) to a sponsor selected by HPD. The requested UDAAP and disposition actions, in conjunction with the related actions, would enable HPD to achieve the overall development objectives for this project.

Zoning Map Amendment (C 240030 ZMK)

HPD proposes a zoning map amendment from R6/C2-3 and C4-3 zoning districts to R7A and R7A/C2-4 zoning districts. The proposed zoning map amendment would cover a mid-block situated between Chester Street and Rockaway Avenue, extending 345 feet in length and beginning at a distance 270 feet north of Pitkin Avenue. The western portion of the project area would be mapped R7A, while the eastern portion along Rockaway Avenue would be mapped R7A/C2-4. The R7A and R7A/C2-4 portions would be split by the block's centerline, extending 100 feet in depth.

Zoning Text Amendment (N 240031 ZRK)

HPD proposes a zoning text amendment to Appendix F of the Zoning Resolution to create a new MIH area coterminous with the project area. The MIH area would be mapped with Options 1 and 2. Option 1 requires that at least 25 percent of the residential floor area be provided as housing permanently affordable to households with incomes at an average of 60 percent of the area median income (AMI). Within that 25 percent, at least ten percent of the square footage must be used for units affordable to residents with household incomes at an average of 40 percent of the AMI, with no unit targeted to households with incomes exceeding 130 percent of the AMI. Option 2 requires that 30 percent of residential floor area be devoted to housing units affordable to residents with household incomes at an average of 80 percent of the AMI. No more than three income bands can be used to average out to the 80 percent, and no income band can exceed 130 percent of the AMI.

In addition to the requested actions the applicant is seeking a Mayoral Zoning Override waiving

rear yard and rear yard equivalent requirements under ZR § 23-533 (Required rear yard equivalents for Quality Housing buildings) and ZR § 23-44 (Permitted Obstructions in Required Yards or Rear Yard Equivalents) as well as ZR § 23-662 (Maximum height of buildings and setback regulations). The Mayoral Zoning Override, which is necessary to facilitate the proposed development, is being sought concurrently with the requested land use actions but is not subject to ULURP.

ENVIRONMENTAL REVIEW

This application (C 240029 HAK), in conjunction with the application for the related actions (C 240030 ZMK, and N 240031 ZRK), 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 designated CEQR number is 20HPD019K. The lead agency is HPD.

After a study of the potential impact of the proposed actions, a Negative Declaration was issued on August 18, 2023.

UNIFORM LAND USE REVIEW

This application (C 240029 HAK), in conjunction with the application for the related action (C 240030 ZMK), was certified as complete by the Department of City Planning on August 21, 2023, 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), along with the related application for a zoning text amendment (N 240031 ZRK), which was referred in accordance with the procedures for non-ULURP actions.

Community Board Public Hearing

Brooklyn Community Board 16 held a public hearing on this application (C 240029 HAK) on September 26, 2023, and on October 24, 2023, by a vote of 21 in favor, three opposed, and 1 abstention, adopted a resolution recommending disapproval of the application. Community Board 16 provided a letter with their recommendation that outlined the concerns it expressed to the development team:

“During it’s public hearing held on Tuesday, September 26, 2023 the following items were outlined as concerns to be further addressed by the BACA development team:

- *Community Preference on housing placement of local residents including homeless individuals and veterans.*
- *Re-design/update of the building façade to minimize institutional appearance*
- *Adjust the affordability of units to include 30%, 40%, 50%, 60% AMI and not exceed 70% AMI.*
- *Maximize unit size for Studio, 1-bedroom, 2-bedroom, 3-bedroom apartments within program guidelines for NYC HPD.*
- *Include parking within development”*

Borough President Recommendation

This application (C 240029 HAK) was considered by the Brooklyn Borough President, who on November 14, 2023, issued a recommendation to approve the application without conditions.

City Planning Commission Public Hearing

On November 29, 2023 (Calendar No. 1), the City Planning Commission scheduled December 13, 2023, for a public hearing on this application (C 240029HAK) and the applications for the related actions (C 240030 ZMK, and N 240031 ZRK). The hearing was duly held on December 13, 2023 in conjunction with the public hearing on the applications for the related actions. Ten speakers testified in favor of the application and none in opposition.

A representative of HPD described the requested land use actions, background community planning process and request for proposals behind the project. A representative of the development team then described the proposed arts and culture programming in the community facility space on the ground floor of the proposed development. Another representative of the development team then described existing conditions and surrounding area. She then shared the details of the proposed development including building amenities and the public plaza. A representative of the development team then described the building programming including on-site social services, sustainability measures, and workforce development. A representative of HPD then summarized the project and noted the letters of support the project received. Two members of the applicant team, who did not speak, were present to answer questions.

Seven members of the public testified in favor of the project citing the need for affordable housing and emphasizing the importance of new arts and cultural space to serve Brownsville. There were no other speakers, and the hearing was closed.

CONSIDERATION

The Commission believes that this application for a UDAAP designation, project approval, and disposition of City-owned property, in conjunction with the related actions for a zoning map amendment from R6/C2-3 and C4-3 zoning districts to R7A and R7A/C2-4 and a zoning text amendment to designate an MIH area, is appropriate. The Commission believes that the proposed development will make productive use of vacant, underutilized property while providing much-needed affordable housing and community facility space in Brownsville.

Together these actions will facilitate a nine-story mixed-use building with 290 income restricted housing units, approximately 25,500 square feet of ground floor community facility uses for arts and cultural space, and approximately 17,150 square feet of outdoor open space, on property that is vacant and city-owned. The proposed development will have a total of approximately 257,700 square feet of floor area (including approximately 232,180 square feet of residential area) and a combined FAR of 4.52.

The Commission is pleased that these actions will facilitate a project that aligns with community-based goals expressed in the Brownsville Plan, a multi-year collaborative planning process led by HPD with the goals of improving health, safety, community economic development, and the arts. The community vision shared in the Brownsville Plan included a future cultural center to serve Brownsville residents and foster local arts and identity.

The Commission believes that the proposed UDAAP area designation, project approval, and disposition of City-owned property are appropriate. The development site, totaling approximately 57,000 square feet of lot area, has been vacant for several decades. Its redevelopment, which will include income restricted housing as well as a ground floor cultural center and public open space, will revitalize and activate Rockaway Avenue and support the nearby commercial corridor along Pitkin Avenue. The development site's proximity to mass transit makes it an ideal location for mixed-use development comprising affordable housing, a neighborhood cultural hub, and open space, all of which will complement ongoing private residential development and significant public investment in housing and community facilities the neighborhood.

The Commission believes that the zoning map amendment is appropriate. The requested action would rezone the project area from R6/C2-3 and C4-3 districts, respectively, to R7A and R7A/C2-4 districts. The project area is well suited for the height and density of an R7A and R7A/C2-4 district and the additional housing the new districts facilitate. It is served by multiple modes of public transportation including the C train at the Rockaway Avenue Station, the No. 3 elevated train at the Rockaway Avenue station, the L train at the Atlantic Avenue station, the Long Island Rail Road East New York Station, as well as the B7, B12, B4 and B60 buses. Additionally, there is public open space to the west of the project area at Howard Playground, and directly to the west on the campus of NYCHA's Howard Houses. The height permitted by the new districts is consistent with the character of the surrounding built form which includes a mix of mid and high-rise towers, directly west of the project area are multiple seven to 13-story buildings that are part of NYCHA's Howard Houses. The addition of a C2-4 commercial overlay is appropriate at this location to facilitate active ground floor uses along Rockaway Avenue and connect the site to the prominent commercial corridor on Pitkin Avenue. The proposed rezoning will provide more flexibility to accommodate the necessary height and bulk to enable this project to achieve its overall development objectives.

The Commission believes that the zoning text amendment is appropriate. Establishment of an MIH area through the proposed zoning text amendment is consistent with City objectives promoting production of affordable housing. With the proposed MIH Options 1 and 2, new developments within the project area would be required to permanently dedicate between 25 percent and 30 percent of new residential floor area to affordable housing with average affordability at 60 percent of AMI or 80 percent of AMI for Options 1 and 2, respectively. The proposed zoning text amendment to designate the project area as an MIH Area would help bring much needed permanent affordable housing to the community and to the city and it compliments HPD's plans to develop a 100 percent income restricted building on the site. The text amendment is also appropriate and consistent with the City's goal to promote the development of affordable housing, as outlined in the Mayor's Housing Our Neighbors: A Blueprint for Housing and Homelessness

Regarding the public open space, the Commission encourages HPD to consider design measures

that will ensure that the space feels inviting and safe. Given the mid-block location and proposed depth of the public open space, HPD should consider design measures such as ground floor activation in the public open space, ensuring clear lines of sight from the street with an unobstructed and inviting entryway, ample lighting and visible signage, and potential lot-line treatments including a gate for closure during off-hours

Regarding off-street parking, the Commission notes Community Board 16's request to provide additional accessory parking is beyond what is required by the proposed zoning in the Transit Zone. The Commission believes that providing no accessory off street parking is appropriate at this site particularly given its proximity to three subway stations, four bus stops, and the Long Island Rail Road station. Further, the Commission concurs with the Borough President's recommendation which notes that providing off-street parking would be cost prohibitive and would reduce the project's capacity to deliver affordable housing and community facility and arts space. The Commission commends HPD for advancing citywide policy goals related to environmental sustainability and affordable housing, from which the provision of accessory parking might detract.

RESOLUTION

RESOLVED, that the City Planning Commission finds that the action 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 Rockaway Avenue between East New York Avenue and Pitkin Avenue (Block 3499, Lot 15) 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 property located at Rockaway Avenue between East New York Avenue and Pitkin Avenue (Block 3499, Lot 15) 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 Department of Housing Preservation and Development for the disposition of city-owned property located at Rockaway Avenue between East New York Avenue and Pitkin Avenue (Block 3499, Lot 15) Community District 16, Borough of Brooklyn, to a developer to be selected by the Department of Housing Preservation and Development, is approved.

The above resolution (C 240429 HAK), duly adopted by the City Planning Commission on January 24, 2023 (Calendar No. 10), 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.

DANIEL R. GARODNICK Esq., *Chair*
KENNETH J. KNUCKLES, Esq., *Vice-Chairman*
GAIL BENJAMIN, JUAN CAMILO OSORIO,
ALFRED C. CERULLO, III, ANTHONY W. CROWELL,
JOSEPH I. DOUEK, DAVID GOLD, Esq., LEAH GOODRIDGE, Esq.,
RASMIA KIRMANI-FRYE, ORLANDO MARÍN, RAJ RAMPERSHAD, *Commissioners*



COMMUNITY/BOROUGH BOARD RECOMMENDATION

Project Name: Brownsville Arts Center and Apartments	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Primary Contact: Lin Hua Zeng
Application # 240029HAK	Borough:
CEQR Number: 20HPD019K	Validated Community Districts: K16

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:

- the designation of property located at 392 Rockaway Avenue/ 47 Chester Street (Block 3499, Lot 15) as an Urban Development Action Area; and
- 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 development of a nine-story mixed-use building containing approximately 290 affordable housing units and community facility space, Borough of Brooklyn, Community District 16.

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

RECOMMENDATION: Unfavorable			
# In Favor: 3	# Against: 21	# Abstaining: 1	Total members appointed to the board: 48
Date of Vote: 10/24/2023 12:00 AM		Vote Location: Mt. Ollie Baptist Church 1698 St. Marks Place Brooklyn, NY 11233	

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

Date of Public Hearing:	
Was a quorum present? No	<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:	

CONSIDERATION: See attached file		
Recommendation submitted by	BK CB16	Date: 11/28/2023 5:27 PM



**THE CITY OF NEW YORK
COMMUNITY BOARD NO. 16**

444 Thomas S. Boyland Street -Room 103
Brooklyn, New York 11212



ANTONIO REYNOSO
Borough President

E-mail: bk16@cb.nyc.gov
Website: www.nyc.gov/brooklyncb16
Tel : (718) 385-0323

GENESE MORGAN
Chairperson

October 25, 2023

The Honorable Antonio Reynoso, Brooklyn Borough President
209 Joralemon Street
Brooklyn, NY 11201

Re: Brownsville Arts Center and Apartments
ULURP Number C240029HAK, C240030ZMK, N240031ZRK

Dear Brooklyn Borough President Reynoso,

On behalf of Brooklyn Community Board 16 (CB16), I write to inform you of the board's review of the Brownsville Arts Center and Apartments (BACA).

Acknowledging that this project addresses the need for affordable housing within Brooklyn Community District 16 (Ocean Hill & Brownsville); and also was conceived following an extensive community engagement and planning process known as "The Brownsville Plan"; which memorialized local advocacy and ideas for the development of vacant city owned land including the lots on which BACA will be developed.

The Land Use, Planning and Zoning committee met with the BACA development team during its committee meeting on September 12, 2023, the project was formally presented for ULURP action by the board. As part of our local ULURP process Brooklyn Community Board 16 requires from each development team a letter of commitment concerning community benefits that can be derived from each respective development project.

The BACA development team has submitted such letter dated September 18, 2023 and it addresses commitments related to:

- Participate in local employment hiring and utilization of local businesses to greatest extent
- Require all subcontractors to participate in local hiring for construction jobs related to development project
- Participate in local hiring for permanent jobs within development project
- Participate in Youth Employment Initiatives
- Participate in meeting M/WBE goals for NYC and NYS

- Provide a mix of affordability of residential units
- Ensure that local organizations and residents have access to the Arts Center
- Install Public Plaza
- Design an energy sustainable building

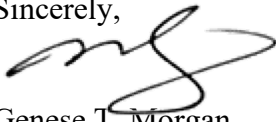
During it's public hearing held on Tuesday, September 26, 2023 the following items were outlined as concerns to be further addressed by the BACA development team:

- Community Preference on housing placement of local residents including homeless individuals and veterans.
- Re-design/update of the building façade to minimize institutional appearance
- Adjust the affordability of units to include 30%, 40%, 50%, 60% AMI and not exceed 70% AMI.
- Maximize unit size for Studio, 1-bedroom, 2-bedroom, 3-bedroom apartments within program guidelines for NYC HPD.
- Include parking within development

In an ongoing effort to address the concerns outlined above the BACA development team met with Council Member Darlene Mealy and Community Board 16 Chairperson Genese Morgan on October 23, 2023, to further discuss these concerns and begin making necessary modifications. All parties have committed to continue working through these concerns at regular meetings as this development project progresses through the ULURP process over the next five (5) months.

The above outlined concerns are stipulations attached to the vote of Brooklyn Community Board 16; which took place on October 24, 2023, and we kindly request your support with ensuring that the community commitments and concerns outlined above are addressed to the greatest extent possible.

Sincerely,



Genese T. Morgan
Chairperson
Brooklyn Community District 16



BOROUGH PRESIDENT RECOMMENDATION

Project Name: Brownsville Arts Center and Apartments	
Applicant: HPD - NYC Dept of Housing Preservation & Development	Applicant's Administrator: Lin Hua Zeng
Application # 240029HAK	Borough: Brooklyn
CEQR Number: 20HPD019K	Validated Community Districts: K16

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

RECOMMENDATION: Favorable

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

CONSIDERATION: Please see attached memo.

Recommendation submitted by	BK BP	Date: 11/22/2023 5:22 PM
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Brooklyn Borough President Antonio Reynoso
Brooklyn Borough Hall
209 Joralemon Street, Brooklyn, NY 11201

City Planning Commission
120 Broadway, 31st Floor, New York, NY 10271
calendaroffice@planning.nyc.gov

Uniform Land Use Review Procedure (ULURP) Application

BROWNSVILLE ARTS CENTER AND APARTMENTS – C240030ZMK, N240031ZRK, C240029HAK

IN THE MATTER OF an application submitted by the NYC Department of Housing Preservation & Development pursuant to Sections 197-c and 201 of the New York City Charter for a zoning map amendment, text amendment, and Urban Development Action Area facilitate a new, nine-story mixed-use development including 258,000 sf of total floor area, with approximately 26,000 sf of community facility space, 17,000 sf of outdoor space, and 290 residential units at 376 Rockaway Avenue in the Brownsville neighborhood of Community District 16, Brooklyn.

BROOKLYN COMMUNITY DISTRICT 16

RECOMMENDATION

APPROVE
 APPROVE WITH
MODIFICATIONS/CONDITIONS

DISAPPROVE
 DISAPPROVE WITH
MODIFICATIONS/CONDITIONS

RECOMMENDATION FOR: BROWNSVILLE ARTS CENTER AND APARTMENTS – C240030ZMK, N240031ZRK, C240029HAK

The Brownsville Arts Center and Apartments project was awarded through a Department of Housing Preservation & Development (HPD) Request for Proposals released in 2017 as part of the Brownsville Plan, a community-based planning process HPD launched in 2016 to develop a shared vision and plan for the future of Brownsville. The RFP solicited proposals for this site that were dedicated to a theme of arts and culture, focusing on active performance, exhibition, and rehearsal and/or visual arts spaces.

The applicant proposes to map R7A and R7A/C2-4 zoning districts over the project area that is currently mapped as R6/C2-3. The surrounding area is characterized by a wide range of residential uses, including walk-up to 14-story residential buildings, New York City Housing Authority developments, and mixed-use residential and commercial buildings. The surrounding area also includes commercial and office buildings; public facilities and institutions including a police precinct, juvenile detention center, and religious uses; industrial and manufacturing uses; transportation and utility uses; and parking facilities and vacant land.

The project proposes to include 290 affordable housing units financed through HPD's Extremely Low- and Low-Income Affordability Program, approximately 74 of which would be permanently affordable housing units under the Mandatory Inclusionary Housing (MIH) program. The applicant has committed to 25,000 square feet of community facility use that will be dedicated to exhibition space, dance instruction, studio space, music instruction, digital media and design, and performance space. The project also proposes to include approximately 17,000 square feet of outdoor space, about half of which will be accessible to the public through a public plaza or through the arts center.

Borough President Reynoso held a public hearing on this application on November 14, 2023. Three individuals testified on this item at the hearing. The Borough President received four letters in support of the project from community-based organizations, including three who are part of the development team.

Community Board Position

Community Board 16 voted to disapprove this application on October 24, 2023, but no recommendation has been submitted to the Department of City Planning.

Approval Rationale

Borough President Reynoso believes the applicant's proposed development is appropriate. The proposed development would add permanently affordable residential units and community facility space to the area. The Borough President believes that the proposed rezoning boundary and proposed rezoning from R6/C2-3 to R7A and R7A/C2-4 is appropriate for the surrounding context and proximity to multiple subway and bus lines.

Developing mixed-use affordable housing is a priority in the Borough President's Comprehensive Plan for Brooklyn. The proposed development is in alignment with the Plan's Housing Growth & Parking Demand Management framework, and specific recommendations related to developing deeply affordable housing in a furthering fair housing priority area (Rec. 2.1.1), prioritizing transit-oriented development (Obj. 2.2), and providing deeper levels of affordability (Rec. 2.1.2).

Further, CD 16 has one of the lowest rates of vehicle ownership in the borough (71% of households do not have a car), one of the highest rates of commuting by public transit (68% of residents), and one of the lowest vehicle miles traveled per week per household (approximately nine miles per week). Providing off-street parking would be cost prohibitive and would reduce the project's capacity to deliver affordable housing and community facility and arts space. By not providing parking for affordable units within the Transit Zone (Rec. 2.2.1), providing bicycle parking (Rec. 4.1.1(a)), and providing open space (Rec. 4.2.1), the proposed development is also in alignment with the Healthy Streets & Environment framework.

The project is aligned with the Plan's Resilient Infrastructure & Jobs framework by committing to partner with a local organization to hire workers from the neighborhood (Rec. 6.3.5) and including sustainability features such as green/blue roof, water retention, and Passive House design (Rec. 3.3.3). Incorporating sustainable design in the proposed project is critical, as CD 16 has one of the highest heat vulnerability indexes in the borough, meaning its residents are more at risk of dying during and immediately following extreme heat.

The Borough President commends HPD for prioritizing arts and culture for this RFP, as CD 16 has the fewest number of libraries and cultural programs of any community district in the borough. As such, the proposed project also aligns with the Plan's Health & Wellness Economy framework by including community facility space for community-based organizations (Rec. 5.1.1(a)). The project further aligns

with this framework by including supportive housing services for formerly homeless individuals (Rec. 2.1.8).

CD 16 is facing a rent burden higher than the city average, and more than a third of the neighborhood is severely rent burdened (households spending more than 50% of income on rent), illustrating the dire need for additional rent restricted housing in the area. This project proposes to include approximately 86% of the units affordable to families earning at or below 60% of the Area Median Income (AMI), or up to \$76,260 for a family of three, with the balance of the units at 80% AMI. While the Borough President agrees with the development of 100% affordable housing on publicly owned land, he encourages HPD to explore the feasibility of including larger unit sizes in the project, both in terms of unit square footages and in number of bedrooms, to address CD 16's slightly higher than city average household size (2.68 as of 2020).

Recommendation

Be it resolved that the Brooklyn Borough President, pursuant to Sections 197-c and 201 of the New York City Charter, recommends that the City Planning Commission and City Council approve this application.



November 22, 2023

BROOKLYN BOROUGH PRESIDENT

DATE