LR Item 3: Description of Proposal
Constellation CB 3
Block 1483, Lots 35-36
Block 1556, Lots 33-35
ULURP Project ID: 2021K0337

May 29, 2025

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD") proposes designation of an Urban Development Action Area ("UDAA"), project approval of an Urban Development Action Area Project ("UDAAP"), and disposition of City-owned land to facilitate the development of two new construction buildings with approximately 34 affordable homeownership units ("Proposed Development"). The Proposed Development will be developed on five vacant City-owned lots located in the Bedford-Stuyvesant neighborhood of Community District 3 in Brooklyn (collectively, "Project Area"). The Project Area is made up of two Development Sites consisting of:

- Development Site 1: 908-910 Madison Street (Block 1483, Lots 35 and 36)
- Development Site 2: 1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35)

2. Background

Development Site 1 was mapped in an R6 zoning district with a C1-1 commercial overlay at the adoption of the Zoning Resolution ("ZR") in 1961. Development Site 2 was originally mapped as an M1-1 zoning district at the adoption of the ZR in 1961. Both sites were rezoned in 2007 to an R6B zoning district and a M1-1/R7D (MX-10) zoning district, respectively, as a result of the City-sponsored Bedford-Stuyvesant Rezoning (C 070447 ZMK, N 070448 ZRY). The Bedford-Stuyvesant Rezoning aimed to preserve neighborhood scale and character, maintain opportunities for mid-rise apartment buildings along appropriate corridors, and allow for residential growth incentivizing affordable housing development along the Fulton Street transit and retail corridor.

Previous Land Use Approvals:

In 1979, the City Planning Commission ("CPC") approved the sale of part of Development Site 2 (Block 1556, Lot 34), with the restriction that the newly constructed building be owner-occupied for three years (C 790246 PPK). The Board of Estimate approved the application on December 6th, 1979. The site remains vacant and under City ownership.

In 2001, the Department of General Services submitted a ULURP application to approve the unrestricted disposition of 43 parcels in Brooklyn, including Development Site 1 (Block 1483, Lots 35 and 36) and part of Development Site 2 (Block 1556, Lots 33 and 35). The CPC approved the application on February 28th, 2001 (C 000297 PPK). The City Council approved the application on April 25th, 2001, with modifications (Resolution No. 1896-2001). The City Council Resolution approved the disposition of the portion of Development Site 2 in the application but removed Development Site 1 from the application. Both Development Sites remain vacant and under City ownership.

City of Yes for Housing Opportunity (N 240290 ZRY), a citywide zoning text amendment aimed to increase housing development in response to New York City's housing crisis was approved on December 5, 2024.

Urban Renewal Plan:

Development Site 2 was designated as Site 107 under the Central Brooklyn Urban Renewal Plan ("URP"). This designation permitted residential uses in accordance with the Zoning Resolution, but the URP, which was originally approved in 1968 (CP-20511), expired in 2009.

Request for Qualifications ("RFQ"):

In 2014, HPD issued a Request for Qualifications ("RFQ") in accordance with *Housing New York: A Five Borough, Ten Year Plan*, which committed to the preservation or new construction of 200,000 units of affordable housing by 2024.[1] The RFQ invited applicants to submit development qualifications for the design and construction of high-quality, new construction, affordable housing development projects on vacant and underutilized public sites. The goal of the RFQ was to promote neighborhood revitalization across the city through infill developments that would expand opportunities for affordable homeownership and create small multifamily affordable rental buildings. The initiative served the Plan's goal of fostering diverse, thriving neighborhoods and building new affordable housing for all New Yorkers.

The RFQ identified sites in several neighborhoods throughout the city. The development sites in this application were part of the Bed-Stuy East and Weeksville cluster, which consisted of 22 development sites across five community districts providing approximately 138 affordable homeownership units. The cluster was subsequently divided into two sub-clusters—Mosaic and Constellation. The Mosaic project cluster includes 14 sites and provides a total of approximately 42 affordable homeownership units with four or fewer units per building. The Mosaic project received the required UDAAP approvals from the City Council on December 9, 2021 (Resolution No. 1846).

The Constellation project consists of eight new buildings providing a total of approximately 96 affordable homeownership units across four community districts. The two Development Sites in Community District 3 that are the subject of this ULURP application are part of the Constellation cluster. Additionally, there are two sites in Community District 5, three sites in Community District 16, and one site in Community District 17, which are part of separate, but related ULURP applications.

3. Description of the Surrounding Area

Development Sites 1 and 2 are located approximately one mile apart in the Bedford-Stuyvesant neighborhood of Brooklyn's Community District 3. This neighborhood has a mix of residential, commercial, and community facility uses.

Development Site 1:

There are several zoning districts mapped within the 600-foot radius surrounding Development Site 1 (Block 1483, Lots 35 and 36). Development Site 1 is currently mapped as an R6B zoning district, which permits medium-density contextual residential developments. Immediately to the east is mapped with an R6 zoning district, and immediately north is mapped C4-4L, a zoning district tailored for significant commercial corridors with elevated trains. It permits regional commercial development in high traffic areas and is equivalent to an R7A residential zoning district. To the southeast of Development Site 1, there is an R7-1 district with a C2-4 commercial overlay mapped along Ralph Avenue, and to the northeast of Development Site 1, an

[1] The Plan was updated in 2017 and increased the commitment to the preservation or new construction of 300,000 units of affordable housing by 2026.

R6 district with a C1-3 commercial overlay is mapped along Broadway. Both C2-4 and C1-3 are commercial overlay districts mapped within residential districts to serve retail needs. These districts are usually mapped within lower- and medium-density areas.

R6B zoning districts are typical of traditional row house districts, such as those found in Bedford-Stuyvesant. These districts are intended to preserve the existing medium density residential streetscape. The maximum floor area ratio ("FAR") in R6B districts is 2.0 for standard residences, and 2.4 for buildings with Qualifying Affordable Housing ("QAH") or Qualifying Senior Housing. In R6B districts, buildings have a required base height between 30 and 45 feet. The maximum building height for standard residences and QAH or Qualifying Senior Housing is 55 and 65 feet, respectively. Curb cuts are prohibited on lots with less than 40 feet of frontage, and street walls must be consistent with adjacent buildings.

The area surrounding Development Site 1 is primarily residential but contains a variety of building types and land uses, including community facility, mixed-use residential, and commercial uses. Residential uses in the surrounding area range from low-rise row houses to multi-family apartment buildings. The majority of residential buildings are three- to five-story multifamily walk-up buildings. Development Site 1 is located one block west from Broadway, a major commercial corridor. Building forms along Broadway range from one-story commercial buildings to multifamily mixed-use buildings with ground-floor commercial.

There are a number of schools in the area surrounding Development Site 1, including Brooklyn High School for Law and Technology on Broadway, and PS 309: The George E. Wibecan Preparatory Academy one block west on Monroe Street. There are also several religious institutions in the area including Nitra Yeshiva, Williamsburg AME Zion Church, Mt. Zion Church of Christ, and Light Everlasting Church Ministries.

There are several pockets of open space in the surrounding area, including PO Reinaldo Salgado Playground, located to the northwest of the Development Site on Monroe Street, and the Madison Community Greenthumb Garden, which is located on the same block as Development Site 1. Additionally, the Umoja Garden, another Greenthumb location, is located southeast of the Development Site at the corner of Broadway and Putnam Avenue.

Development Site 1 is well served by public transportation. The B47, which has a stop 0.2 miles from Development Site 1, runs north-south on Ralph Avenue providing service between Kings Plaza and Bedford-Stuyvesant. The B52, which also has a stop 0.2 miles from Development Site 1, runs east-west on Gates Avenue providing service between Downtown Brooklyn and Ridgewood. The Q24 has a stop 0.1 miles away from Development Site 1 and runs along Broadway providing service between Bedford-Stuyvesant and Jamaica. Additionally, Development Site 1 is located 0.2 miles from the Gates Avenue Subway Station, which is served by the J and Z subway lines.

Development Site 2:

The area within the 600-foot radius surrounding Development Site 2 (Block 1556, Lots 33, 34, and 35) is characterized by a variety of land uses, building types, and zoning districts. Development Site 2 is currently mapped within an MX-10 mixed-use zoning district, or an M1-1/R7D equivalent, which is a Special Mixed-Use District that permits mixed residential and light industrial uses in proximity to each other. South of the Development Site 2 along Atlantic Avenue is mapped as an M1-1 zoning district, permitting light industrial uses as well as wholesale service and storage facilities and further south is a R6 zoning district with a C1-3 commercial overlay along Pacific Street. North of Development Site 2, there is an R6B zoning district, while east of the site there are R6B, R8A/C2-4, R8A and M1-1/R7D (MX-10) zoning districts.

Special Mixed-Use Districts, like MX-10, are intended to enhance the vitality of existing mixed-use neighborhoods and expand opportunities where residential and industrial uses can exist in proximity to each other. Residential uses in this district are subject to R7D bulk regulations. R7D zoning districts are contextual medium-density apartment districts along transit corridors. The

maximum FAR in R7D districts is 4.66, or 5.6 with QAH or Qualifying Senior Housing. The base height of a new building must be between 60 and 85 feet, with a maximum height of 105 feet. If the building has QAH, the maximum base height is 95 feet and the building height may rise to 125 feet. Manufacturing uses in this district are subject to M1-1 bulk regulations. The maximum FAR in M1-1 districts is 1.0.

Land uses in the area surrounding Development Site 2 vary widely and include one- and two-family buildings, multifamily walk-up and elevator buildings, mixed residential and commercial buildings, commercial and office buildings, industrial and manufacturing, transportation, parking, and public facilities. Building typologies range from multifamily buildings to one-story stand-alone commercial buildings with parking lots, such as gas stations.

There are a number of community facilities and religious institutions within a 600-foot radius of Development Site 2, including the Shirley Chisholm Day Care on Pacific Street, the Brooklyn Children's Center on Bergen Street, Truth Center of Divine Awareness on Ralph Avenue, St. Marks UMC Headstart on Herkimer Street, Mt. Calvary UFW Baptist Church on Howard Avenue, Antioch Church of Christ Disciples on Herkimer Street, and CAMBA, a non-profit community services organization, on Fulton Street.

There are also a few playgrounds in the surrounding area, including South Pacific Playground on Pacific Street and Howard Avenue, Hilltop Playground on Hopkinson Avenue, and Farmers Garden on Bergen Street.

Development Site 2 is located on Atlantic Avenue, a major commercial and transportation corridor that runs east-west through Brooklyn. The Long Island Railroad ("LIRR") runs through the middle of Atlantic Avenue, separating east and west bound traffic. The closest LIRR station is the East New York stop located approximately one mile from Development Site 2. The closest subway station is located 0.1 miles north of Development Site 2 at Ralph Avenue, which is served by the C train. Development Site 2 is also served by the B47 bus that runs north-south along Ralph Avenue providing service between Kings Plaza and Bedford-Stuyvesant and the B25 providing service between Downtown Brooklyn/DUMBO and Broadway Junction.

4. **Description of the Proposed Project Area/Development Sites**

The Project Area consists of two vacant City-owned, non-contiguous sites (comprising five tax lots) located within the Bedford Stuyvesant neighborhood in Brooklyn.

Development Site 1 – *908-910 Madison Street (Block 1483, Lots 35 and 36)* comprises two contiguous lots totaling approximately 6,000 square feet of lot area. Development Site 1 is located at the southwest corner of Madison Street and Howard Avenue. It has approximately 60 feet of frontage on Madison Street and extends for a depth of 100 feet along Howard Avenue. It is currently vacant and zoned R6B with a maximum residential FAR of 2.0 or 2.4 with QAH or Qualifying Senior Housing. Development Site 1 is located within the Inner Transit Zone and a FRESH zone.

Development Site 2 – *1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35)* comprises three contiguous lots totaling approximately 4,092 square feet of lot area. It is located on the northern side of Atlantic Avenue between Ralph Avenue to the west and Prescott Place to the east. It has approximately 44.33 feet of frontage on Atlantic Avenue and extends to approximately 98.5 feet at the western edge of the site, and 80 feet at the eastern edge of the site. It is currently vacant and zoned MX-10 with a maximum residential FAR of 4.66 or 5.6 with QAH or Qualifying Senior Housing. Development Site 2 is located within the Inner Transit Zone and a FRESH zone.

5. **Description of Proposed Development**

The Proposed Development will include two buildings, one on each of the two development sites, resulting in a total of approximately 34 affordable homeownership units.

Development Site 1 – *908-910 Madison Street (Block 1483, Lots 35 and 36)*

Development Site 1 will be a new four-story building with approximately 13,976 zoning square feet of residential floor area. The proposed building will contain approximately 14 affordable homeownership units and will rise to a height of approximately 45 feet. The proposed building will be set back approximately nine feet from the lot line to allow for landscaping in the front of the building and provide privacy to ground-floor residences facing the street. The building entrance will be located on the western side yard, where there will also be a landscaped recreation area accessible to building tenants. All units will have central air-conditioning, high-performance windows, and individual control over heating and cooling. The building's cellar will have a bike storage room, a central laundry room, a rubbish room with a chute and compactor, and tenant storage space. The building will also be solar-ready. Pursuant to ZR 25-211, parking is not required for dwelling units located within the Inner Transit Zone; therefore, no parking is proposed for this site.

Development Site 2 – *1901-1903A Atlantic Avenue (Block 1556, Lots 33, 34, and 35)*

The proposed building on Development Site 2 will be a new seven-story building with approximately 18,903 zoning square feet of residential floor area. The proposed building will contain approximately 20 affordable homeownership units and will rise to a height of approximately 70 feet. The proposed building will be set back approximately 11 feet from the lot line to allow for landscaping in the front of the building and provide privacy to ground-floor residences facing the street and will include a rear yard accessible to all building tenants through the building's rear exit on the ground floor. All units will have central air-conditioning, high-performance windows, and individual control over heating and cooling. The building's cellar will have a bike storage room, a central laundry room, a rubbish room with a chute and compactor, and tenant storage space. The building will comply with Enterprise Green Community standards. Pursuant to ZR 25-211, parking is not required for dwelling units located within the Inner Transit Zone; therefore, no parking is proposed for this site.

6. **Actions Necessary to Facilitate the Proposal**

HPD proposes the following actions to facilitate the Proposed Development:

Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project: The Project Area consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. The Project Area is therefore eligible to be an Urban Development Action Area and the Proposed Development is therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property: The Project Area (Block 1483, Lots 35 and 36 and Block 1556, Lots 33, 34, and 35) will be conveyed to a sponsor to be selected by HPD.

7. **Conclusion**

HPD is seeking designation of a UDAA and approval of a UDAAP, and disposition of City-owned land to facilitate the development of two new residential buildings with approximately 34 affordable homeownership units in Brooklyn Community District 3. The Proposed Development contributes to the development of affordable housing for the City's most vulnerable residents.