



Legislation Details (With Text)

File #: Res 0876-2019 **Version:** * **Name:** LU 386 - Zoning, 1921 Atlantic Avenue, Brooklyn (C 190160 HAK)

Type: Resolution **Status:** Adopted

In control: Committee on Land Use

On agenda: 5/8/2019

Enactment date: **Enactment #:**

Title: Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 190160 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project located at 17, 19, 21, 23 Prescott Place; 18, 22 Bancroft Place; and 1911, 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38), and the disposition of city-owned property located at 17, 19 Prescott Place; 18, 22 Bancroft Place; and 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37), Borough of Brooklyn, Community District 3, to a developer selected by HPD (Preconsidered L.U. No. 386; C 190160 HAK).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

Indexes:

Attachments: 1. Res. No. 876, 2. Land Use Calendar - Week of April 1, 2019 - April 5, 2019, 3. Land Use Calendar - Week of April 15, 2019 - April 19, 2019, 4. Hearing Testimony - Zoning 4-2-19, 5. Hearing Testimony - Zoning 4-16-19, 6. Land Use Calendar - Week of April 29, 2019 - May 7, 2019, 7. May 8, 2019 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 5-8-19, 9. Minutes of the Stated Meeting - May 8, 2019, 10. Committee Report

| Date | Ver. | Action By | Action | Result |
|----------|------|-----------------------|-----------------------|--------|
| 5/7/2019 | * | Committee on Land Use | Approved by Committee | |
| 5/8/2019 | * | City Council | Approved, by Council | Pass |

**THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 876**

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) and the decision of the City Planning Commission, ULURP No. C 190160 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project located at 17, 19, 21, 23 Prescott Place; 18, 22 Bancroft Place; and 1911, 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 1, 2, 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37, 38), and the disposition of city-owned property located at 17, 19 Prescott Place; 18, 22 Bancroft Place; and 1911A, 1913, 1915, 1915A, 1917, 1919, 1921, 1923 Atlantic Avenue (Block 1557 Lots 3, 4, 23, 26, 28, 31, 32, 33, 34, 35, 36, 37), Borough of Brooklyn, Community District 3, to a developer selected by HPD (Preconsidered L.U. No. 386; C 190160 HAK).

By Council Members Salamanca, Jr. and Moya

WHEREAS, the City Planning Commission filed with the Council on March 29, 2019 its decision dated March 27, 2019 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned and privately-owned property located at 23 Prescott Place (Block 1557, Lot 1); 21 Prescott Place (Block 1557, Lot 2); 19 Prescott Place (Block 1557, Lot

3); 17 Prescott Place (Block 1557, Lot 4); 18 Bancroft Place (Block 1557, Lot 23); 22 Bancroft Place (Block 1557, Lot 26); 1923 Atlantic Avenue (Block 1557, Lot 28); 1921 Atlantic Avenue (Block 1557, Lot 31); 1919 Atlantic Avenue (Block 1557, Lot 32); 1917 Atlantic Avenue (Block 1557, Lot 33); 1915A Atlantic Avenue (Block 1557, Lot 34); 1915 Atlantic Avenue (Block 1557, Lot 35); 1913 Atlantic Avenue (Block 1557, Lot 36); 1911A Atlantic Avenue (Block 1557, Lot 37); and 1911 Atlantic Avenue (Block 1557, Lot 38), (the "Project Area"), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;
- b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and
- c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the development of a new 14-story building containing approximately 235 units of affordable housing plus one superintendent's unit, as well as ground-floor retail and community facility space at 1921 Atlantic Avenue in the Bedford Stuyvesant neighborhood of Brooklyn, Community District 3, (ULURP No. C 190160 HAK) (the "Application");

WHEREAS, the Application is related to applications C 190161 ZMK (Pre. L.U. No. 387), a zoning map amendment to eliminate an MX-10 Special District, change the underlying M1-1/R7D zoning district to an R8A zoning district, and establish a C2-4 commercial overlay; N 190162 ZRK (Pre. L.U. No. 388), a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing (MIH) area coterminous with the rezoning area; and C 190163 HUK (Pre. L.U. No. 389), a first amendment to the Saratoga Square Urban Renewal Plan (URP);

WHEREAS, the City Planning Commission has certified its unqualified approval of UDAAP pursuant to Article 16 of the General Municipal Law;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d(b)(1) of the City Charter;

WHEREAS, by letter dated March 25, 2019 and submitted to the Council on March 26, 2019, HPD submitted its requests (the "HPD Requests") respecting the Application including the submission of the project summary for the Project (the "Project Summary");

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on April 2, 2019;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the negative declaration issued on November 9, 2018 (CEQR No. 18HPD104K) (the "Negative Declaration").

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 190160 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report (C 190160 HAK) and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on May 8, 2019, on file in this office.

City Clerk, Clerk of The Council

PROJECT SUMMARY

1. **PROGRAM:** EXTREMELY
LOW AND LOW INCOME AFFORDABILITY PROGRAM

2. **PROJECT:** M/WBE Site B -
1921 Atlantic Avenue

3. **LOCATION:**

a. **BOROUGH:** Brooklyn

b. **COMMUNITY DISTRICT:** 3

c. **COUNCIL DISTRICT:** 41

d. **DISPOSITION AREA:**
BLOCK LOT(S)
ADDRESS(ES)

| | | |
|----|-----------------------|------|
| | | 1557 |
| 3 | 19 Prescott Place | 1557 |
| 4 | 17 Prescott Place | 1557 |
| 23 | 18 Bancroft Place | 1557 |
| 26 | 22 Bancroft Place | 1557 |
| 28 | 1923 Atlantic Avenue | 1557 |
| 31 | 1921 Atlantic Avenue | 1557 |
| 32 | 1919 Atlantic Avenue | 1557 |
| | | 1557 |
| 33 | 1917 Atlantic Avenue | 1557 |
| 34 | 1915A Atlantic Avenue | 1557 |
| 35 | 1915 Atlantic Avenue | 1557 |
| 36 | 1913 Atlantic Avenue | 1557 |
| 37 | 1911A Atlantic Avenue | 1557 |

e. **PROJECT AREA:** 1557

| | | |
|----|----------------------|------|
| 1 | 23 Prescott Place | 1557 |
| 2 | 21 Prescott Place | 1557 |
| 3 | 19 Prescott Place | 1557 |
| 4 | 17 Prescott Place | 1557 |
| 23 | 18 Bancroft Place | 1557 |
| 26 | 22 Bancroft Place | 1557 |
| 28 | 1923 Atlantic Avenue | 1557 |
| 31 | 1921 Atlantic Avenue | 1557 |
| 32 | 1919 Atlantic Avenue | 1557 |

| | | |
|----|-----------------------|------|
| | | 1557 |
| 33 | 1917 Atlantic Avenue | |
| | | 1557 |
| 34 | 1915A Atlantic Avenue | |
| | | 1557 |
| 35 | 1915 Atlantic Avenue | |
| | | 1557 |
| 36 | 1913 Atlantic Avenue | |
| | | 1557 |
| 37 | 1911A Atlantic Avenue | |
| | | 1557 |
| 38 | 1911 Atlantic Avenue | |

- 4. **BASIS OF DISPOSITION PRICE:** Nominal.
Sponsor will pay one dollar per lot and the Owner will deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt will be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.
- 5. **TYPE OF PROJECT:** New Construction
- 6. **APPROXIMATE NUMBER OF BUILDINGS:** 1
- 7. **APPROXIMATE NUMBER OF UNITS:** 236 dwelling units
(including one superintendent unit)
- 8. **HOUSING TYPE:** Rental
- 9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between up to 27% and 80% of area median income ("AMI"). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent.
- 10. **INCOME TARGETS** Between up to 30% and up to 100% of AMI
- 11. **PROPOSED FACILITIES:** Approximately 16,447 square feet of commercial space and approximately 7,953 square feet of community facility space
- 12. **PROPOSED CODES/ORDINANCES:** None
- 13. **ENVIRONMENTAL STATUS:** Negative Declaration
- 14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction