Land Use Review Application

Department of City Planning 120 Broadway, 31st floor, New York, NY 10271

City Planning will assign and stamp reference numbers here

190116 MMK

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

New York City Department of Correction

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *

75-20 Astoria Boulevard

STREET ADDRESS

East Elmhurst | **NY** | **11370**

CITY | STATE | ZIP

718 | **546-0700** | **718 546-5420**

AREA CODE | TELEPHONE # | FAX#

Howard J. Fiedler, AIA

APPLICANT'S PRIMARY REPRESENTATIVE

New York City Department of Correction

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

75-20 Astoria Boulevard

STREET ADDRESS

East Elmhurst | **NY** | **11370**

CITY | STATE | ZIP

718 | **546-0700** | **718 546-5420**

AREA CODE | TELEPHONE # | FAX#

* **List additional applicants below:**

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

ADDITIONAL APPLICANT REPRESENTATIVE:

Philip Habib & Associates (Planners & Engineers) **212 929-5656** **212 929-5605**

NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

State Street

STREET ADDRESS

State Street City Map Change

PROJECT NAME (IF ANY)

State Street between Boerum Place and Smith Street

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

C6-2A

EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY)

6c

ZONING SECTIONAL MAP NO(S).

Block 175, Lot 1; Block 169, Lots 17, 7501 (fka 36) | **Brooklyn** | **2**

TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST.

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO ☑ YES ☐ IF YES, IDENTIFY

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

See Attached Description.

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

☑	CHANGE IN CITY MAP……MM	$
☐	ZONING MAP AMENDMENT……..ZM	$
☐	ZONING TEXT AMENDMENT…… ZR	$
☐	ZONING SPECIAL PERMIT.....ZS	$
☐	ZONING AUTHORIZATION……ZA	$
☐	ZONING CERTIFICATION……ZC	$
☐	PUBLIC FACILITY, SEL../ACQ…....PF	$
☐	DISPOSITION OF REAL PROP……..PP	$
☐	URBAN DEVELOP=T ACTION……HA	$
☐	URBAN RENEWAL PROJECT……..*	$
☐	HOUSING PLAN & PROJECT……*	$
☐	FRANCHISE……..*	$
☐	REVOCABLE CONSENT……*	$
☐	CONCESSION……..*	$
☐	LANDFILL……..*	$
☐	OTHER (Describe)	$

☐ MODIFICATION $

☐ FOLLOW-UP APPLICATION NO. $

☐ RENEWAL APPLICATION NO. $

☐ OTHER SPECIFY $

TOTAL FEE (For all actions) $ **0**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

☑ **Applicant is a City Agency**

Has pre-application meeting been held? ☐ NO ☑ YES

If yes **P. Montgomery** (DCP Office/Representative) **Oct. 12, 2018** (Date of meeting)

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY **New York City Department of Correction** CEQR NUMBER **18DOC001Y**

TYPE OF CEQR ACTION:

☐ TYPE II Type II category: _____ Date determination was made: _____

☑ TYPE I } Has EAS been filed? Yes ☑ No ☐

☐ UNLISTED } If yes, Date EAS filed: **August 6, 2018**

Has CEQR determination been made? Yes ☑ No ☐

If yes, what was determination? Negative Declaration ☐ CND ..... ☐ Positive Declaration ☑ } Date determination made: **August 6, 2018** (Attach Copy)

If Positive Declaration, has PDEIS been filed? **Yes**

Has Notice of Completion (NOC) for DEIS been issued? **Yes** If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? **N/A** If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No ☑ Yes ☐

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

APPLICATION NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
See attached list			

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

REFERENCE NO.	DESCRIPTION/ DISPOSITION/STATUS	CAL. NO.	DATE
N/A			

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Howard J. Fiedler, Director of Design Unit
NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Howard J. Fiedler 8/5/19
SIGNATURE OF APPLICANT DATE

New York City Department of Correction
APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

(Attach authorizing resolution(s), if applicable)

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE — SIGNATURE OF CO-APPLICANT — DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS — CITY — STATE — ZIP — TEL.NO. — FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

7. Related Actions by City Planning

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE

Application No.	Description/Disposition/Status	Cal. No.	Date
CP-5427	Acquisition (New Site for New City Prison and Remand Shelter)	5	April 21, 1948
CP-5570	Widening of Boerum Place Adjacent to Site	18	Sept. 15, 1948
C 010199 ZMY	Zoning Map Amendment (C6-1 to C6-2A District)	4	June 13, 2001
N 000244 ZRY	Zoning Text Amendment (Special DB District)	3	June 13, 2001
N 190334 ZRY	Zoning Text Amendment (Borough-based Jail System Special Permit)	-	-
190333 PSY	Public Facility-Site Selection (Borough-based Jail System)	-	-
190339 ZSK	Zoning Special Permit (Borough-based Jail System)	-	-

The pending Zoning Text Amendment (Borough-based Jail System Special Permit), Public Facility-Site Selection (Borough-based Jail System), and Zoning Special Permit (Borough-based Jail System) applications were certified into public review on March 25, 2019, simultaneously and in coordination with this mapping application.

City Map Change . . . . . MM

190116 MMK
APPLICATION NO

Proposed City Map Change
(Check appropriate boxes)

1. ESTABLISH NEW……. ☐ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
2. ELIMINATE EXISTING…… ☒ STREET ☐ PARK ☐ PUBLIC PLACE ☐ GRADE
3. CHANGE EXISTING STREET…… ☐ WIDTH ☐ ALIGNMENT ☐ GRADE
4. EASEMENT
   Delineate New..... ☐ Remove Existing……. ☐ Modify Existing…….. ☐
5. RELATED ACQUISITION OR DISPOSITION OF PROPERTY ..... ☐

Zoning Map Change . . . . . ZM

APPLICATION NO

(If more than five changes are being requested, enter "see attached" below and list ALL PROPOSED ZONING CHANGES in the same format as below on a separate sheet titled "Proposed Zoning Map Changes")

Proposed Zoning Map Change(s)

		EXISTING	TO:	PROPOSED
CHANGE #1	FROM:		TO:	
CHANGE #2	FROM:		TO:	
CHANGE #3	FROM:		TO:	
CHANGE #4	FROM:		TO:	
CHANGE #5	FROM:		TO:	

Zoning Text Amendment . . . . . ZR

APPLICATION NO.

If more than five sections are proposed to be amended, enter "see attached" below, and list ALL PROPOSED TEXT AMENDMENTS in the same format as below on a separate sheet titled "Proposed Zoning Text Amendments.")

Affected Zoning Resolution (ZR) Sections

ZR SECTION NUMBER	ZONING RESOLUTION SECTION TITLE

Land Use Review Application (LR) .....Item 2. Site Data

190116 MMK

Application No.

Enter all property information on this Attachment Sheet if the site contains more than one property.

TAX BLOCK OR TAX BLOCK RANGE (Enter Range only if all Lots in Range are Included)	TAX LOT(S) OR TAX LOT RANGE	ADDRESS (House Number and Street Name) OR BOUNDING STREETS OR CROSS STREETS (If No Address)
Block 175	Lot 1	275 Atlantic Avenue
Block 169	Lots 17, 7501 (fka 36)	120 Schermerhorn Street and 53 Boerum Place

Borough Based Jails Project: Brooklyn
State Street City Map Change

LR Item 3
Description of Proposal (Revised March 21, 2019; August 6, 2019)

Introduction

The New York City Department of Correction ("NYCDOC"), on behalf of the City of New York, is seeking an amendment to the City Map involving the elimination, discontinuance and closing of State Street below an upper limiting plane 16 feet below legal grade between Boerum Place and Smith Street in Brooklyn Community District 2 (hereafter the "proposed demapping volume"). For the purposes of this document, the proposed demapping volume and the affected section of State Street that would remain a mapped street are collectively referred to as the "proposed project area."

Specifically, this one-block-long segment of State Street below an upper limiting plane of -16 feet below grade would be eliminated, discontinued and closed. The resulting upper limiting plane of the street demapping volume, which would extend horizontally between lines coincident with the bounding street lines of Smith Street to the east and Boerum Place to the west, covers an area of approximately 19,332.1 square feet (sf). The portion of State Street above its lower limiting plane to the sky would remain as a mapped public street open to vehicular and pedestrian traffic with utilities in the street bed. Access to the utility infrastructure by their operators will be preserved.

This mapping action and separate, but related, land use actions (public facility-site selection, zoning text amendment, and approval of a special permit) are intended to facilitate the proposed Brooklyn Borough-Based Jail (hereafter the "proposed project") on the full-block, approximately 59,900-sf City-owned property currently occupied by the Brooklyn Detention Complex (hereafter the "proposed development site"). Formerly known as the Brooklyn House of Detention, the proposed development site is located at 275 Atlantic Avenue (Block 175, Lot 1).

The proposed project would be an up to approximately 399.45-foot tall detention facility (roof height; approximately 439.45 feet tall with mechanical bulkhead and other rooftop equipment) with a total of approximately 1,075,000 zsf of above-grade space on the proposed development site. The new facility would provide approximately 1,437 detainee beds and accompanying support services with direct access to the Brooklyn Central Courts Building located across the street. It would also include new ground-floor retail and/or community facility uses to serve the surrounding neighborhoods and secure accessory parking for approximately 311 staff and other authorized vehicles. The proposed project is the result of a mayoral priority and NYCDOC's desire to establish and maintain borough-based detention facilities in the Bronx, Brooklyn, Manhattan, and Queens. Through a Master Plan process, these stakeholders identified the opportunity for the proposed development site to address the need for more efficient detainee operations, enhanced connectivity to the community, and a seamless integration with justice services.

The demapping volumes would allow for below-grade new secure connections between the existing Brooklyn Central Courts Building at 120 Schermerhorn Street and the proposed development site. In addition, it would allow for potential occupancy of below-grade volumes for detention center functions by means of an extension of cellar levels of the proposed project below the proposed lower limiting plane of the mapped street. The location of a proposed connection will be determined as the project advances to final design; if a proposed connection cannot be

accommodated entirely within the demapped volumes, then the applicant will consult with NYC Department of Transportation and other interested agencies to determine if an interagency agreement can be reached to allow for structures within street volumes that will remain mapped.

Per the preliminary site plan, there would be two curb cuts on Smith Street, including one for the parking garage's two-way ramp down to lower levels and one for the entrance to the sallyport. There also would be two curb cuts on State Street, including one for the grade level sallyport exit and one for off-street loading berths. There would be no curb cuts on Boerum Place and Atlantic Avenue. All proposed curb cuts will be located at least 50 feet from the nearest intersecting street line. Both of the State Street curb cuts and one of the Smith Street curb cuts will be new. The other will be located in the general location of an existing curb cut currently used by the Brooklyn Detention Complex. There would be a staff pedestrian entrance on State Street, a visitors' pedestrian entrance on Boerum Place, and pedestrian entrances for the retail and/or community facility uses along the Atlantic Avenue frontage.

It should be noted that this application, as filed on March 21, 2019 and certified on March 25, 2019, also included the demapping of the volume above the street at-grade that would have established an upper limiting plane of the mapped street at 40 feet above legal grade, i.e., demapped a volume of space with a lower limiting plane 40 feet above legal grade. The purpose of that volume demapping was to provide the flexibility for the proposed Brooklyn Borough-Based Jail to provide a new bridge connecting with the existing Brooklyn Central Courts Building. With this revised application, the applicant is no longer proposing the demapping of an above-grade volume as it is no longer seeking the potential to provide an above-grade bridge.

Existing Conditions

Description of Proposed Project Area

State Street is a minor roadway following a general east-west alignment which extends through Brooklyn Heights and Downtown Brooklyn with termini located at Columbia Place to the west and Flatbush Avenue to the east. The one-block long segment of State Street, on which a below-grade volume would be demapped, provides frontage to the Brooklyn (Kings County) Central Courts Building, the Brooklyn Detention Complex, and 53 Boerum Place, an apartment building with a parking garage accessed from State Street.

Between Boerum Place and Smith Street (the proposed jail's north frontage), State Street is mapped approximately 60 feet wide (indicated on the map as an irregular width) and consists of an approximately 30-foot wide roadway with one through travel lane and parking lanes on both sides, and approximately 15-foot wide sidewalks on both sides on the street. Along the entire north curb of the roadway, only NYPD Court vehicles area allowed to park. On the south side, the western half of the block restricts parking to "NYSJ" weekdays 7 AM to 7 PM and on the eastern half of the block only NYPD vehicles are allowed to park.

Beneath State Street there is an existing tunnel connecting the existing jail and the Brooklyn Central Courts Building which is used for the secure passage of detainees between the two buildings. The tunnel was built in conjunction with the construction of the jail in the mid-1950s.

The street network in the vicinity of the proposed project area generally follows a rectilinear grid, however the street alignments and intersections do not form perfectly rectangular blocks. For the section of State Street subject to this action, the north and south street lines are not parallel and do not intersect the bounding streets to the east and west at 90-degree angles. As such, the area of the demapping volumes is irregularly-shaped. It has a length of 332.93 measured along its north street line and 332.70 measured along its south street line. Its western limit, formed by the prolongation of the Boerum Place eastern street line, has a length of approximately 56.43 feet and its eastern limit, formed by the prolongation of the Smith Street western street line has a length of approximately 60.00 feet. The demapping area is approximately 19,332.1 sf.

Area Description

As noted above, the proposed project area is a full-block site entirely occupied by the Brooklyn Detention Complex, which is a City-owned institutional use.

The surrounding area is characterized by the medium density residential neighborhoods of Cobble Hill and Boerum Hill to the south, along with the higher-density mixed use neighborhood of Downtown Brooklyn to the north. Atlantic Avenue serves as the primary arterial road in the area, providing access to the proposed project area while also serving as a buffer from the residential neighborhoods to the south. Local retail uses dot the area, primarily along Atlantic Avenue, Court Street, Smith Street, and Fulton Street. Public institution uses are predominately located north of the proposed project area, and include the Brooklyn Central Courts Building at the northwest corner of State and Smith streets, and the New York City Housing Court at the corner of Smith and Livingston streets. Several schools are located within the area, including Brooklyn Law School, at the corner of Joralemon and Adams streets, and Packer Collegiate Institute, on Joralemon Street. Two nearby houses of worship include the Brooklyn Tabernacle, located on Smith Street between Fulton and Livingston streets, and the Brooklyn Friends Meeting House, located at the southeast corner of Schermerhorn Street and Boerum Place.

The proposed project area is located within a C6-2A zoning district in the overlying Special Downtown Brooklyn District. C6-2A districts are commercial districts characterized by centralized, high-bulk commercial uses. The C6-2A zoning district surrounds the proposed project area, bordered by Livingston Street to the north, Court Street to the west, Atlantic Avenue to the south, and Smith Street to the east. The surrounding 600-foot radius area includes the following zoning districts: C5-4, C6-1, C6-2A, C6-4, R6A, R6B, and R7A. There is a C2-4 commercial overlay mapped on some of the residential districts. Parts of the 600-foot radius area are also located within the Special Downtown Brooklyn District.

Within a quarter-mile radius, the proposed project area is accessible via five subway stations and ten subway lines. These include: Bergen Street station, served by the F and G lines; Hoyt—Schermerhorn station, served by the A, C, and G lines; Hoyt Street-Fulton Mall station, served by

the 2 and 3 lines; Jay Street—MetroTech station, served by the A, C, F, and R lines; and Borough Hall station, served by the 2, 3, 4, and 5 lines. In addition to subways, there are 13 different MTA public bus routes (B25, B26, B38, B41, B45, B52, B57, B61, B62, B63, B65, B67, and B103) with stops within or near a quarter-mile radius from the proposed project area.

Background, Purpose and Need

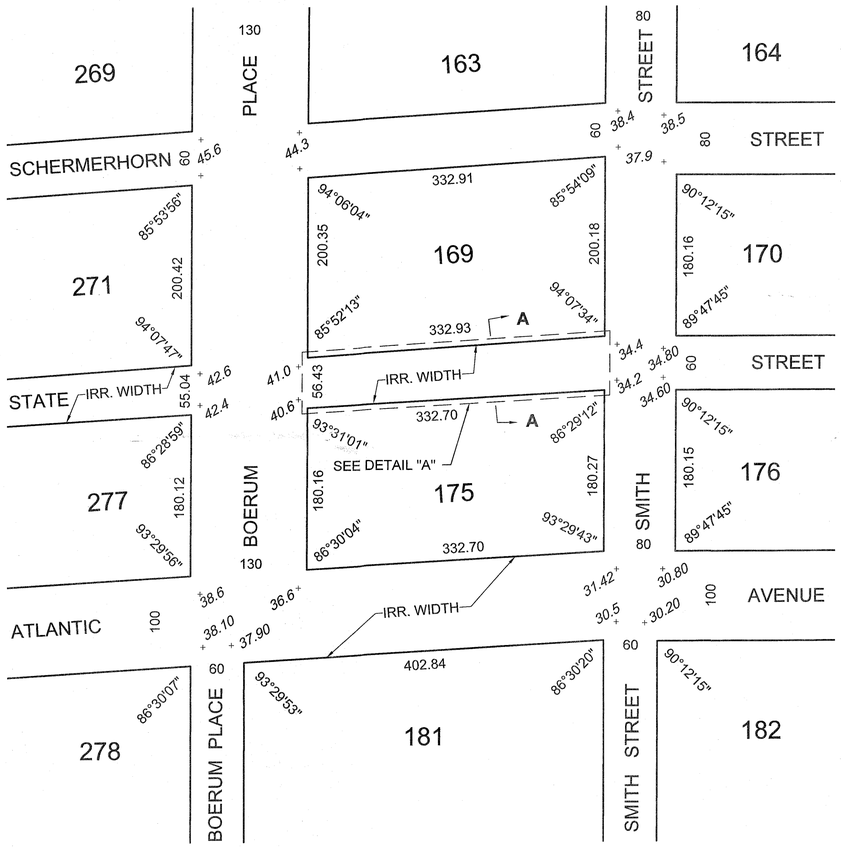
The demapping of a below-grade volume on State Street will facilitate the provision of secure connections between the proposed Brooklyn Borough-Based Jail and the Brooklyn Central Courts Building through a below-grade tunnel while retaining State Street on the City Map. At grade the street would remain open to vehicular and pedestrian traffic, maintain existing utilities under the street surface, and accommodate maintenance and servicer access to utility infrastructure. In addition, this action would also allow for potential occupancy of below-grade volumes for detention center functions by means of an extension of cellar levels of the proposed project below the proposed lower limiting plane of the mapped street.

As State Street would remain open to vehicular and pedestrian traffic at grade, demapping a below-grade volume of State Street is intended to avoid any impacts on traffic and pedestrian conditions on State Street and in the surrounding communities.

REFERENCE MAPS

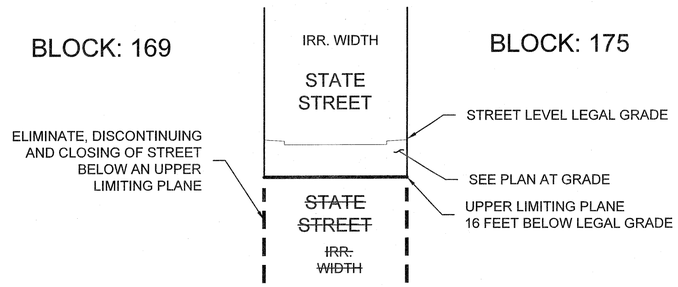
FINAL SECTIONS: 15, 16
L-805
G-772
V-275 (CP-5570)
V-850 (CP-11233)
W-2120 (CP-12048)
Y-2133 (CP-22173)
X-2126 (CP-22174)

SECTION 15 OF THE KINGS COUNTY LAND MAP

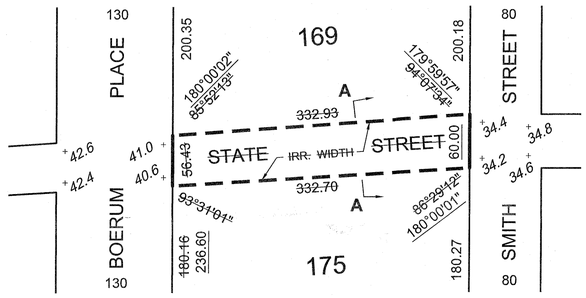


PLAN AT GRADE
SCALE: 1" = 80'

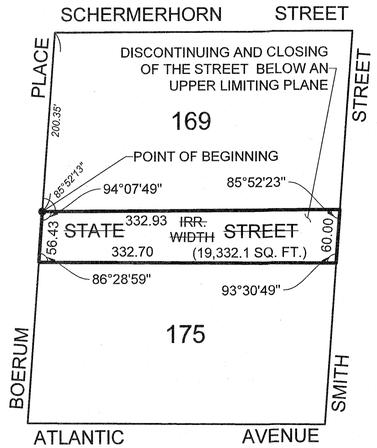
BLOCK: 169 / BLOCK: 175



SECTION A-A
STATE STREET BETWEEN BOERUM PLACE AND SMITH STREET
SCALE: 1" = 30'



DETAIL "A"
STATE STREET PLAN BETWEEN BOERUM PLACE AND SMITH STREET
BELOW AN UPPER LIMITING PLANE
SCALE: 1" = 80'



DISCONTINUING AND CLOSING MAP
SCALE: 1" = 80'

ENGLISH SCALE: 1 INCH = 80 FEET
0 80 160 240 320
0 9.6 19.2 28.8 38.4
METRIC SCALE: 1 CM = 9.6 METERS (31.5 FEET)

CHECKED BY: _____
REVIEWED BY: _____

PREPARED BY:
PHILIP HABIB & ASSOCIATES
102 MADISON AVENUE
NEW YORK, NEW YORK 10016

STATE OF NEW YORK · PHILIP A. HABIB · No. 51053 · LICENSED PROFESSIONAL ENGINEER

LEGEND

———	Indicates street line heretofore established and hereby retained.
———	Indicates street line hereby established.
– – –	Indicates street line heretofore established and hereby eliminated.
——·——	Indicates discontinuing and closing line.
·····	Indicates extension lines shown for tie-in dimensions.
200.18	Indicates dimension heretofore established and hereby retained.
60.00	Indicates dimension hereby established.
~~332.70~~	Indicates dimension heretofore established and hereby eliminated.
37.9	Indicates elevation heretofore established and hereby retained.
200.35'	Indicates tie-in distance to an elevation heretofore established and hereby retained.
175	Indicates Brooklyn tax block number.

Elevations apply to top of curb unless otherwise indicated.

Elevations refer to Brooklyn Borough Highway datum which is 2.56 feet above the U.S. Coast and Geodetic Survey datum at Sandy Hook, New Jersey.

I, Secretary of the City Planning Commission, do hereby certify that this map is one of _____ similar maps approved by the City Planning Commission on the ___ day of _____, 2019 (Cal. No._____ and subsequently approved by the City Council on _____, 2019 (Res. No._____), which action comprised final approval and that this map was filed on the date of this certification and will take effect on the following day.

Dated: New York: _____

_____
Secretary, City Planning Commission

CITY OF NEW YORK
BOROUGH OF BROOKLYN
OFFICE OF THE PRESIDENT
TOPOGRAPHICAL BUREAU

MAP NO. X-2753

SHOWING

THE ELIMINATION DISCONTINUING AND CLOSING

OF

STATE STREET

BETWEEN BOERUM PLACE AND SMITH STREET
BELOW AN UPPER LIMITING PLANE

AND

THE ADJUSTMENT OF GRADES AND BLOCK DIMENSIONS NECESSITATED THEREBY

IN THE AREA BOUNDED BY BOERUM PLACE, SMITH STREET, ATLANTIC AVENUE AND SCHERMERHORN STREET

DATED: MARCH 25, 2019
REVISED: JULY 22, 2019

_____ _____
ERIC L. ADAMS — PRESIDENT, BOROUGH OF BROOKLYN
ALVIN GOODMAN, P.E. — CHIEF ENGINEER

_____
PHILLIP MONTGOMERY, P.E.
CHIEF ENGINEER,
DEPARTMENT OF CITY PLANNING

07/2019

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