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**IN THE MATTER OF** an application submitted by Quentin Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for an amendment of the Zoning Map, Section No. 22d:

1. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2nd Street, a line 155 feet southerly of Quentin Road and McDonald Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2nd Street, a line 155 feet southerly of Quentin Road and McDonald Avenue;

Borough of Brooklyn, Community District 15, as shown on a diagram (for illustrative purposes only) dated April 9, 2018, and subject to the conditions of CEQR Declaration E- 474.

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This application for a zoning map amendment was filed by Quentin Plaza, LLC on July 25, 2017. Together with the related action for a zoning text amendment, it would facilitate a new, approximately 50,000-square-foot mixed-use development with ground floor retail at 1881-1883 McDonald Avenue in the Homecrest neighborhood of Brooklyn, Community District 15.

### **RELATED ACTION**

In addition to the zoning map amendment (C 180029 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:

**N 180030 ZRK**      Zoning text amendment to change an Inclusionary Housing designated area to a Mandatory Inclusionary Housing (MIH) area

### **BACKGROUND**

The applicant proposes a zoning map amendment and a zoning text amendment to facilitate a new mixed-use development in the Homecrest neighborhood of Brooklyn, Community District 15. The rezoning area is bounded by Avenue P to the north, East 2<sup>nd</sup> Street to the east, Woodside

Avenue to the south, and McDonald Avenue to the west (Block 6633, Lots 45 and 48 and Block 6658, Lots 1 and 86).

Lot 45 is located on the southwest corner of Block 6633 and is improved with a two-story, approximately 4,900-square-foot commercial building, occupied by an electronics store, general contractor office, and footwear store. Lot 48 is north of Lot 45 and is improved with a two-story, approximately 4,400-square-foot residential building with two units.

Lot 1 is located on the northwest corner of Block 6658 and is improved with a one-story, approximately 13,000-square-foot warehouse building currently occupied by a window and door distributor. Lot 86 is adjacent to Lot 1 and is developed with a one-story, approximately 6,000-square-foot warehouse owned by the same company as Lot 1. The development site comprises Lots 45 and 48 and fronts along McDonald Avenue, a 100 foot-wide street. The elevated F subway line runs along McDonald Avenue, the corridor is the general boundary between the Homecrest and Bensonhurst neighborhoods.

Homecrest is a neighborhood generally developed with two- to three-story detached and semi-detached residential buildings, medium-scale apartment buildings, and low- to medium-density commercial uses. Kings Highway, a major thoroughfare and regional shopping corridor, is two blocks south of the rezoning area and is characterized by a mix of one-to-three story destination retail businesses and medium-density apartment buildings. Apartment buildings range in heights from five to seven stories with floor area ratios (FAR) ranging from 3.0 to 5.0. The area is served by transit including the F subway line, which runs along elevated tracks on McDonald Avenue with a stop one block north of the site, and the B82 bus line, which runs along Kings Highway two blocks south of the site.

The rezoning area is one block west of the boundary of the 2005 Bensonhurst Rezoning (C 050296 ZMK), a 120-block rezoning generally bounded by Bay Parkway and 61st Street to the north, McDonald Avenue to the east, Avenue U to the south and Stillwell Avenue to the west. The Bensonhurst Rezoning sought to preserve the character of lower-density blocks while encouraging growth along major neighborhood corridors well-served by transit. The area was

rezoned to a mix of R4A, R4-1, R5B and R6B along lower density blocks, and R6A, R7A, and C4-2A along major corridors near transit. Portions of Kings Highway and Avenue P were mapped with R6A and R7A.

The rezoning area is currently mapped with an R5 zoning district. R5 districts are low-density non-contextual districts with a maximum FAR of 1.25 for residential uses and 2.0 for community facility uses. The maximum street wall height is 30 feet and the maximum building height is 40 feet. Parking is required for 85% of dwelling units. The applicant proposes to change the existing R5 zoning district to an R7A district with a C2-4 commercial overlay district and to designate a MIH area. R7A districts allow a mix of community facility and residential uses; residential uses in MIH-designated areas have a maximum FAR of 4.6 and community facility uses have a maximum FAR of 4.0. The maximum height for MIH buildings with qualifying ground floors, where the finished floor of the second story is 13 feet or more above sidewalk level, is 95 feet or nine stories. The maximum allowable base height of 75 feet. A 15-foot setback is required above the base. The proposed zoning would reflect the existing mixed residential and commercial development in the surrounding area, encourage new housing construction, and help to activate the streetscape.

The proposed zoning change would facilitate a new, approximately 50,000-square-foot (4.47 FAR) mixed-use building on the development site with 6,500 square feet of ground floor retail and 43,500 square feet of residential use. The proposed development would contain approximately 35 dwelling units, including 11 permanently affordable units, and would have a maximum height of 83 feet and a maximum streetwall height of 63 feet.

The applicant also requests to designate the rezoning area as an MIH area mapped with Option 2. Option 2 requires that 30 percent of residential floor area be allocated to housing units affordable to residents with household incomes at an average of 80 percent of the area median income (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.

## **ENVIRONMENTAL REVIEW**

This application (C180029 ZMK), in conjunction with the application for the related action (N 180030 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 lead agency is the City Planning Commission. The designated CEQR number is 18DCP105K.

After a study of the potential environmental impact of the proposed actions, a Negative Declaration signed by the applicant was issued on April 9, 2018. This Negative Declaration was prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

In connection with the proposed actions, an (E) designation (E- 474) would be assigned to sites within the rezoning area (Block 6633, Lots 45 and 48, Block 6658, Lots 1 and 86) to avoid potential significant adverse impacts related to hazardous materials, air quality, and noise.

### **Block 2033, Lot 50**

#### **Task I-Sampling Protocol**

**The fee owners of the lot restricted by this (E) designation will be required to prepare a scope of work for any soil, gas, or groundwater sampling and testing needed to determine if contamination exists, the extent of the contamination, and to what extent remediation may be required. The scope of work will include all relevant supporting documentation, including site plans and sampling locations. This scope of work will be submitted to the Mayor's Office of Environmental Remediation (OER) for review and approval prior to implementation. It will be reviewed to ensure that an adequate number of samples will be collected and that appropriate parameters are selected for laboratory analysis.**

**No sampling program may begin until written approval of a work plan and sampling protocol is received from the OER. The number and location of sample sites should be selected to adequately characterize the type and extent of the contamination, and the condition of the remainder of the site. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for choosing sampling sites and performing sampling will be provided by OER upon request.**

#### **Task 2-Remediation Determination and Protocol**

**A written report with findings and a summary of the data must be presented to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such test results, a determination will be provided by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written**

notice shall be given by OER.

If remediation is necessary according to test results, a proposed remediation plan must be submitted to OER for review and approval. The fee owners of the lot restricted by this (E) designation must perform such remediation as determined necessary by OER. After completing the remediation, the fee owners of the lot restricted by this (E) designation should provide proof that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This Plan would be submitted to OER for review and approval prior to implementation.

The (E) designation text related to air quality is as follows:

**Block 6633, Lots: 45 and 48**

Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water system to avoid any potential significant adverse air quality impacts.

**Block 6658, Lots: 1 and 86**

Any new residential or commercial development on the above-referenced property must exclusively use natural gas as the type of fuel for heating, ventilating, air conditioning (HVAC) and hot water system to avoid any potential significant adverse air quality impacts. Stack shall be located at the highest tier, or at a minimum of 88 feet above grade to avoid any potential significant adverse air quality impact.

The (E) designation text related to noise for all lots is as follows:

To ensure an acceptable interior noise environment, future residential and/or commercial uses must provide a closed-window condition with a minimum of 38 dBA window/wall attenuation for all building facades to maintain an interior noise level of 45 dBA. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.

**Supporting Statement:**

The above determination is based on an environmental assessment which finds that:

1. The (E) designation (E- 474) would ensure that the Proposed Action would not result in significant adverse impacted related to hazardous material, air quality and noise.
2. No other significant effect on the environment which would require an Environmental Impact Statement are foreseeable.

### **Statement of No Significant Effect:**

**The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 6, 2018, prepared in connection with the ULURP Application (Nos. 180029ZMK and N180030ZRK). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.**

**This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.**

With the assignment of the above-referenced (E) designation for air quality, the proposed actions would not result in significant adverse impacts.

### **UNIFORM LAND USE REVIEW**

This application (C180029 ZMK) was certified as complete by the Department of City Planning on April 9, 2018 and was duly referred to Brooklyn Community Board 15 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 application for the related action (N 180030 ZRK), which was duly referred in accordance with the procedures for non-ULURP matters.

### **Community Board Public Hearing**

Brooklyn Community Board 15 held a public hearing on this application (C180029 ZMK) on May 22, 2018 and on that date, by a vote of 27 in favor, six opposed, with no abstentions, the Community Board voted to recommend approval of the application.

### **Borough President Recommendation**

The Brooklyn Borough President held a public hearing on this application (C180029 ZMK) on May 30, 2018, and on July 2, 2018 issued a recommendation to approve the application with the following conditions:

1. That prior to considering the application, the City Council obtain commitments in writing from the developer, Quentin Plaza, LLC, that clarify how it would memorialize the extent that it would:

- a. Utilize a combination of locally-based affordable housing development non-profits to serve as the administering agent, and having one or more such entities play a role in promoting affordable housing lottery readiness
- b. Commit to Connecting Residents on Safer Streets (CROSS) Brooklyn coordination with the New York City Department of Transportation (DOT) and the New York City Department of Environmental Protection (DEP) to implement curb extensions as part of a Builders Pavement Plan and/or as treated roadbed sidewalk extensions, with a developer commitment to enter into a standard DOT maintenance agreement for the intersection of McDonald Avenue and Quentin Road with the understanding of DOT confirming that implementation would not proceed prior to consultation with Brooklyn CB 15 and local elected officials
- c. Explore additional resiliency and sustainability measures such as incorporating rain gardens, blue/green/white roof treatment, and/or solar panels
- d. Retain Brooklyn-based contractors and subcontractors, especially those who are designated local 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”.

### **City Planning Commission Public Hearing**

On June 27, 2018 (Calendar No. 3), the City Planning Commission scheduled July 11, 2018, for a public hearing on this application (C180029 ZMK) and the related application (N 180030 ZRK). The hearing was duly held on July 11, 2018 (Calendar No. 30). One speaker testified in favor of the application.

A representative of the applicant described the project and the actions requested. The representative described the existing built character of the block and how the proposed development would step down to the lower-density buildings along Quentin Road. The

representative also stated that the building would be designed to address sound and wave attenuation concerns. Finally, the representative stated that the Brooklyn-based Fifth Avenue Committee would be the partner for marketing the MIH units in the proposed development.

There were no other speakers and the hearing was closed.

## **CONSIDERATION**

The Commission believes that this application for a zoning map amendment (C180029 ZMK), in conjunction with the proposed zoning text amendment (N 180030 ZRK), is appropriate. The actions will facilitate a new, approximately 50,000-square-foot mixed-use development with ground floor retail use at 1881-1883 McDonald Avenue in the Homecrest neighborhood of Brooklyn, Community District 15. As currently planned, the project will produce 11 permanently affordable units, helping to address the City's urgent need for affordable housing. The proposed development will also include ground floor retail space.

The proposed R7A/C2-4 zoning district is appropriate. It will facilitate development consistent with the bulk of existing medium-density residential buildings along Kings Highway and Avenue P, which typically range in height from four to seven stories and have an FAR of between 3.0 to 5.0.

The required commercial uses on the ground floor will help to activate McDonald Avenue while elevating the residential component of the building above the elevated F subway line. The Commission also believes that this increase in density is consistent with the intent of the 2005 Bensonhurst Rezoning, which sought to encourage density in areas along major neighborhood corridors with good transit access.

The proposed zoning text amendment is appropriate. The proposed project will provide affordable housing consistent with the City's policy objectives for promoting housing production and affordability, especially in areas, such as the area of the proposed rezoning, served by transit. The Commission is pleased that the project will be the first MIH area mapped in Community District 15.

The Commission notes the Borough President's recommendation that the applicant explore locally-based affordable housing development nonprofits to serve as the administering agent. While this matter is outside the scope of the requested actions, the applicant representative stated at the public hearing that the applicant would work with the Fifth Avenue Committee, a Brooklyn-based nonprofit organization, to market the MIH units in the proposed development.

## **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 201 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. 22d:

1. changing from an R5 District to an R7A District property bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2nd Street, a line 155 feet southerly of Quentin Road and McDonald Avenue; and
2. establishing within the proposed R7A District a C2-4 District bounded by a line 100 feet northerly of Quentin Road, a line midway between McDonald Avenue and East 2nd Street, a line 155 feet southerly of Quentin Road and McDonald Avenue;

as shown on a diagram (for illustrative purposes only) dated April 9, 2018, and subject to the conditions of CEQR Declaration E- 474.

The above resolution (C180029 ZMK), duly adopted by the City Planning Commission on August 8, 2018 (Calendar No. 15), 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*

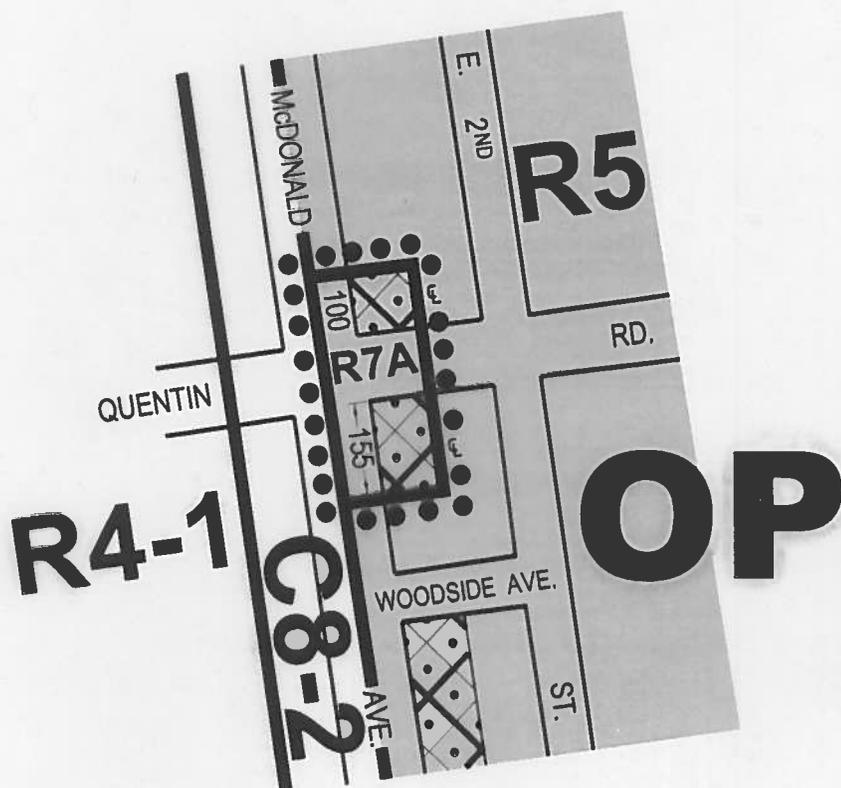
**KENNETH J. KNUCKLES, ESQ.**, *Vice Chairman*

**ALLEN P. CAPPELLI, ESQ., ALFRED C. CERULLO, III, MICHELLE DE LA UZ,**

**JOSEPH DOUEK, RICHARD W. EADDY, CHERYL COHEN EFFRON,**

**HOPE KNIGHT, ANNA HAYES LEVIN, ORLANDO MARIN, LARISA ORTIZ,**

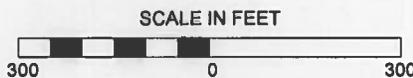
*Commissioners*



CITY PLANNING COMMISSION  
 CITY OF NEW YORK  
 DIAGRAM SHOWING PROPOSED  
**ZONING CHANGE**  
 ON SECTIONAL MAP  
**22d**  
 BOROUGH OF  
**BROOKLYN**

S. Lenard, Director  
 Technical Review Division

New York, Certification Date  
 APRIL 09, 2018



NOTE:

-  Indicates Zoning District Boundary.
-  The area enclosed by the dotted line is proposed to be rezoned by changing an existing R5 District to an R7A District and by establishing a C2-4 District within the proposed R7A District.
-  Indicates a C2-4 District.
-  Indicates a Special Ocean Parkway District.





### Email/ Fax transmittal

<b>TO:</b> Brooklyn Community District 15 (CB 15) Distribution	<b>FROM:</b> Borough President Eric L. Adams
<b>DATE:</b> July 2, 2018	<b>CONTACT:</b> Inna Guzenfeld – Land Use Coordinator Phone: (718) 802-3754 Email: iguzenfeld@brooklynbp.nyc.gov
<b>ULURP Recommendation:</b> 1881-1883 McDONALD AVENUE REZONING – 180029 ZMK, 180030 ZRK	<b>NO. of Pages, Including Cover: 8</b>

Attached find the recommendation report for ULURP application 180029 ZMK AND 180030 ZRK. If you have any questions, please contact Inna Guzenfeld at (718) 802-3754.

#### Distribution

NAME	TITLE	OFFICE	E-MAIL
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<b>Corey Johnson</b>	Speaker, City Council	(212) 564-7557	speakerjohnson@council.nyc.gov
<b>Winston Von Engel</b>	Director Brooklyn, DCP	(718) 780-8280	wvoneng@planning.nyc.gov
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<b>Kalman Yeger</b>	Council Member, District 44	(718) 788-7357	kyeger@council.nyc.gov
<b>Theresa Scavo</b>	Chair, CB 15	(718) 332-3008	bklcb15@verizon.net
<b>Laura Singer</b>	District Manager, CB 15	(718) 332-3008	bklcb15@verizon.net
<b>Eric Palatnik</b>	Applicant's Representative, Eric Palatnik, P.C.	(212) 425-4343	eric@ericpalatnikpc.com
<b>Richard Bearak</b>	Director of Land Use, BBPO	(718) 802-4057	rbearak@brooklynbp.nyc.gov

**Brooklyn Borough President Recommendation**  
CITY PLANNING COMMISSION  
120 Broadway, 31<sup>st</sup> 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 #:** 1881-1883 McDONALD AVENUE REZONING – 180029 ZMK, 180030 ZRK

In the matter of applications submitted by Quentin Plaza, LLC pursuant to Sections 197-c and 201 of the New York City Charter for zoning map and text amendments to change from R5 to R7A portions of two blocks fronting McDonald Avenue and Quentin Road, 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 48,180 sq. ft. of zoning floor area in Brooklyn Community District 15 (CD 15). The building would contain 35 dwelling units with 30 percent of the residential floor area, or 11 units affordable to households earning an average 80 percent Area Median Income (AMI), according to MIH Option 2. The development would include approximately 5,800 sq. ft. of retail space and 15 voluntary accessory parking spaces.

BROOKLYN COMMUNITY DISTRICT NO. 15

BOROUGH OF BROOKLYN

**RECOMMENDATION**

APPROVE  
 APPROVE WITH  
MODIFICATIONS/CONDITIONS

DISAPPROVE  
 DISAPPROVE WITH  
MODIFICATIONS/CONDITIONS

SEE ATTACHED

\_\_\_\_\_  
BROOKLYN BOROUGH PRESIDENT

July 2, 2018

\_\_\_\_\_  
DATE

**RECOMMENDATION FOR 1881-1883 McDONALD AVENUE REZONING – 180029 ZMK, 180030 ZRK**

Quentin Plaza, 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 R5 to R7A portions of two blocks fronting McDonald Avenue and Quentin Road, 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 48,180 sq. ft. of zoning floor area in Brooklyn Community District 15 (CD 15). The building would contain 35 dwelling units with 30 percent of the residential floor area, or 11 units affordable to households earning an average 80 percent Area Median Income (AMI), according to MIH Option 2. The development would include approximately 5,800 sq. ft. of retail space and 15 voluntary accessory parking spaces.

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 60 percent of the units would be two-bedrooms, 20 percent would be one-bedrooms, and the remaining 20 percent will be a mix of three- and four-bedrooms. Of the approximately 35 units, 11 would be affordable to households at 60, 80, and 100 percent AMI. A one-bedroom unit at 60 percent AMI will rent at \$1,020 per month, while a three-bedroom unit at 100 percent AMI would rent at \$2,481 per month.

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 15, the representative noted that there is limited experience with MIH affordable housing in the district.

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 work with Borough President Adams' office to identify an appropriate organization to serve as the affordable housing administering agent for this development.

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 expressed interest in implementing blue and green roofs, rain gardens, and solar panels. The development will strive to achieve energy efficiency through insulation and window materials.

In response to Borough President Adams' inquiry regarding the inclusion and participation of minority- and women-owned business enterprises (MWBs) and locally-owned business enterprises (LBEs) in the construction process, the representative expressed intent to maximize local procurement.

**Consideration**

Brooklyn Community Board 15 (CB 15) voted to approve this application on May 22, 2018.

The proposed rezoning includes four lots on two adjacent blocks along McDonald Avenue and Quentin Road. The development site consists of two lots with a combined 100 feet of frontage on McDonald Avenue, and 11,200 sq. ft. of lot area. Current uses on the site include a mixed-use building and a residential building of approximately two stories. According to the existing R5

zoning, the maximum residential FAR is 1.25. There is no commercial overlay on this block of McDonald Avenue.

The surrounding context includes a mix of commercial, manufacturing, and residential uses. This portion of McDonald Avenue lies opposite a C8-2 district on the west side of the street, while the project area is situated between two M1-1 districts, mapped north of Avenue P, and south of Kings Highway. It is dominated by low-rise buildings containing automotive and warehouse uses. The primary residential building type is older two-story homes, which may be found along the parallel avenues and perpendicular side streets.

The proposed development would rise to a maximum height of 83 feet along McDonald Avenue and Quentin Road, while maintaining a maximum height of 55 feet along the northern portion of the site, which abuts the existing R5 zoning district. The building would utilize approximately 4.3 FAR of the permitted 4.6 FAR. The commercial ground floor will extend along the development's 112-foot Quentin Avenue frontage.

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 2, the development rights generated from the R7A section of the site would result in, at minimum, 30 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.

As represented by the applicant, 80 percent of the 35 apartments at 1881-1883 McDonald Avenue would be two-bedroom units or larger, with 20 percent configured as a mix of three- and four-bedroom units. As required, this distribution would be reflected in the bedroom mix for the estimated 11 affordable units. Therefore, Quentin Plaza, LLC has presented a family-oriented affordable housing bedroom mix consistent with Borough President Adams' policies.

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 1881-1883 McDonald Avenue would target units to households at multiple income tiers through the affordable housing lottery.

Borough President Adams is supportive of increasing density in proximity to areas well-served by public transit. The site is accessible via the Sixth Avenue Local F train, which runs along McDonald Avenue,

and stops at Avenue P and McDonald Avenue, and the B82 bus, which runs along Kings Highway and stops one block south of 1881 McDonald Avenue.

Borough President Adams is generally supportive of the proposed development. He believes that there are opportunities to improve the proposal while furthering a range of his policies such as maximizing community participation to obtain the affordable housing units, advancing the Vision Zero agenda, incorporating resilient and sustainable energy and stormwater practices, and promoting a high level of LBE/MWBE hiring.

### **Maximizing Community Participation of the MIH Affordable Housing**

The New York City Zoning Resolution (ZR) requires the affordable housing units to be overseen by a non-profit administering agent, unaffiliated with the for-profit developing entity, except when otherwise approved by the New York City Department of Housing Preservation and Development (HPD). Such administering non-profit becomes responsible for ensuring that the affordable housing remains in accordance with its regulatory agreement, which governs the development's affordable housing plan. These tasks include verifying a prospective tenant household's qualifying income, and approving the rents of such affordable housing units. The administering non-profit is responsible for submitting an affidavit to HPD attesting that the initial lease-up of the affordable housing units is consistent with the income requirements, and for following up with annual affidavits to ensure conformity.

Various non-profits have proven track records of successfully marketing affordable housing units, as well as promoting affordable housing lottery readiness through educational initiatives. 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 20, 2018, the representative confirmed that the applicant, Quentin Plaza, LLC is currently seeking a local partner to act as the leasing and marketing administering agent for the MIH units at 1881-1883 McDonald Avenue.

Borough President Adams believes that prior to considering the application, the City Council should obtain in writing from the developer, Quentin Plaza, LLC, commitments that clarify how it would memorialize utilizing one or more locally-based affordable housing development non-profits to serve as the administering agent, and having such entities play a role in promoting affordable housing lottery readiness.

### **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.

McDonald Avenue is a wide street and a designated New York City truck route with multiple intersections lacking traffic controls such as stop signs or traffic lights. Given the residential character of Quentin Road and the number of residents expected to occupy the proposed development and potential

users of its retail establishments, it is important to advance improvements that promote pedestrian safety at McDonald Avenue street crossings. Borough President Adams believes there is an opportunity to implement the provision of a curb extension at the intersection of McDonald Avenue and Quentin Road, either as a raised extension of the sidewalk or as a protected area as defined by the installation of temporary perimeter bollards bordering a section of roadbed where gravel and/or paint is applied, per his CROSS Brooklyn initiative. Such a sidewalk improvement would facilitate safer pedestrian crossings on McDonald Avenue.

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 defined by a roadbed surface treatment or sidewalk extensions as part of the Builders Pavement Plan. If the implementation meets DOT's criteria, the agency should enable Quentin Plaza, LLC to undertake such improvements after consultation with CB 15, as well as local elected officials, as part of its Builders Pavement Plan. Where that is not feasible, as the implementation of a sidewalk extension through roadbed treatment requires 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 Quentin Plaza, LLC to commit to such maintenance as an ongoing obligation.

Therefore, prior to considering any rezoning, the City Council should seek a demonstration from Quentin Plaza, LLC in coordination with DEP and DOT, and a resulting commitment to implement curb extensions either as part of a Builders Pavement Plan or as treated roadbed sidewalk extensions. The City Council should further seek demonstration of the developer's commitment to enter into a standard DOT maintenance agreement for the intersection of McDonald Avenue and Quentin Road. Furthermore, DOT should confirm that implementation will not proceed prior to consultation with CB 15 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 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.

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. The required Builders Pavement Plan provides an opportunity to incorporate a rain garden along the development's McDonald Avenue and Quentin Road frontages. Such efforts could help advance DEP green water/stormwater strategies, enhancing the operation of the Owl's Head Water Pollution Control Plant during wet weather, including reducing combined sewage from being routed through the Combined Sewage Overflow (CSO) outlets that empty into Coney Island Creek and/or Gravesend Bay. Such rain gardens have the added benefit of serving as a streetscape improvement.

In a letter to Borough President Adams dated June 20, 2018, the representative confirmed that the applicant intends to include a blue roof, a landscaped recreation area, and reflective roof covering in the design for 1881-1883 McDonald Avenue.

Therefore, prior to considering the application, the City Council should obtain in writing from the applicant, Quentin Plaza, LLC, commitments that clarify how it would memorialize integrating these resiliency and sustainability features at 1881-1883 McDonald 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 who 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 who are designated LBEs consistent with section 6-108.1 of the City's Administrative Code, and MWBEs who meet or exceed standards per Local Law 1 (no less than 20 percent participation).

In a letter to Borough President Adams dated June 20, 2018, the representative affirmed the applicant's commitment to the retention of Brooklyn-based subcontractors, especially those designated as MWBE.

Borough President Adams believes that prior to considering the application, the City Council should obtain commitments in writing from the applicant, Quentin Plaza, LLC, to memorialize retention of Brooklyn-based contractors and subcontractors, especially those that are designated LBEs consistent with section 6-108.1 of the City's Administrative Code and MWBEs 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.

### **Recommendation**

Be it resolved that the Borough President of Brooklyn, pursuant to section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve this application with the following conditions:

1. That prior to considering the application, the City Council obtain commitments in writing from the developer, Quentin Plaza, LLC, that clarify how it would memorialize the extent that it would:
  - a. Utilize a combination of locally-based affordable housing development non-profits to serve as the administering agent, and having one or more such entities play a role in promoting affordable housing lottery readiness
  - b. Commit to Connecting Residents on Safer Streets (CROSS) Brooklyn coordination with the New York City Department of Transportation (DOT) and the New York City Department of Environmental Protection (DEP) to implement curb extensions as part of a Builders Pavement Plan and/or as treated roadbed sidewalk extensions, with a developer commitment to enter into a standard DOT maintenance agreement for the intersection of McDonald Avenue and Quentin Road with the understanding of DOT confirming that implementation would not proceed prior to consultation with Brooklyn CB 15 and local elected officials
  - c. Explore additional resiliency and sustainability measures such as incorporating rain gardens, blue/green/white roof treatment, and/or solar panels
  - d. Retain Brooklyn-based contractors and subcontractors, especially those who are designated local 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