



The disposition of one City-owned parcel located on Block 2885, Lot 1 also known as the former Greenpoint Hospital in Community District 1, Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter.

PROJECT DESCRIPTION

The application involves the disposition of Block 2885, Lot 1 also known as Greenpoint Hospital. The former hospital, located on the Block bounded by Maspeth, Kingsland, Debevoise Avenues and Jackson Street is comprised of 8, five-story buildings situated on a parcel 549' by 403', approximately 220,000 square feet. The entire parcel is zoned R6 and has a total assessed valuation of \$2,210,000.

The Division of Real Property submitted an application for the unrestricted disposition of Greenpoint Hospital on December 16, 1982. In accordance with the Uniform Land Use Review Procedure (ULURP), the City Planning Commission certified the application as complete on May 5, 1983 and forwarded the matter to Community Board #1 for review.

COMMUNITY BOARD PUBLIC HEARING

Community Board #1 held a complying public hearing on May 24, 1983 and voted on June 14, 1983 37 in favor, 0 opposed with 0 abstaining to approve the disposition of the former Greenpoint Hospital facility subject to a restriction that the disposition be achieved through the issuance of a Request For Proposal (RFP) and that the allowable uses be limited to community oriented uses featuring residential, educational and health related activities.

CITY PLANNING COMMISSION PUBLIC HEARING

On June 22, 1983 (Calendar No. 26) the Commission scheduled July 13, 1983 for a Public Hearing on this matter. On July 13, 1983 (Calendar No. 50) the Hearing was duly held. There were 13 speakers in favor of the restricted disposition of the facility along the lines of the Community Board's recommendation and the Hearing was closed.

CITY PLANNING COMMISSION FINDINGS AND RECOMMENDATIONS

The City acquired Greenpoint Hospital on March 15, 1983 pursuant to the formal surrender of the property by the New York City Health and Hospitals Corporation.

The Commission is both aware of and sensitive to the need for careful consideration of the land use impacts on the surrounding community resulting from the disposition and subsequent re-use of the facility.

On Tuesday, August 16, in response to the highest summer homeless population in recent memory, the Human Resources Administration opened a shelter for homeless men in 300 Skillman Avenue, the main building of the former hospital complex. This facility is being converted to accommodate up to 300 homeless individuals a night. This site is expected to be used at its full capacity throughout the coming winter.

The Commission understands, however, that the City is committed to continuing joint planning with the local community on alternative uses for both 300 Skillman Avenue and the other buildings in the former hospital complex. The City will be re-evaluating its shelter needs over the next several months and is increasing sharply its investments to provide permanent, non-shelter housing for the homeless. Based on a reassessment of needs after this winter, the City would explore the feasibility of transferring the men's shelter to another site, a key factor being the availability of a suitable alternate site in the vicinity. Such a transfer would free the hospital complex for uses identified in cooperation with the community.

This opening of the shelter is part of a city-wide program to provide emergency living accommodations to serve the large numbers of homeless in New York. While the Commission recognizes the critical need to provide accommodations at this city-owned site to address emergency conditions, any eventual sale of this 5-acre site to private interests should provide for a development that will benefit the surrounding community.

The site is located within the Williamsburg Neighborhood Strategy Area and is surrounded by a mix of multi-family residences and single-family row houses. The vacant Greenpoint Hospital site is a serious threat to the stability of this multi-ethnic working class community. The organization and size of the campus provide an opportunity for a diversity of community-

related uses. The City's disposition strategy should be oriented to residential, educational and/or other appropriate community facility uses that will contribute to the continued vitality of the Williamsburg community.

The Commission had considered approving the disposition of Greenpoint Hospital subject to detailed restrictions on the uses to be permitted in its redevelopment. The Commission believes, however, that the imposition of such restrictions, while prohibiting certain inappropriate or less beneficial uses, would not insure that more positive and appropriate users are actually found for the property. Given the potential contribution of this site to redevelopment efforts in Williamsburg, the Commission feels that, rather than the negative approach of use restrictions, a positive approach is called for to solicit and encourage suitable proposals for the site. The Commission urges the Division of Real Property to consider soliciting development proposals for the site through a Request for Proposals (RFP) process. Guidelines for proposals should be determined in conjunction with community representatives and relevant City agencies, including the Department of City Planning, based upon the substantial planning work that has already been completed for the area.

The Commission therefore approves the disposition of the Greenpoint Hospital complex without the imposition of use restrictions beyond those uses normally excluded by the Zoning Resolution from R6 Districts. The Commission, however, strongly recommends that, at such time as they are able to proceed with the disposition of the property, the Division of Real Property undertake an active affirmative outreach effort, preferably through an RFP process, to encourage the re-use of the complex for activities supported by and supportive of the Williamsburg community. The Commission shares the community's view that this site offers great potential for housing, educational or health-related uses that can serve to strengthen redevelopment and neighborhood preservation efforts.

RESOLVED, by the City Planning Commission, pursuant to Section 197-c of the New York City Charter that the 1 parcel in the Borough of Brooklyn (also known as the former Greenpoint Hospital) proposed for disposition by the Division of Real Property in an application dated December 16, 1982 is hereby approved for disposition (830463 PPK).

The above resolution duly adopted by the Commission on August 22, 1983
Calendar No. 5 is herewith filed with the Secretary of the Board of Estimate.

HERBERT STURZ, Chairman
MARTIN GALLEN, Vice Chairman
MAX BOND, JOHN P. GULINO, HOWARD B. HORNSTEIN,
R. SUSAN MOTLEY, Commissioners



CITY OF NEW YORK
DEPARTMENT OF GENERAL SERVICES
DIVISION OF REAL PROPERTY
2 LAFAYETTE STREET
NEW YORK, N. Y. 10007

ROBERT M. LITKE
COMMISSIONER

TERRENCE MOAN
DEPUTY COMMISSIONER

August 22, 1983

DIVISION OF REAL PROPERTY RECOMMENDATION

On August 22, 1983 the City Planning Commission forwarded to our Agency their resolved recommendations. The Division of Real Property concurs with their recommendations.

RESOLVED, by the Board of Estimate, pursuant to Section 197-c of the New York City Charter, that the 1 parcel in the Borough of Brooklyn (also known as the former Greenpoint Hospital) proposed for disposition by the Division of Real Property in an application dated December 16, 1982 (C 830936 PPK), is hereby approved for disposition.