



Legislation Details (With Text)

**File #:** Res 0179-2022      **Version:** \*      **Name:** LU 46 - Landmarks, Broadway Triangle-Bartlett Crossing, Brooklyn (C 220209 HAK)

**Type:** Resolution      **Status:** Adopted

**In control:** Committee on Land Use

**On agenda:** 5/19/2022

**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 220209 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 31 Bartlett Street (Block 2269, Lot 52), Borough of Brooklyn, Community District 1, to a developer selected by HPD (Preconsidered L.U. No. 46; C 220209 HAK).

**Sponsors:** Rafael Salamanca, Jr., Farah N. Louis

**Indexes:**

**Attachments:** 1. Calendar of the Subcommittee Meetings and Land Use Meeting - April 26 and 27, 2022, 2. April 28, 2022 - Stated Meeting Agenda, 3. Calendar of the Subcommittee Meetings and Land Use Meeting - May 10 - May 12, 2022, 4. Committee Report, 5. Res. No. 179, 6. May 19, 2022 - Stated Meeting Agenda, 7. Hearing Transcript - Stated Meeting 5-19-22, 8. Minutes of the Stated Meeting - May 19, 2022

Date	Ver.	Action By	Action	Result
5/12/2022	*	Committee on Land Use	Approved by Committee	
5/19/2022	*	City Council	Approved, by Council	Pass

**THE COUNCIL OF THE CITY OF NEW YORK  
RESOLUTION NO. 179**

**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 220209 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of city-owned property located at 31 Bartlett Street (Block 2269, Lot 52), Borough of Brooklyn, Community District 1, to a developer selected by HPD (Preconsidered L.U. No. 46; C 220209 HAK).**

**By Council Members Salamanca and Louis**

WHEREAS, the City Planning Commission filed with the Council on April 15, 2022 its decision dated April 13, 2022 (the “Decision”), on the application submitted by the New York City Department of Housing Preservation and Development (“HPD”) regarding city-owned property located at 31 Bartlett Street (Block 2269, Lot 52) (the “Disposition Area”), approving:

- a) pursuant to Article 16 of the General Municipal Law of New York State the designation of the 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;

to facilitate the development of a new nine-story building containing approximately 29 affordable housing units, approximately six of which would be permanently affordable through the Voluntary Inclusionary Housing (VIH) program, in Brooklyn, Community District 1 (ULURP No. C 220209 HAK) (the “Application”);

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 of the City Charter;

WHEREAS, by letter dated April 29, 2022 and submitted to the Council on April 29, 2022, 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 May 11, 2022;

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 Revised Negative Declaration issued April 12<sup>th</sup>, 2022, which supersedes the Negative Declaration issued October 8<sup>th</sup>, 2021, and a Revised Environmental Assessment Statement (EAS) issued April 12<sup>th</sup>, 2022 (CEQR No. 21HPD027K) to include additional information related to the Waterfront Revitalization Program and the Revised EAS concluded that the revised analysis would not result in any new or different significant adverse environmental impacts not already identified in the previous Negative Declaration (the “Revised Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Revised 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 220209 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 220209 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.

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, a copy of which is attached hereto.

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.

**PROJECT SUMMARY**

1. **PROGRAM:** EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM
2. **PROJECT:** Broadway  
Triangle - Bartlett Crossing
3. **LOCATION:**
  - a. **BOROUGH:** Brooklyn
  - b. **COMMUNITY DISTRICT:** 1
  - c. **COUNCIL DISTRICT:** 33
  - d. **DISPOSITION AREA:**

	<u>BLOCK</u>	
	<u>ADDRESS</u>	
		2269
52	31 Bartlett Street	
4. **BASIS OF DISPOSITION PRICE:** Nominal.  
Sponsor will pay one dollar per lot and deliver an enforcement 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 or the City's capital subsidy may 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:** Approximately 29 dwelling units

- 8. **HOUSING TYPE:** Rental
- 9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families earning from 30% to 80% of the area median income ("AMI") with up to 30% of the units with rents affordable to families earning up to 100% of 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 80% of AMI, with up to 30% of the units targeted to incomes up to 100% of AMI.
- 11. **PROPOSED FACILITIES:** None
- 12. **PROPOSED CODES/ORDINANCES:** None
- 13. **ENVIRONMENTAL STATUS:** Negative Declaration
- 14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction completion of construction

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 \_\_\_\_\_, 2022, on file in this office.

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City Clerk, Clerk of The Council