



IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, the westerly centerline prolongation of Glenmore Avenue, and Chester Street;
2. changing from an R6 District to an R7A District property bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, the westerly centerline prolongation of Glenmore Avenue, and Chester Street;
3. changing from a C4-3 District to an R7A District property bounded by the westerly centerline prolongation of Glenmore Avenue, Rockaway Avenue, a line 270 feet northerly of Pitkin Avenue, and Chester Street; and
4. establishing within the proposed R7A District a C2-4 District bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, a line 270 feet northerly of Pitkin Avenue, and a line midway between Rockaway Avenue and Chester Street;

Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purposes only) dated August 21st, 2023.

This application for a zoning map amendment (C 240030 ZMK) was filed by the New York City Department of Housing Preservation and Development (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).

RELATED ACTIONS

In addition to the zoning map amendment (C 240030 ZMK) that is the subject of this report, the proposed project also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 240029 HAK** Urban Development Action Area designation (UDAA), project approval (UDAAP), and disposition of City-owned property

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

BACKGROUND

A full background discussion and description of this application appears in the report on the related UDAAP action (C 240029 HAK).

ENVIRONMENTAL REVIEW

This application (C 240030 ZMK), in conjunction with the applications for the related actions (C 240029 HAK, 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.

A summary of the environmental review appears in the report for the related UDAAP action (C 240029 HAK).

UNIFORM LAND USE REVIEW

This application (C 240030 ZMK), in conjunction with the application for the related action (C 240029 HAK), 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 matters.

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. A summary of the recommendation appears in the report for the related UDAAP action (C 240029 HAK).

Borough President Recommendation

This application (C 240030 ZMK) was considered by the Brooklyn Borough President, who on November 14, 2023, issued a recommendation to approve the application without conditions. A summary of the recommendation appears in the report for the related UDAAP action (C 240029 HAK).

City Planning Commission Public Hearing

On November 29, 2023 (Calendar No. 2), the City Planning Commission scheduled December 13, 2023, for a public hearing on this application (C 240030 ZMK) and the applications for the related actions (C 240029HAK, 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.

There were a number of speakers, as described in the report for the related UDAAP action (C 240029 HAK), and the hearing was closed.

CONSIDERATION

The Commission believes that the proposed zoning map amendment (C 240030 ZMK), in conjunction with the related actions, is appropriate. A full consideration and analysis of the issues and the reasons for approving the application appear in the report for the related UDAAP action (C 240029 HAK).

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

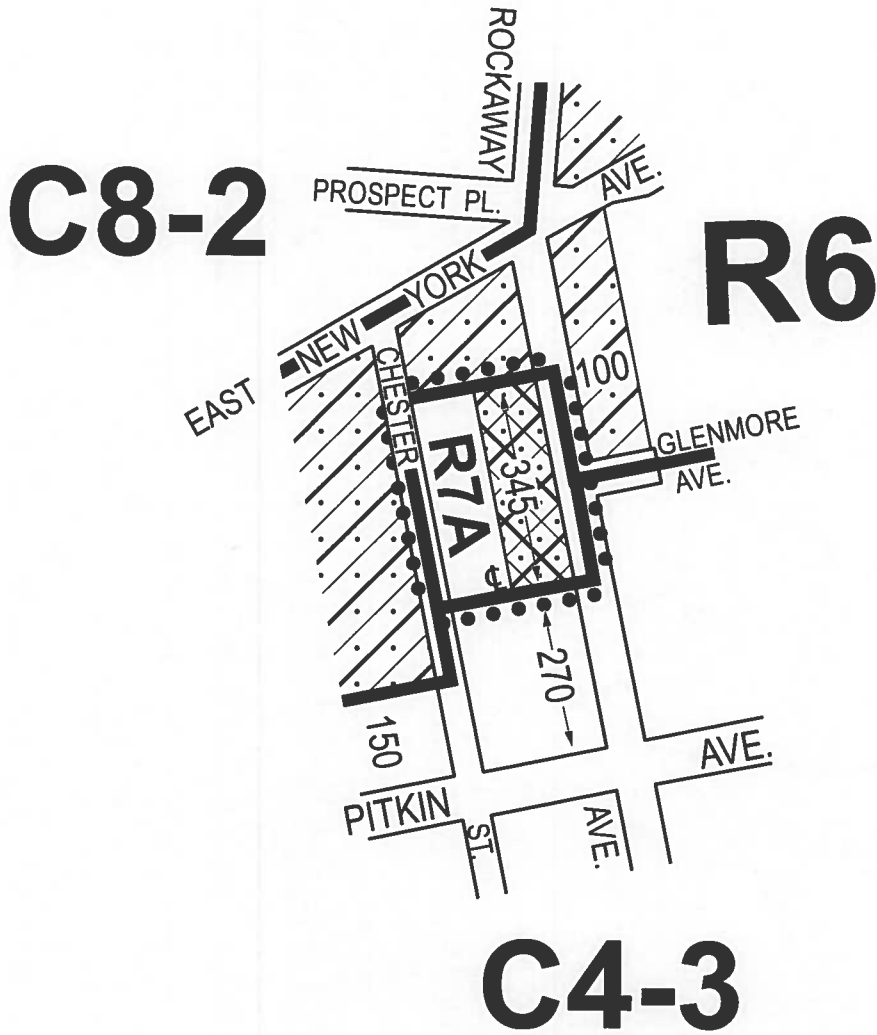
RESOLVED, by the City Planning Commission, pursuant to Sections 197-c and 200 of the New York City Charter, that based on the environmental determination and consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently amended, is further amended by changing the Zoning Map, Section No.17d:

1. eliminating from within an existing R6 District a C2-3 District bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, the westerly centerline prolongation of Glenmore Avenue, and Chester Street;
2. changing from an R6 District to an R7A District property bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, the westerly centerline prolongation of Glenmore Avenue, and Chester Street;
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4. establishing within the proposed R7A District a C2-4 District bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, a line 270 feet northerly of Pitkin Avenue, and a line midway between Rockaway Avenue and Chester Street;

Borough of Brooklyn, Community District 16, as shown on a diagram (for illustrative purposes only) dated August 21st, 2023.

The above resolution (C 240030 ZMK), duly adopted by the City Planning Commission on January 24, 2024 (Calendar No. 11), 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



CITY PLANNING COMMISSION
 CITY OF NEW YORK
 DIAGRAM SHOWING PROPOSED
ZONING CHANGE
 ON SECTIONAL MAP

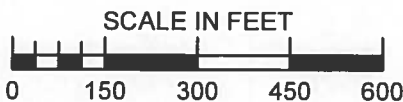
17d

BOROUGH OF
BROOKLYN





S. Lenard
 for S. Lenard, Director
 Technical Review Division



New York, Certification Date:
 August 21, 2023



NOTE:

-  Indicates Zoning District Boundary
-  The area enclosed by the dotted line is proposed to be rezoned by eliminating a C2-3 District from within an existing R6 District, by changing R6 and C4-3 Districts to an R7A District, and by establishing a C2-4 District within the proposed R7A District.
-  Indicates a C2-3 District
-  Indicates a C2-4 District



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 # 240030ZMK	Borough:
CEQR Number: 20HPD019K	Validated Community Districts: K16

Docket Description:
 IN THE MATTER OF an application submitted by NYC Department of Housing Preservation and Development pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 17d:

- eliminating from within an existing R6 District a C2-3 District bounded by a line 615 feet northerly of Pitkin Avenue, Rockaway Avenue, the westerly centerline prolongation of Glenmore Avenue, and Chester Street;
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as shown on a diagram (for illustrative purposes only) dated August 21st, 2023.

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

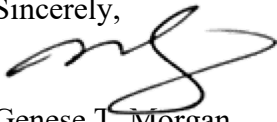
During it's public hearing held on Tuesday, September 26, 2023 the following items were outlined as concerns to be further addressed by the BACA development team:

- 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 # 240030ZMK	Borough: Brooklyn
CEQR Number: 20HPD019K	Validated Community Districts: K16

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as shown on a diagram (for illustrative purposes only) dated August 21st, 2023.

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