Filed Land Use

Project Name

581 Grant Avenue Development

Primary Contact

This contact is the person who will respond to public inquiries regarding the application.

Name

NYC Dept. of Housing Preservation and Development

Phone

No dashes, parentheses, or special characters.

2128635327

Email

brooklynplanning@hpd.nyc.gov

Site Information

Primary Street Address

581 Grant Avenue

City Council District(s)

37

Community District(s)

5

Zoning Sectional Map Number(s)

18a

Existing Zoning District(s)

R5

Special District(s)

N/A

Applicant Team

Add all Applicants (either individuals or organizations) and other Team Members (including Land Use Consultants and Environmental Consultants, agency staff, etc.).

Applicant

Remove Applicant ✖

○ Individual ◉ Organization

Organization Name *

NYC Department of Housing Preservation and Development

Authorized Organization Representative

First Name *

Felipe

Last Name *

Cortes

Email Address *

cortesf@hpd.nyc.gov

Address

100 Gold Street

City

New York

State

NY × ▼

ZIP

10038

Phone

No dashes, parentheses, or special characters.

2128638566

Other Team Member

Remove Other Team Member ✖

First Name *

Aleena

Last Name *

Farishta

Organization

NYC Department of Housing Preservation and Development

Email Address *

farishta@hpd.nyc.gov

Address

100 Gold Street

City

New York

State

NY

ZIP

10038

Phone

No dashes, parentheses, or special characters.

2128635327

Other Team Member

Remove Other Team Member

First Name *

Hallah

Last Name *

Saleh

Organization

NYC Department of Housing Preservation and Development

Email Address *

salehh@hpd.nyc.gov

Address

100 Gold Street

City

New York

State

NY

ZIP

10038

Phone

No dashes, parentheses, or special characters.

2128637654

Add a Team Member:

Add an Applicant
(individual or organization)

Add other Team Member
(Land Use/Environmental Consultant, etc.)

Proposed Project Area

The **Project Area** is the entirety of all land parcels that are affected by all actions being sought.

Do *all* Actions being sought apply to the whole City?

○ Yes ◉ No

Do *all* Actions being sought apply to the entirety of one or more Boroughs?

○ Yes ◉ No

Do *all* Actions being sought apply to the entirety of one or more Community District(s)?

○ Yes ◉ No

Do *all* Actions being sought apply to land or land underwater that is not associated with a Tax Block or Lot?

○ Yes ◉ No

What are the existing Zoning Districts and Special Districts?

R5

2 / 300

Is any portion of the proposed Project Area located within the State Designated Coastal Zone Management (CZM) Area?

○ Yes ◉ No

Is any portion of the Proposed Project Area located within a Historic District?

○ Yes ◉ No

Project Area Tax Lots

Review and edit the Tax Lots listed below.

Add tax lots by searching for an address or BBL:

Enter an address or BBL (ex 1001440001)

Tax Lots Included in This Project

3042230022 View in ZoLa (https://zola.planning.nyc.gov/bbl/3042230022)

Delete BBL ✖

Is this BBL part of the Development Site?

○ Yes ◉ No

Is only a portion of this lot included in the project area?

◉ Yes ○ No

3042230012 View in ZoLa (https://zola.planning.nyc.gov/bbl/3042230012)

Delete BBL ✖

Is this BBL part of the Development Site?

○ Yes ◉ No

Is only a portion of this lot included in the project area?

◉ Yes ○ No

3042230006 View in ZoLa (https://zola.planning.nyc.gov/bbl/3042230006)

Delete BBL ✖

Is this BBL part of the Development Site?

○ Yes ◉ No

Is only a portion of this lot included in the project area?

○ Yes ◉ No

3042230001 View in ZoLa (https://zola.planning.nyc.gov/bbl/3042230001)

Delete BBL ✖

Is this BBL part of the Development Site?

◉ Yes ○ No

Is only a portion of this lot included in the project area?

○ Yes ◉ No

Description of geography

Fill in if the Project Area and/or Development Site is irregular, especially large, or does not consist of tax lots.

The Project Area comprises of Lots 1, 6, p/o 12, and p/o 22 of Block 4223. The Development Site (Block 4223, Lot 1) is approximately 49,488 square feet in lot area. Lot 6 is an approximately 11,786 square foot lot; Lot 12 is an approximately 2,500 square foot lot; Only a 125 square foot portion toward the southern edge of Lot 12 is part of the Project Area. Lot 22 has a total area of approximately 1,489 sf of which approximately 1,147 square feet is part of the Project Area.

480 / 500

Proposed Development Site

The **Development Site** is the specific parcel(s) that the Applicant is seeking to develop. A Project Area and Development Site can be the same parcels of land or different, depending on the Actions being sought. For instance, a Special District may be mapped over a portion of a neighborhood (Project Area), but only certain parcels within it may be proposed for immediate development by the Applicant (Development Site).

Does the Application result in the development of 500,000+ ZSF of floor area?

○ Yes ◉ No

Is the Development Site a Landmark (New York City or other) or within a Historic District?

○ Yes ◉ No

Environmental Review

Who is the lead agency?

HPD

Clear

What is the CEQR number?

21HPD001K

What is the CEQR type?

○ Type I ○ Type II ◉ Unlisted

Proposed Actions

All Proposed Project Actions

Does this Project require a Legal Instrument to be recorded against the subject property?

○ Yes ◉ No ○ Unsure at this time

HA

Is this an action where the applicant is solely a public agency? *

◉ Yes ○ No

If this is a follow-up Action, indicate the previously approved Action Code

-- select an action --

Clear

ZM

Is this an action where the applicant is solely a public agency? *

◉ Yes ○ No

If this is a follow-up Action, indicate the previously approved Action Code

-- select an action --

Clear

ZR

ZR: MIH only. This information differentiates multiple Actions with the same Action Code.

Is this an action where the applicant is solely a public agency? *

◉ Yes ○ No

If this is a follow-up Action, indicate the previously approved Action Code

-- select an action --

Clear

Related Actions

List all site-specific Actions within the Project Area by the City, State, or Federal Government that have been approved or will be sought. Remember to describe them in more detail in the attached Project Description.

Add a Related Action:

Add Related Action

Housing Plans

The following questions relate to Housing Plans, Urban Renewal Areas, and Urban Development Action Areas Program (UDAAP) and the following Actions: HA, HC, HD, HG, HN, HO, HP, HU

Is a Designation being proposed?

◉ Yes (HA, HN, HG, possibly HU) ○ No (HC, HD, HO, HP, possibly HU)

Is a Housing Project Plan being proposed?

(•) Yes (HA, HN, HG) ( ) No (HC, HD, HO, HP, HU)

Is a Disposition being proposed?

(•) Yes (HA, HD) ( ) No (HC, HD, HG, HN, HO, HP, HU)

Type of Disposition?

HA (Urban Development Action Area - UDAAP) *

(•) Yes ( ) No

HD (Disposition of Urban Renewal Site) *

( ) Yes (•) No

Manner of Disposition

( ) General (•) Direct

From (Indicate City Agency) *

NYC Dept. of Housing Preservation and Development (HPD)

55 / 100

To (Indicate Sponsor/Developer/Purchaser/Lessee or Local Public Development Corp.) *

Sponsor selected by HPD

23 / 100

Restrictions and Conditions

If there are restrictions, attach a project description in the documents section that describes the restrictions.

(•) None (Pursuant to Zoning) ( ) Restricted

Subject Sites

List all sites that are subject to [HA,HC,...HU] Actions

Subject Site

Remove Subject Site ✖

Site Number

0 / 100

Borough

Brooklyn

8 / 100

Block

4223

4 / 5

Lot

1

1 / 250

Owner

The City of New York

20 / 25

Address

581 Grant Avenue

16 / 200

Existing Zoning

R5

2 / 20

Existing number of buildings

0

1 / 50

Existing stories in each building

N/A

3 / 30

Existing Uses

Municipal Parking Facility

26 / 100

Number of Occupied Commercial, Industrial or Institutional Facilities

0

Number of Occupied Dwelling Units

0

Number of Vacant Commercial, Industrial or Institutional Facilities

0

Number of Vacant Dwelling Units

0

Number of Current Employees at Occupied Facilities

0

Is the Site to be disposed?

(•) Yes ( ) No

Proposed Uses

Residential and Community Facility

34 / 100

Add a Subject Site:

Add Subject Site

Zoning Text Amendment

List all affected Zoning Resolution Sections, indicating their title and number. This section only applies to ZR actions.

Add a ZR Section:

Add a ZR Section

ZR Section

Delete ZR Section ✖

Zoning Section Number

Appendix F

10 / 25

Zoning Section Title

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

78 / 100

Zoning Map Amendment

What is the total area of all Zoning Lots in the area to the be rezoned?

40,000 to 69,999 square feet × ▼

List all Zoning Map changes

Zoning Map Change

Delete Zoning Map Change ✖

Zoning Section Map(s) Number

18a

3 / 100

Existing Zoning District(s)

R5

2 / 30

Proposed Zoning District(s)

R6

2 / 100

Add a Zoning Map Change:

Add Zoning Map Change

Racial Equity Report

Certain projects are subject to requirements to submit a Racial Equity Report on Housing and Opportunity under Local Law 78 of 2021 (https://www1.nyc.gov/assets/planning/download/pdf/data-maps/edde/local-law-78.pdf) . The below questions are to help identify whether your project is.

I am applying for ULURP actions with an acquisition or disposition of land to facilitate a proposed:

Non-residential use of at least 50,000 zoning square feet floor area

○ Yes ◉ No ○ Unsure at this time

New, enlarged, or converted residential building of 50,000 zoning square feet or more.

This can include City Map Amendments that result in acquisition or disposition of land (MM), ULURP UDAAP with disposition (HA), Site selection and Acquisition (PC), Acquisition (PQ), Urban Renewal Plans (HU), Disposition of urban renewal sites (HD), and Land Fill (ML) actions.

◉ Yes ○ No ○ Unsure at this time

The action(s) I am applying for are ULURP actions and would:

Increase permitted residential floor area by at least 50,000 zoning square feet

This applies to the change in zoning square feet permitted (not the CEQR increment, and not limited to the proposed project).

◉ Yes ○ No ○ Unsure at this time

Increase permitted non-residential floor area by at least 200,000 zoning square feet

This applies to the change in zoning square feet permitted (not the CEQR increment, and not limited to the proposed project).

○ Yes ◉ No ○ Unsure at this time

Decrease permitted residential floor area on at least four contiguous city blocks

This applies to the change in zoning square feet permitted (not the CEQR increment, and not limited to the proposed project). They need not be complete blocks.

○ Yes ◉ No ○ Unsure at this time

Decrease number of housing units on at least four contiguous city blocks

They need not be complete blocks. Only include the decrease of housing units where the action (usually a zoning map amendment (ZM)) changes permitted uses to restrict multifamily or two-family homes vis-à-vis what is currently allowed.

○ Yes ◉ No ○ Unsure at this time

I am applying for a Special Permit (ZS, RS), Zoning Map Amendment (ZM) and/or a Zoning Text Amendment (ZR) in a manufacturing district that would change permitted floor area or use regulations related to a building in the project area that contains at least 100,000 square feet of zoning floor area)

Applies to all M districts except for MX (paired M/R) districts. Changes to the amount of floor area allowed for a use or to the use regulations, not just changes to use of the property, fall into this category.

○ Yes ◉ No ○ Unsure at this time

I am applying for a Zoning Text Amendment (ZR) that affects 5 or more community districts

○ Yes ◉ No ○ Unsure at this time

The Landmarks Preservation Commission is requesting a report from the City Planning Commission on a historic district designation that affects four or more City Blocks (or portions thereof)

○ Yes ◉ No ○ Unsure at this time

Based on your answers, you will be required to submit a Racial Equity Report before Public Review begins.

Preparing the Racial Equity Report

Report guidance is available on DCP's website (https://www1.nyc.gov/site/planning/data-maps/edde/edde-overview.page), the report must include:

- A community profile downloaded from the Equitable Development Data Explorer (EDDE) (https://equitableexplorer.planning.nyc.gov/map/data/district)

- A narrative statement of how the project relates to the City's goals and strategies to affirmatively further fair housing (https://wherewelive.cityofnewyork.us/)
- Project specific data about anticipated housing units and jobs

Please attach the Racial Equity Report as a PDF for your project

Attach Racial Equity Report Files

Choose Files

You can upload up to 1GB of files. Do not use special characters in the file name. Upload only PDF files.

Attached Documents

Land use applications consist of a land use application form and attachments that clearly describe the proposed land use actions and any development that may be facilitated by, or approved, as a part of the proposed actions.

Applicants may consider using the Applicant Maps Tool (https://applicantmaps.planning.nyc.gov/) to produce some of the maps required as part of the land use applications. The tool makes the production of required maps less time consuming to prepare and eliminates the need for costly drafting or GIS software.

Note: Please be advised that all materials submitted to the New York City Department of City Planning (DCP) in connection with the application may be placed on the DCP website and used in DCP presentations regarding the application. These materials may also be subject to production by DCP pursuant to the Freedom of Information Law (FOIL) in Article 6 of the Public Officers Law.

Applicants should also refer to the "Preparation of Land Use and Environmental Applications" (https://www1.nyc.gov/site/planning/applicants/applicant-portal/step3-preparation-applications.page) page of the DCP Website.

One or more document uploads is required.

Attachments

Choose Files

The size limit for each file is 50 MB. You can upload up to 1 GB of files.

Saved

Submit

- **Primary Contact**
- **Site Information**
- **Applicant Team**
- **Proposed Project Area**
- **Environmental Review**
- **Proposed Actions**
- **Related Actions**
- **Housing Plans**
- **Subject Sites**
- **Zoning Text Amendment**
- **Zoning Map Amendment**
- **Racial Equity Report**

If something isn't working, you can't see your data, or you need assistance, please contact City Planning at ZAP_feedback_DL@planning.nyc.gov (mailto:ZAP_feedback_DL@planning.nyc.gov) or 212-720-3300 (tel:212-720-3300).