

LIVONIA 4

C 220427 HAK
C 220428 HUK
C 220429 ZMK
N 220430 ZRK

CPC Review Session
Pre-Hearing
August 22, 2022

NYC PLANNING

Project Overview

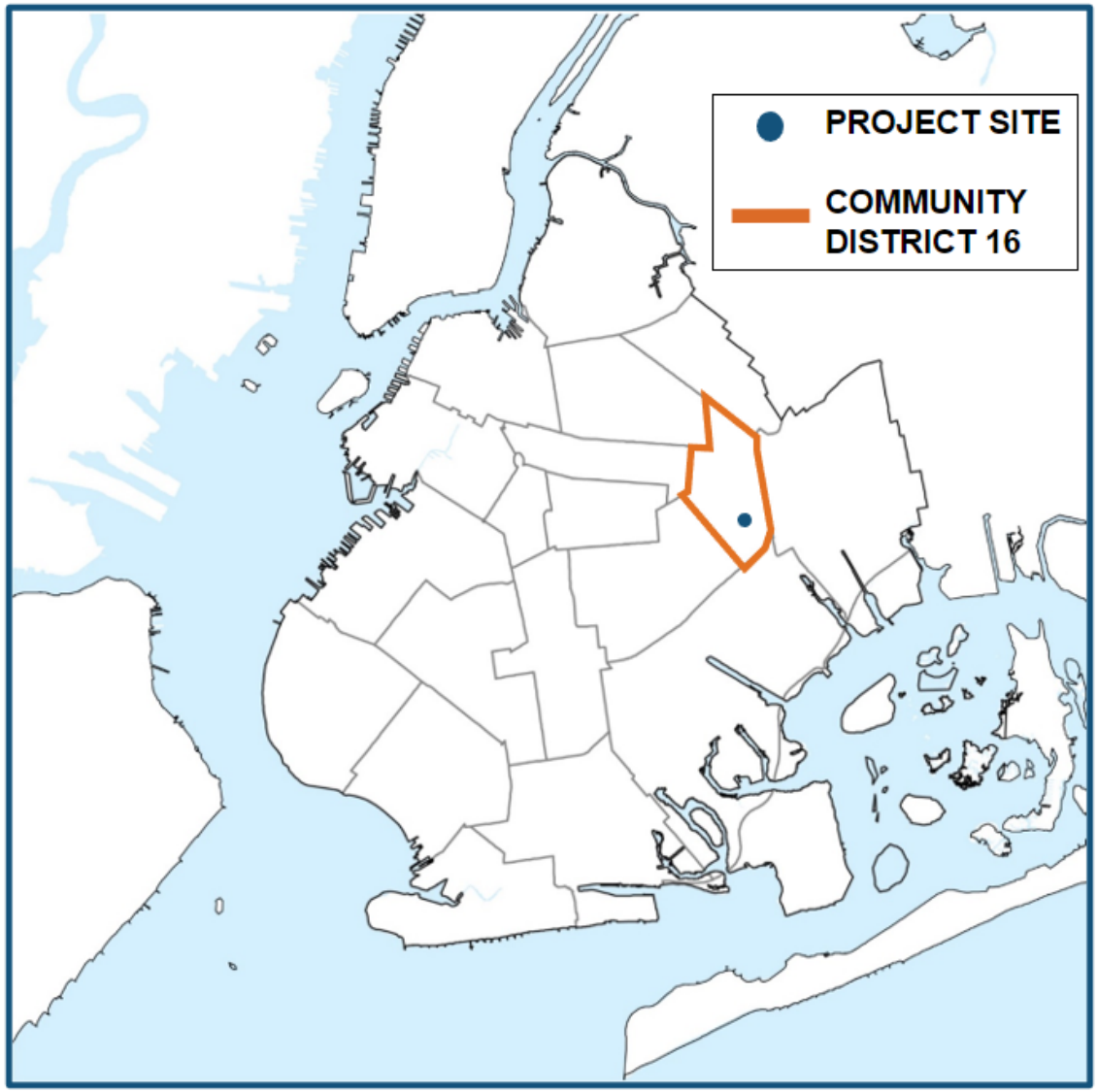
Applicant: Department of Housing Preservation and Development (HPD)

Actions:

- Urban Development Action Area Designation (UDAAP), Project Approval, and Disposition of City-Owned Property (HA)
- Urban Renewal Plan (URP) Amendment (HU)
- Zoning Map Amendment (ZM)
- Zoning Text Amendment (ZR)

Proposed Development:

- Four new 100%-affordable, 11- and 12-story mixed-use buildings, totaling 439,000 square feet,
- Approximately 498 dwelling units,
- Along Livonia Avenue in Brownsville, Community District 16, Brooklyn.





SITE THEMES

CHRISTOPHER-GLENMORE:
INNOVATION AND ENTREPRENEURSHIP

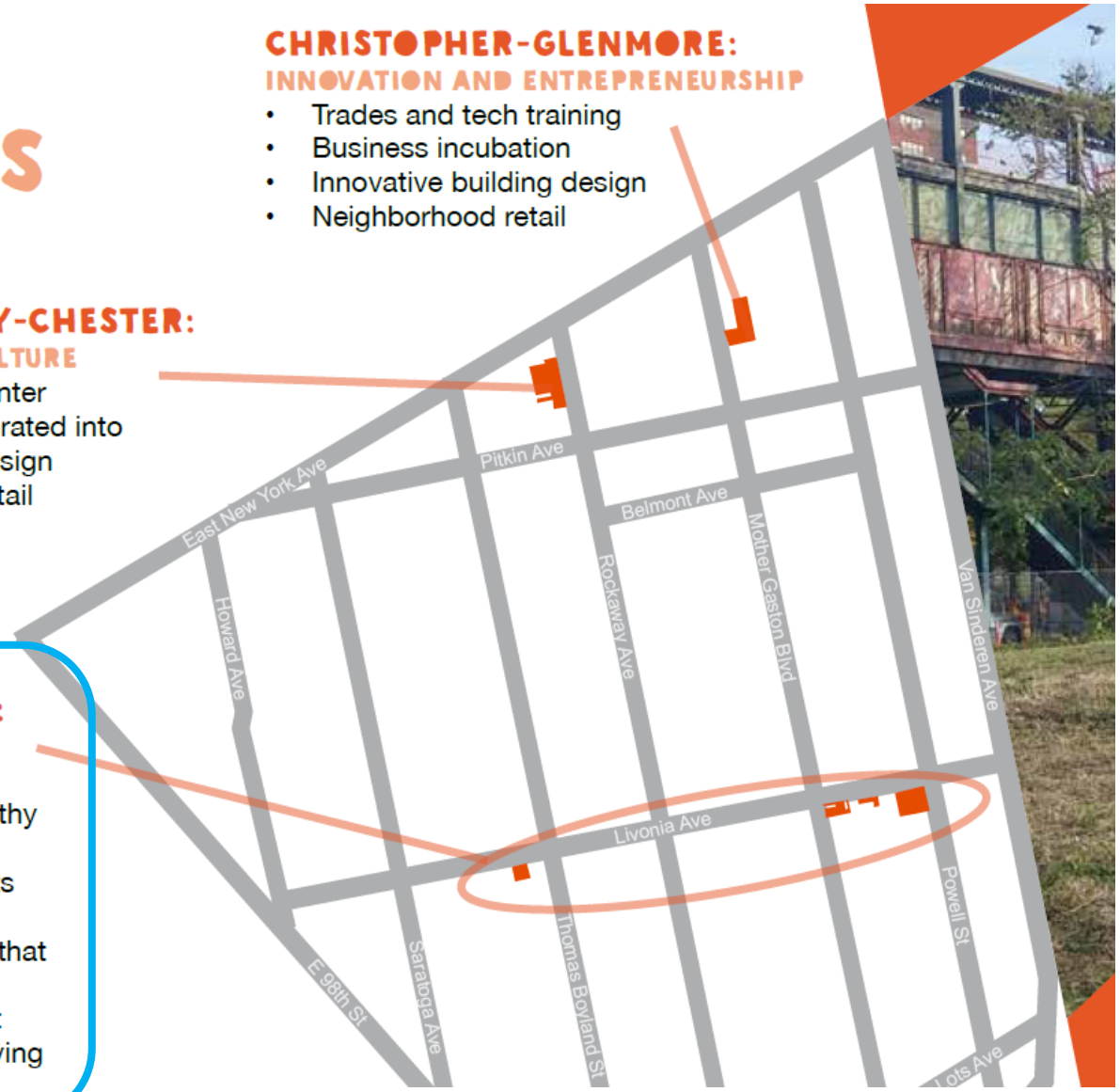
- Trades and tech training
- Business incubation
- Innovative building design
- Neighborhood retail

ROCKAWAY-CHESTER:
ARTS AND CULTURE

- Cultural center
- Art incorporated into building design
- Creative retail

LIVONIA AVENUE:
HEALTHY LIVING AND FOOD SYSTEMS

- Gardening and healthy food stores
- Sit-down restaurants
- Services and community spaces that promote health
- Building design that promotes healthy living

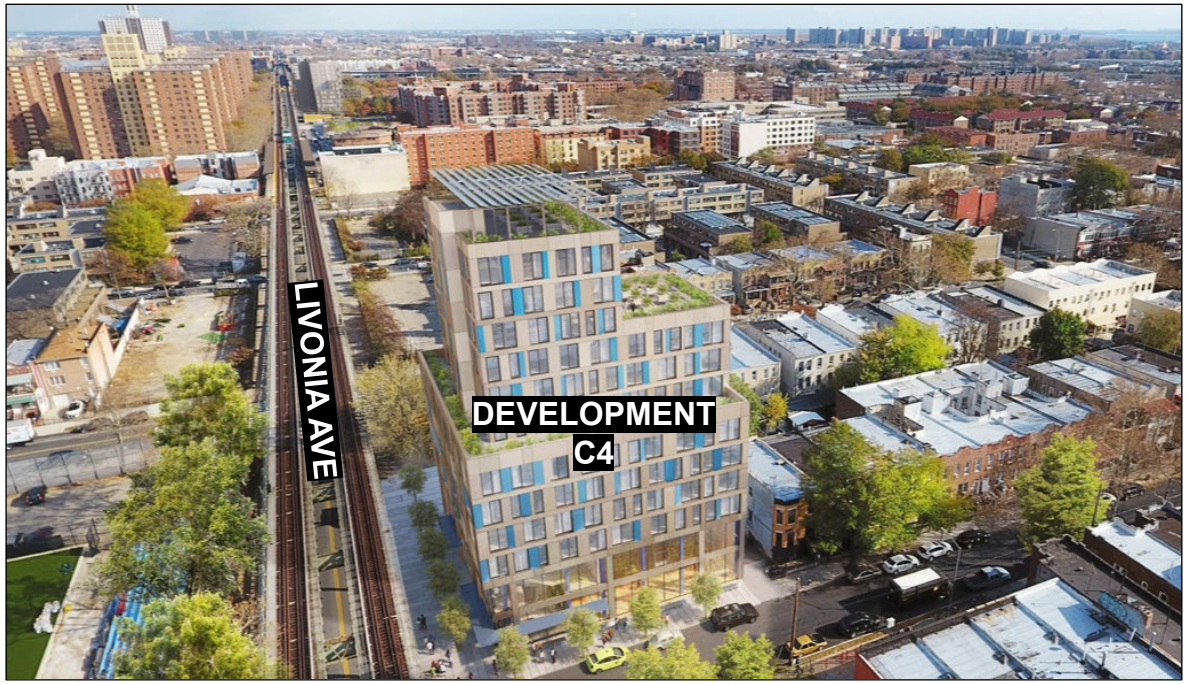


Proposed Development

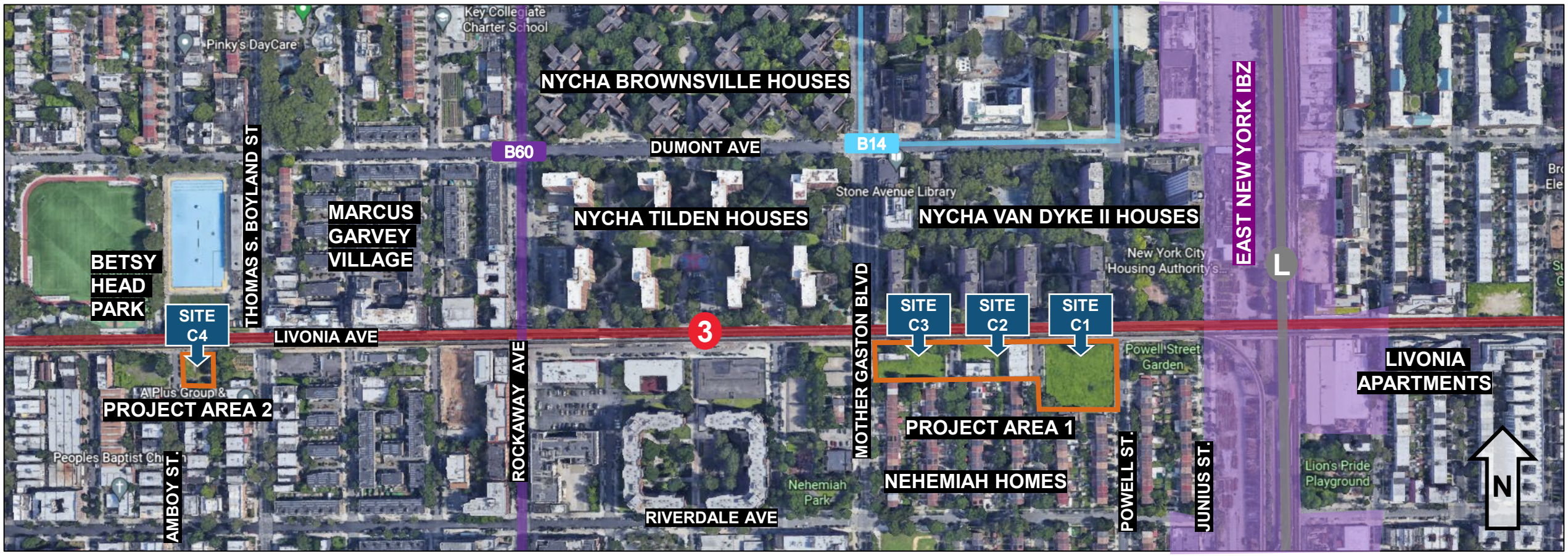
The proposed development consists of four new buildings containing approximately 430,284 square feet of floor area.

- 311,363 square feet of residential floor area
- 14,313 square feet of commercial floor area
- 46,747 square feet of community facility floor area
- 57,861 square feet of community facility with sleeping accommodations
- Approximately 498 affordable dwelling units
- 15 parking spaces





Surrounding Area



Area Map – Project Area 1

Livonia Avenue Rezoning, Brooklyn
Area Map

Block: 3811, Lots: 17 (p/o), 18, 19, 21, 23, 24, 25, 26, 27 & 124
Block: 3812, Lots: 17 (p/o), 18, 19, 20, 21, 22, 24 & 121
Block 3813, Lot 115

Project Information
- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

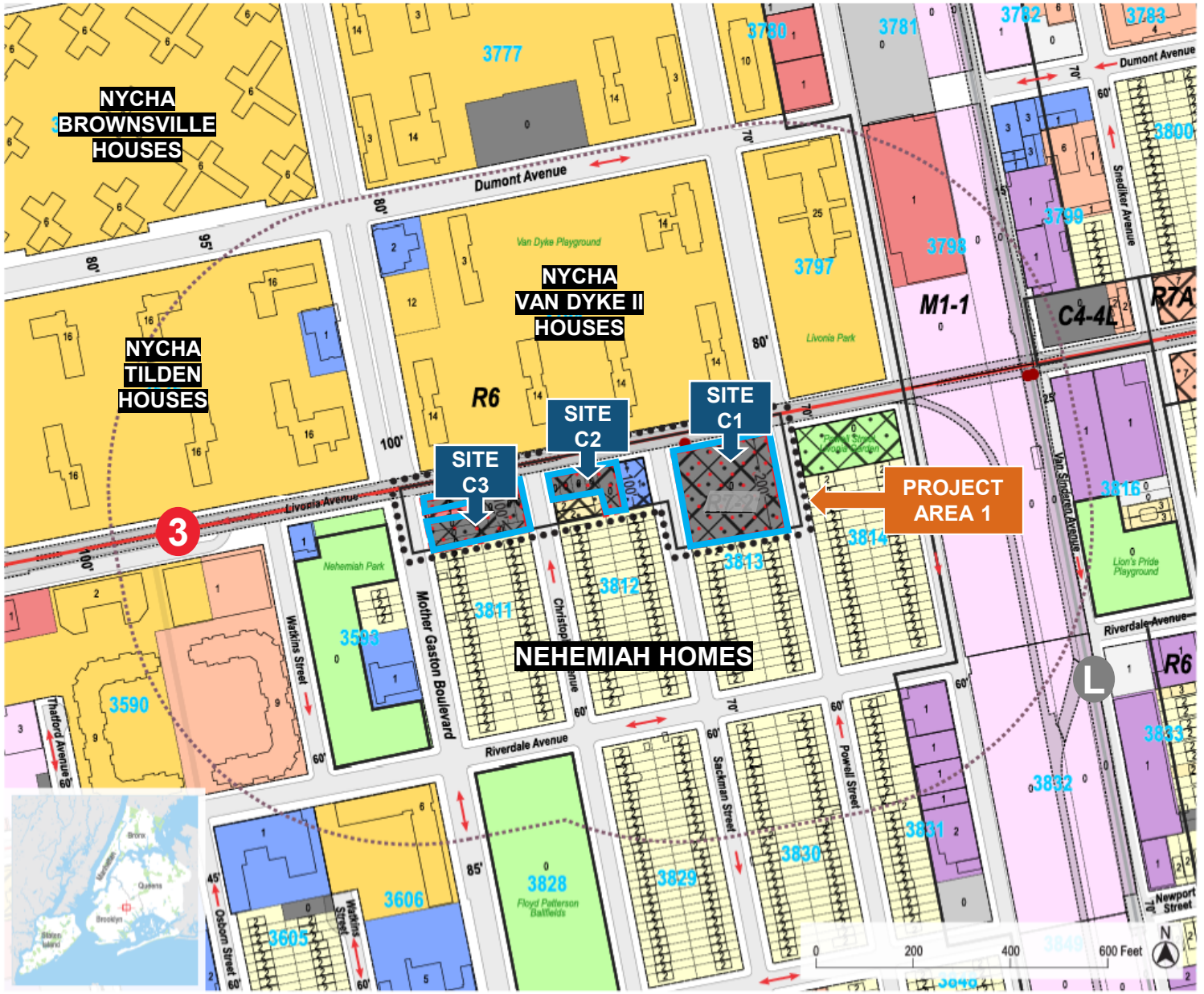
C1-1	C2-1	Zoning Districts
C1-2	C2-2	Special Districts
C1-3	C2-3	
C1-4	C2-4	
C1-5	C2-5	

- Subway Entries
- 5037 Block Numbers
- Property Lines
- 5 Number of Floors
- Elevated Rail Structure / Roadway Overpass

Land Uses
- One & Two Family Residential Buildings
- Multi-Family Residential Buildings (Walk-up)
- Multi-Family Residential Buildings (Elevator)
- Mixed Residential & Commercial Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- No Data/Other

November 2019

Urban Cartographics



Area Map – Project Area 2

Livonia Avenue Rezoning, Brooklyn

Area Map

Block: 3586, Lots: 26, 40, 41, 42, 43, 44 & 45

Project Information

- 600' Radius
- Development Site
- Area Proposed to be Rezoned

Existing Commercial Overlays & Zoning Districts

C1-1	C2-1	Zoning Districts	
C1-2	C2-2	Special Districts	
C1-3	C2-3		
C1-4	C2-4		
C1-5	C2-5		

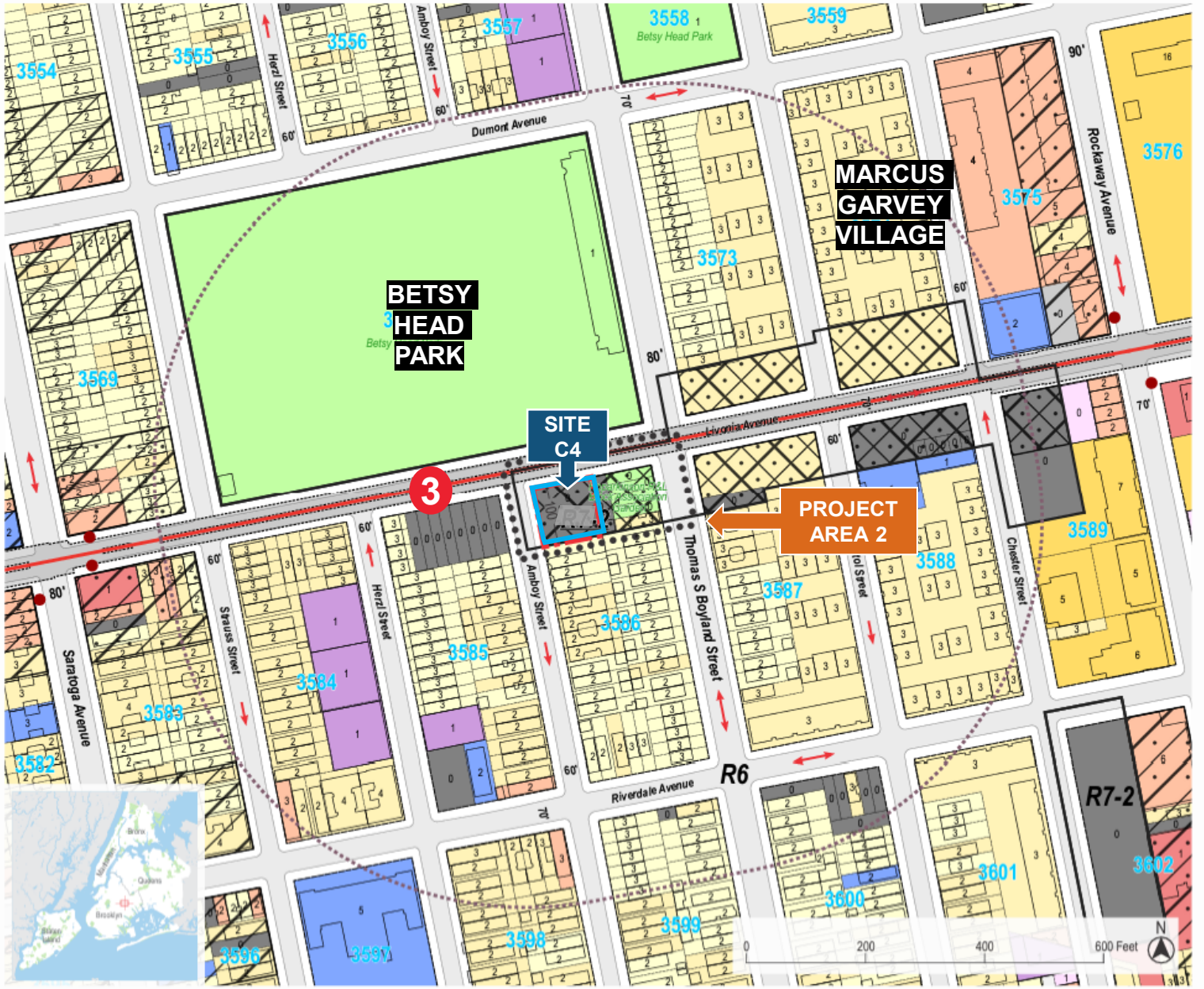
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November 2019

Urban Cartographics



Project Area 1



PROJECT AREA

DEVELOPMENT SITE

NYC PLANNING

Project Area 1 - Site C1 - Powell Street & Livonia Avenue



PROJECT AREA

DEVELOPMENT SITE

NYC PLANNING

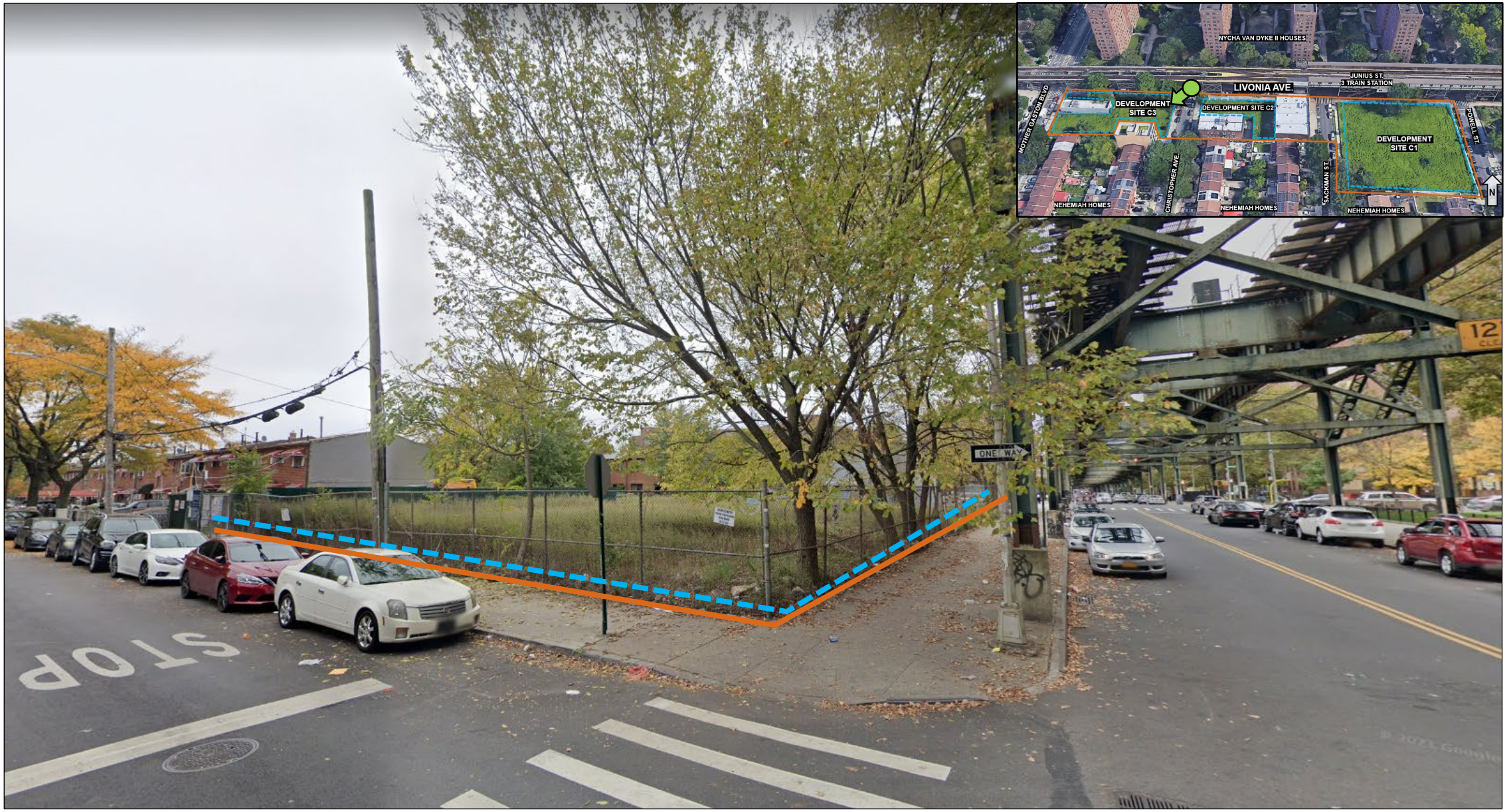
Project Area 1 – Site C2 - Christopher Avenue and Livonia Avenue



PROJECT AREA

DEVELOPMENT SITE

Project Area 1 – Site C3 - Christopher Avenue and Livonia Avenue



PROJECT AREA

DEVELOPMENT SITE

Project Area 2



PROJECT AREA

DEVELOPMENT SITE

NYC PLANNING

Project Area 2 – Site C4 - Amboy Street and Livonia Avenue



PROJECT AREA

DEVELOPMENT SITE

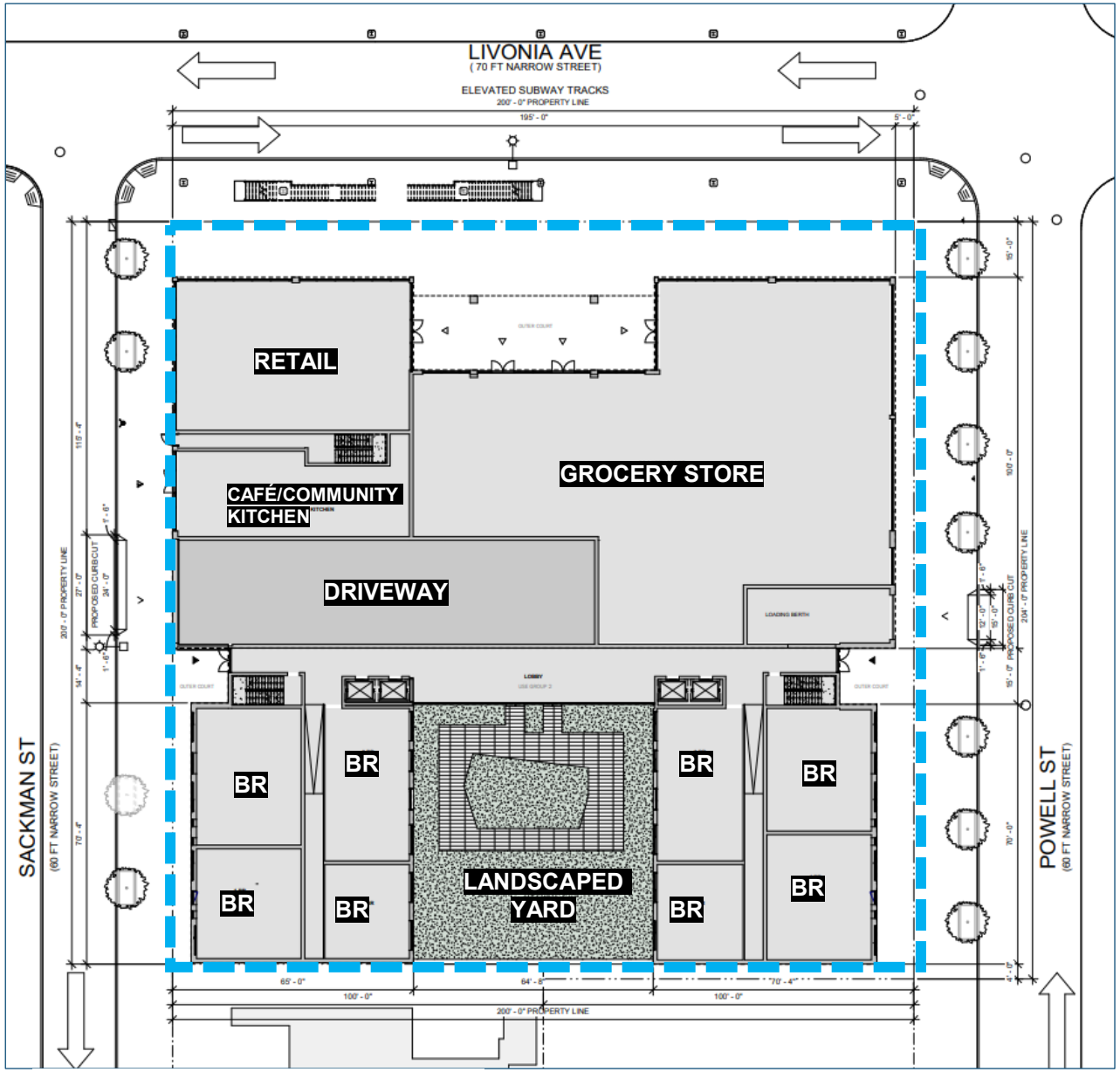
NYC PLANNING

Proposed Development Site C1 (Project Area 1)



- 12-story building
- 207,905 square feet of floor area (5.15 FAR)
- 225 affordable rental units
- 8,735 square foot supermarket, 3,929 square feet of local retail, 13,045 square foot rooftop garden with a greenhouse
- 15 parking spaces

Ground Floor Plan Site C1 (Project Area 1)





DEVELOPMENT SITE

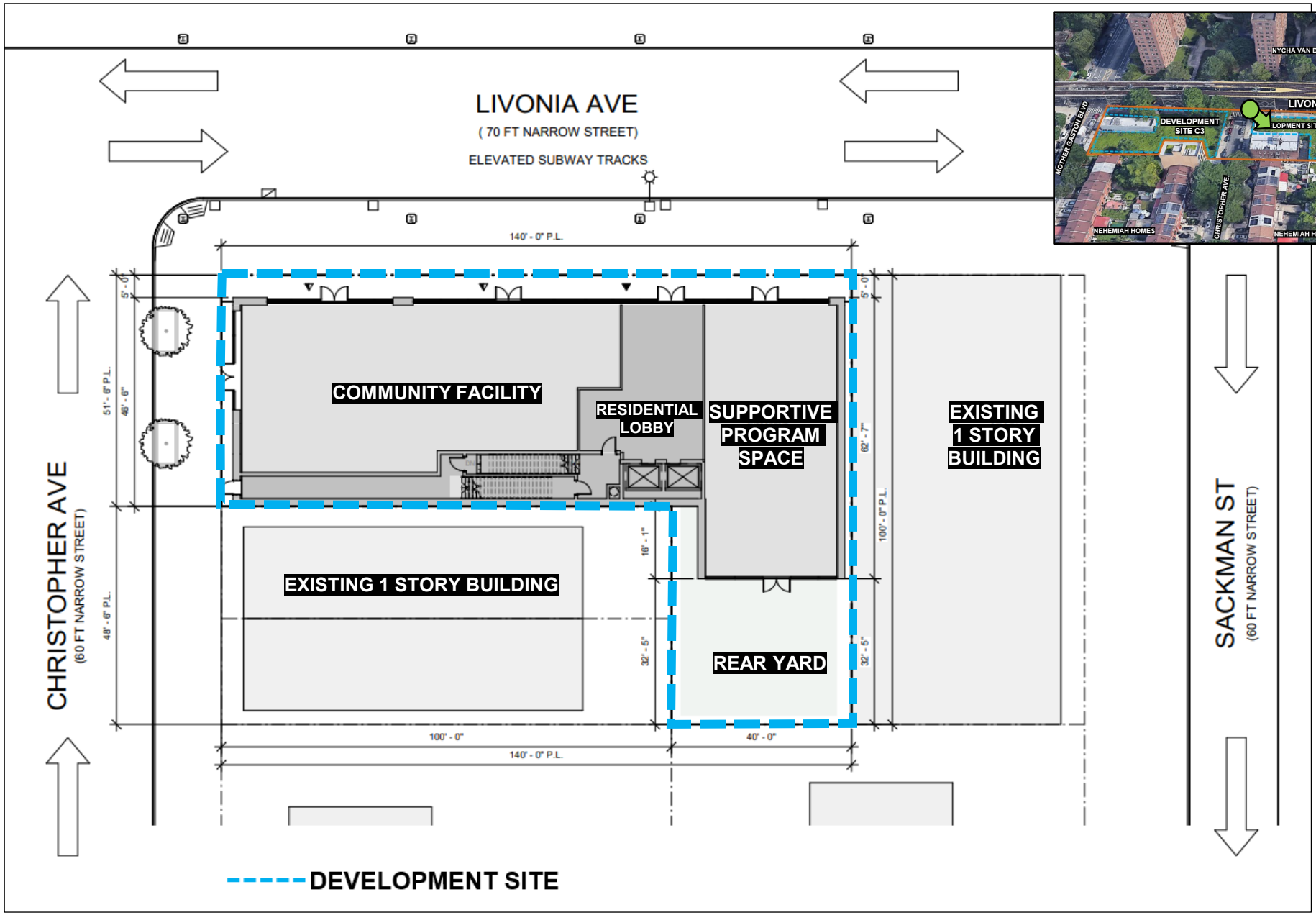
Proposed Development Site C2 (Project Area 1)





- 11-story, mixed-use building
- 53,490 square feet of floor area (5.84 FAR),
- 80 supportive housing units
- 4,799 square foot office and meeting space for a youth drop-in center

Ground Floor Plan Site C2 (Project Area 1)





Proposed Development Site C3 (Project Area 1)





- 12-story, mixed-use building
- 103,837 square feet of floor area (5.61 FAR)
- 139 senior housing units,
- 1,649 square feet of ground-floor local retail, 9,700 square foot senior center

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Ground Floor Plan Site C3 (Project Area 1)



LIVONIA AVE
(70 FT NARROW STREET)
ELEVATED SUBWAY TRACKS

MOTHER GASTON BLVD
85 FT WIDE STREET)

CHRISTOPHER AVE
(60 FT NARROW STREET)

LANDSCAPED ACTIVITY SPACE

EXISTING 1 STORY BUILDING

SENIOR CENTER

COMMERCIAL

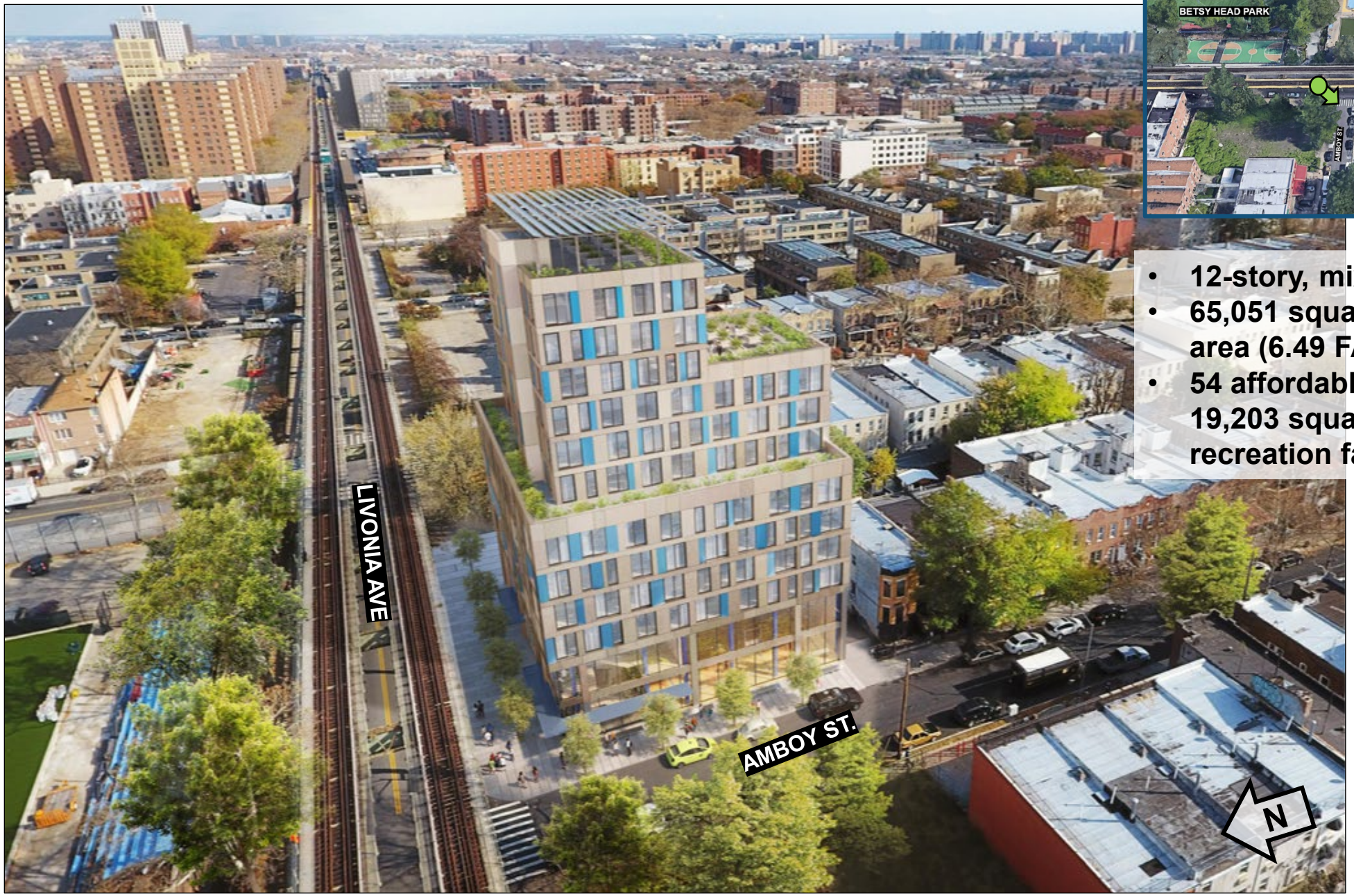
RESIDENTIAL LOBBY

EXISITING BUILDING

EXISITING BUILDING

DEVELOPMENT SITE

Proposed Development Site C4 (Project Area 2)

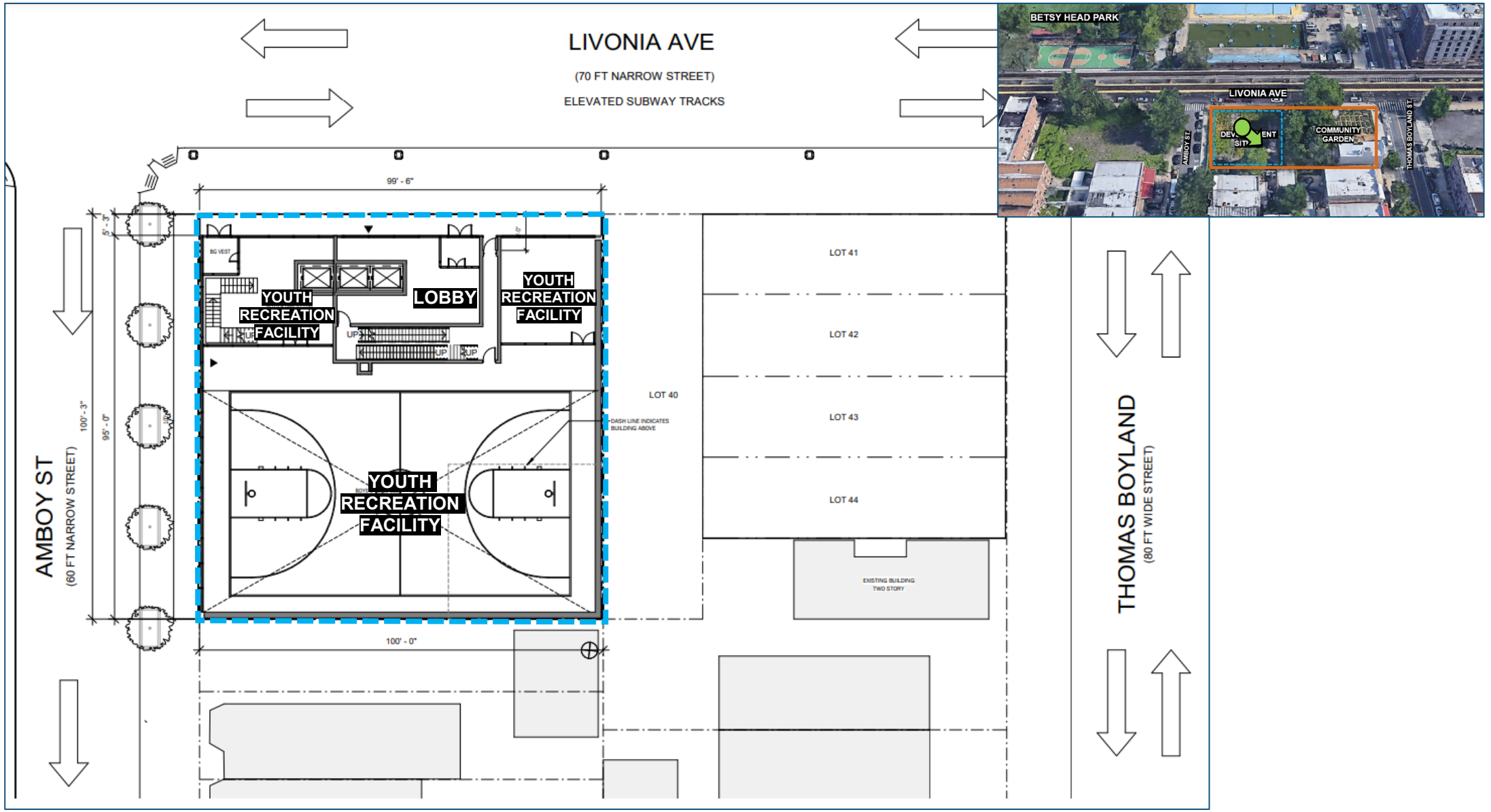




- 12-story, mixed-use building
- 65,051 square feet of floor area (6.49 FAR)
- 54 affordable dwelling units
  19,203 square foot youth recreation facility

NYC PLANNING

Ground Floor Plan Site C4 (Project Area 2)



DEVELOPMENT SITE

Proposed Actions

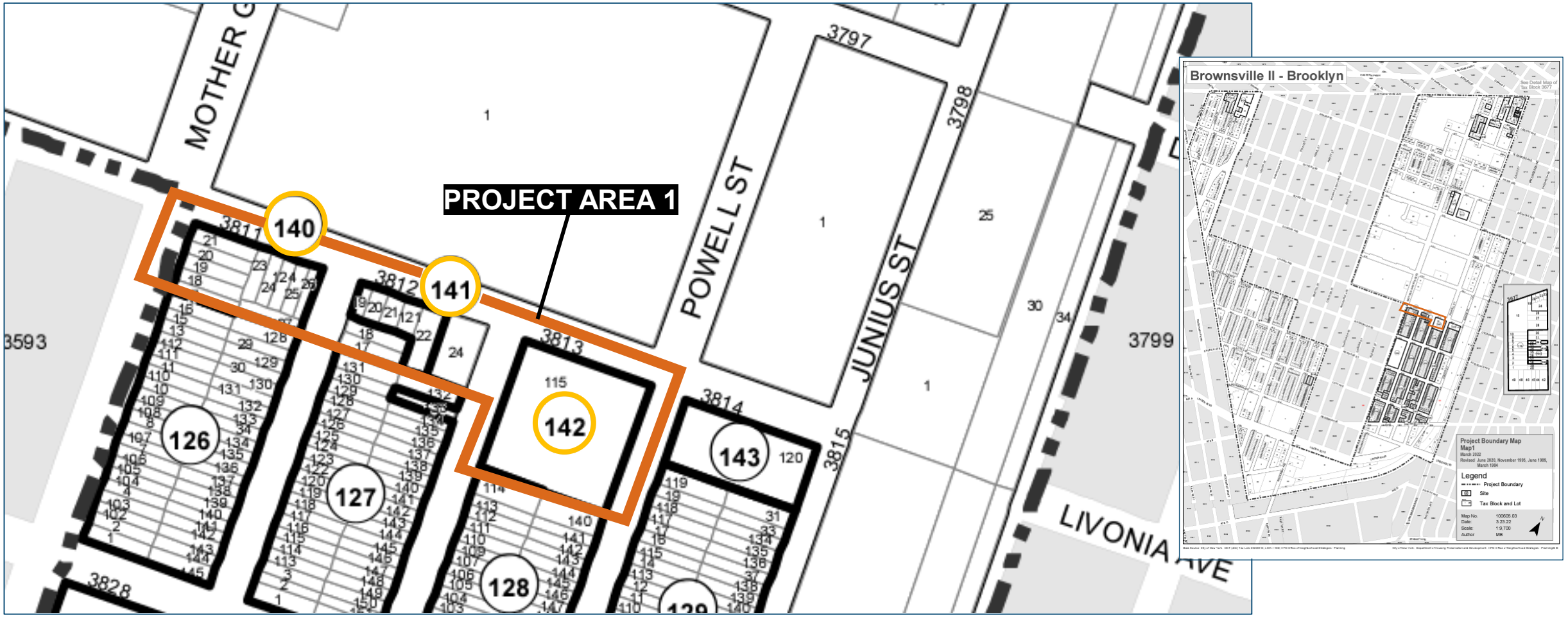
- (HA) Urban Development Action Area Designation (UDAAP), Project Approval, and Disposition of City-Owned Property
- (HU) Urban Renewal Plan (URP) Amendment to change URA land use designation from Commercial to Residential (Project Area 1 Only)
- (ZM) Zoning Map Amendment from R6/C2-4 to R7-2/C2-4 and R6 to R72/C2-4
- (ZR) Zoning Text Amendment to map an MIH area

(HA) UDAAP Designation and Disposition of City-Owned Property

Disposition of City-Owned Lots:	
Project Area 1:	Block 3813, Lot 115 (Development Site C1)
	Block 3812, Lots 19-22 and 121(Development Site C2)
	Block 3811, Lots 17-19, 21, 23, 24, 26, 27, and 124 (Development Site C3)
Project Area 2:	Block 3586, Lot 26 (Development Site C4)

(HU) Brownsville II Urban Renewal Plan Map

Proposed action would change the land use designation of URA Sites 140, 141, and 142 from Commercial to Residential.

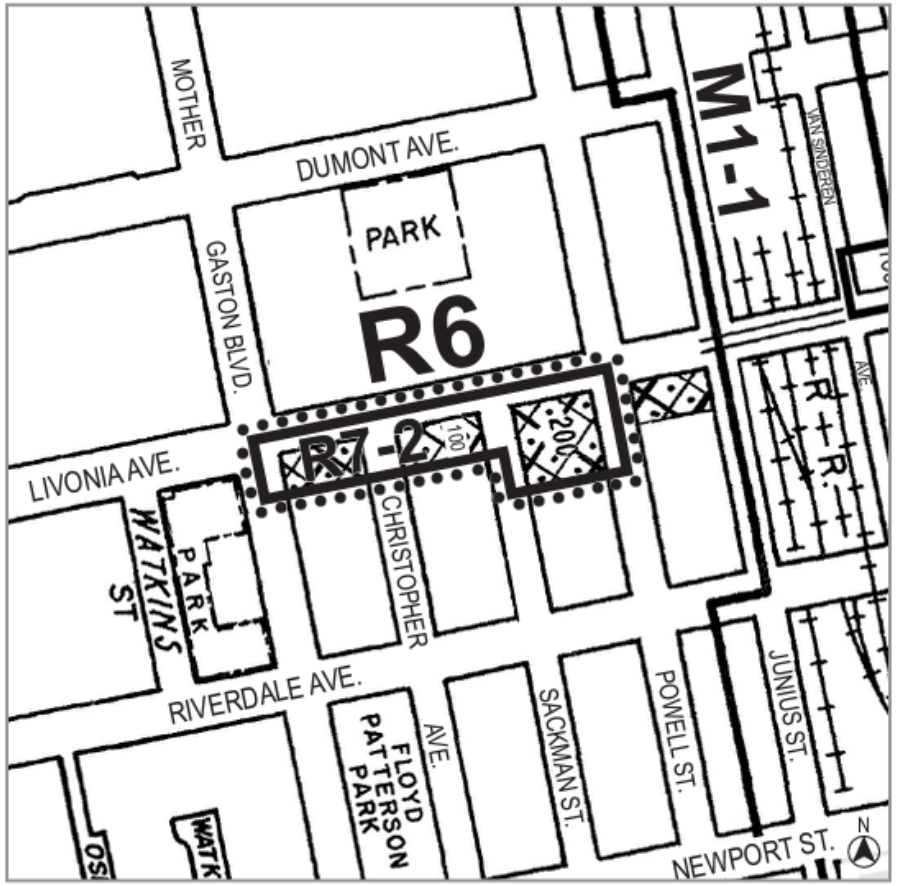


(ZM) Zoning Map Amendment – Project Area 1

Zoning Change Map

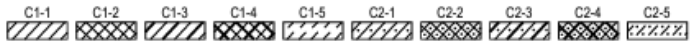


Current Zoning Map (17d)



Proposed Zoning Map (17d) - Area being rezoned is outlined with dotted lines

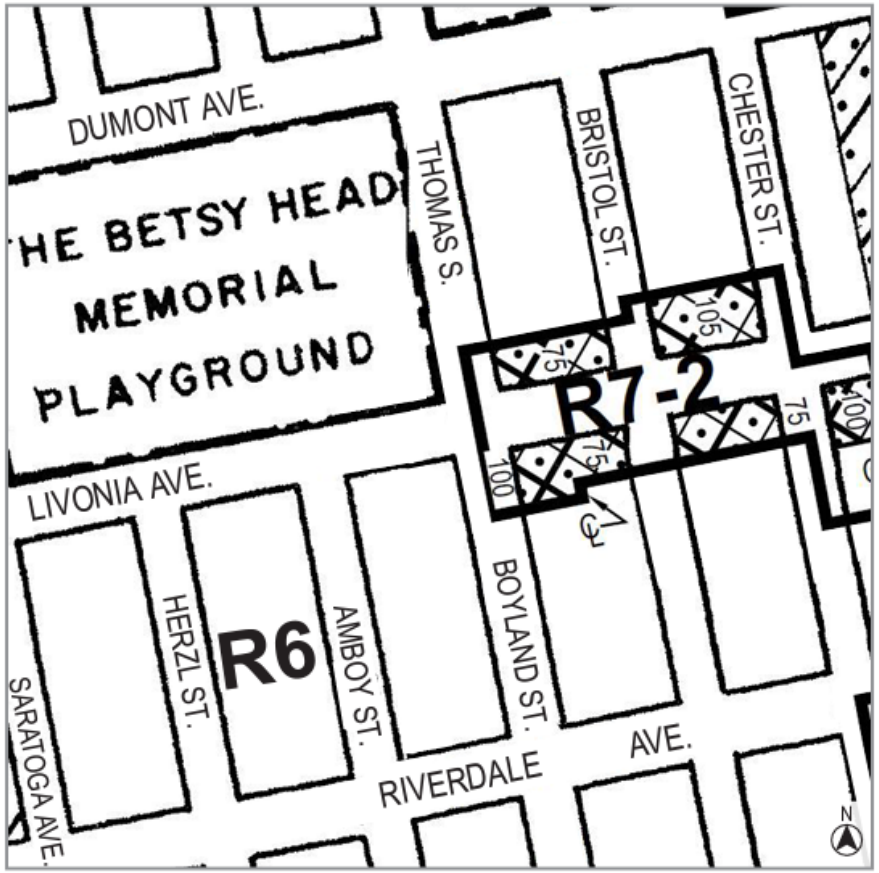
Rezoning from R6/C2-4 to R7-2/C2-4



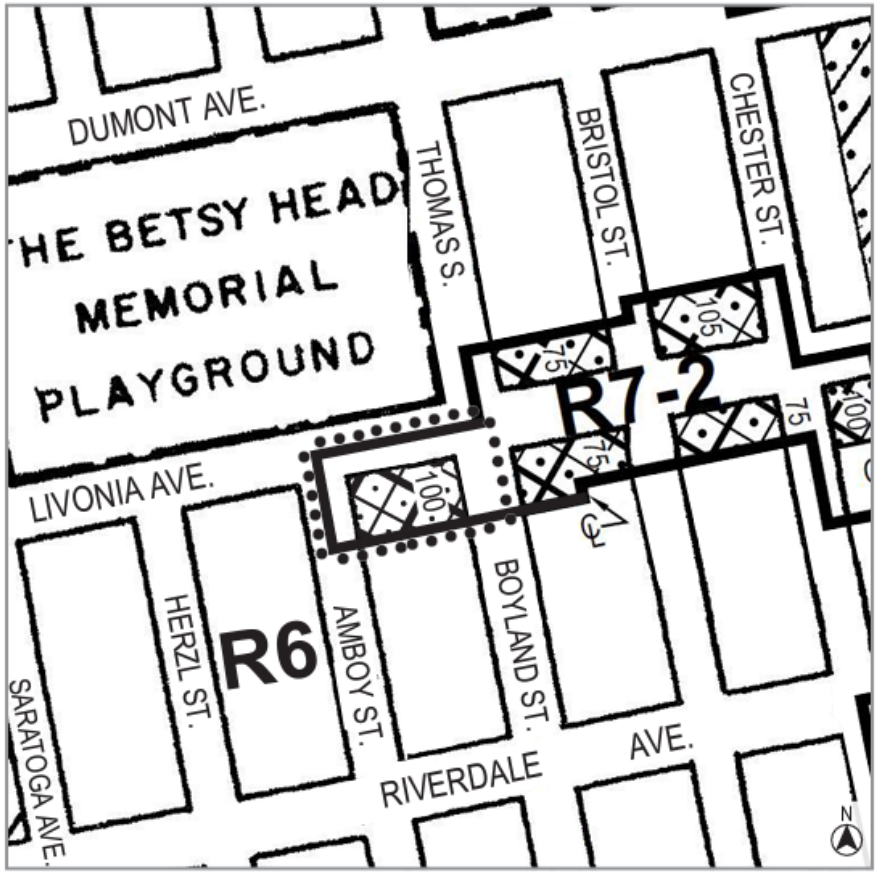
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article VII, Chapter 6 (Location of District Boundaries) of the Zoning Resolution.

Zoning Map Amendment – Project Area 2

Zoning Change Map

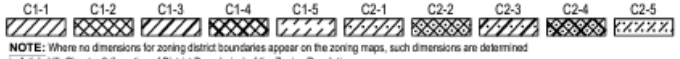


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Rezoning from R6 to R7-2/C2-4

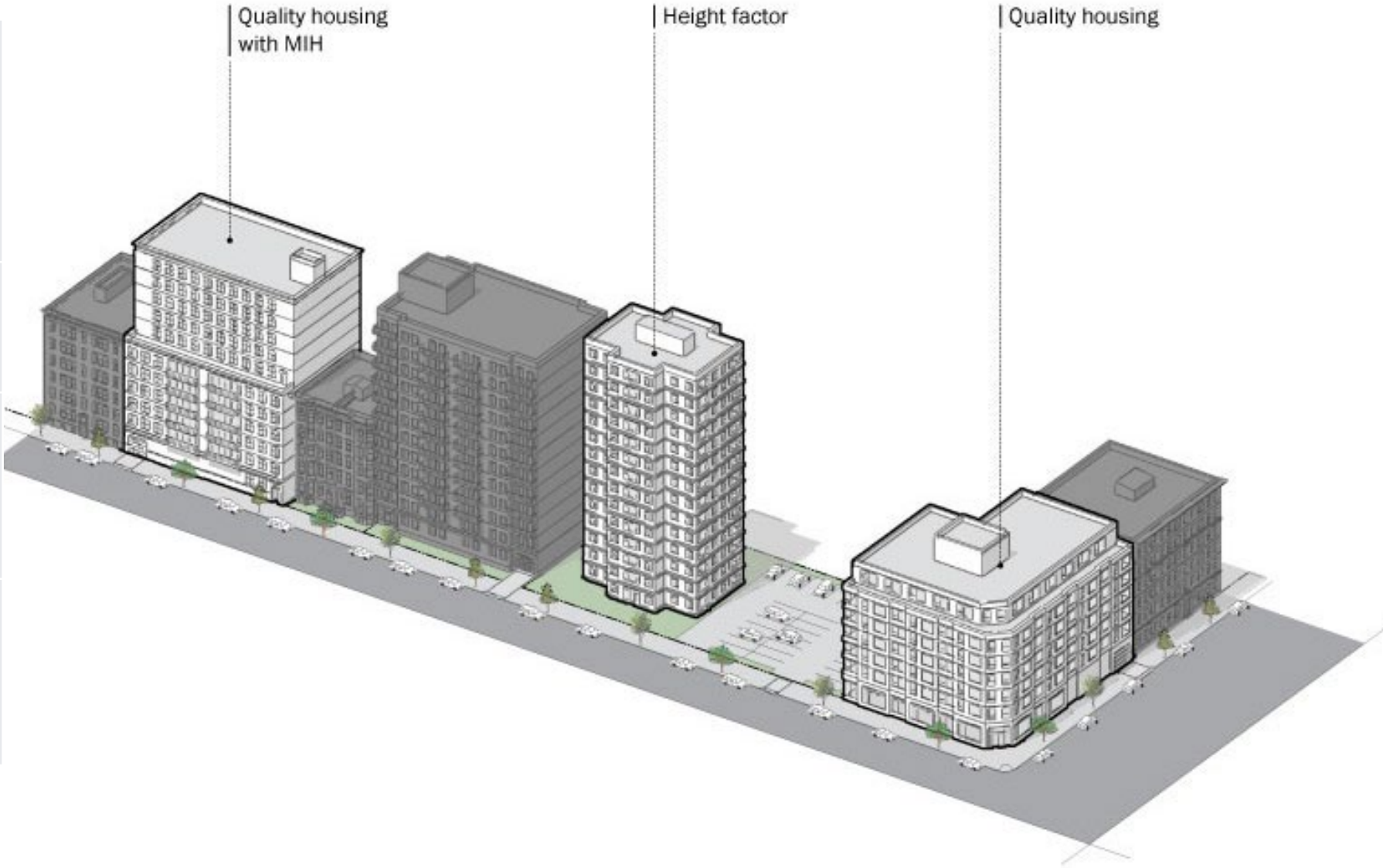


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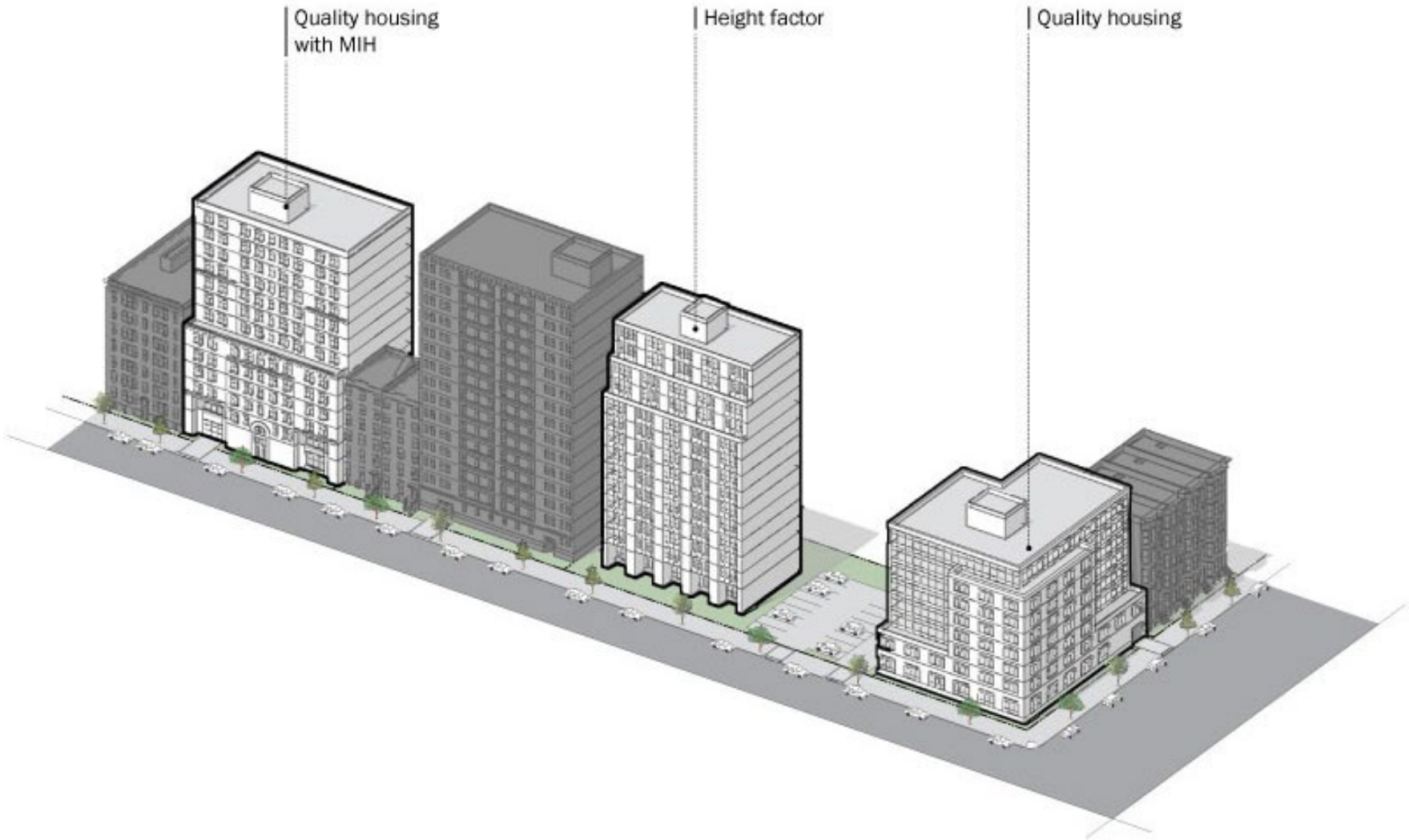
The R6 Zoning District

Max building height	Sky Exposure Plane or 70 feet
Base height	30 to 65 feet
Max Residential FAR	2.43 or 3.00
Parking	70% of dwelling units



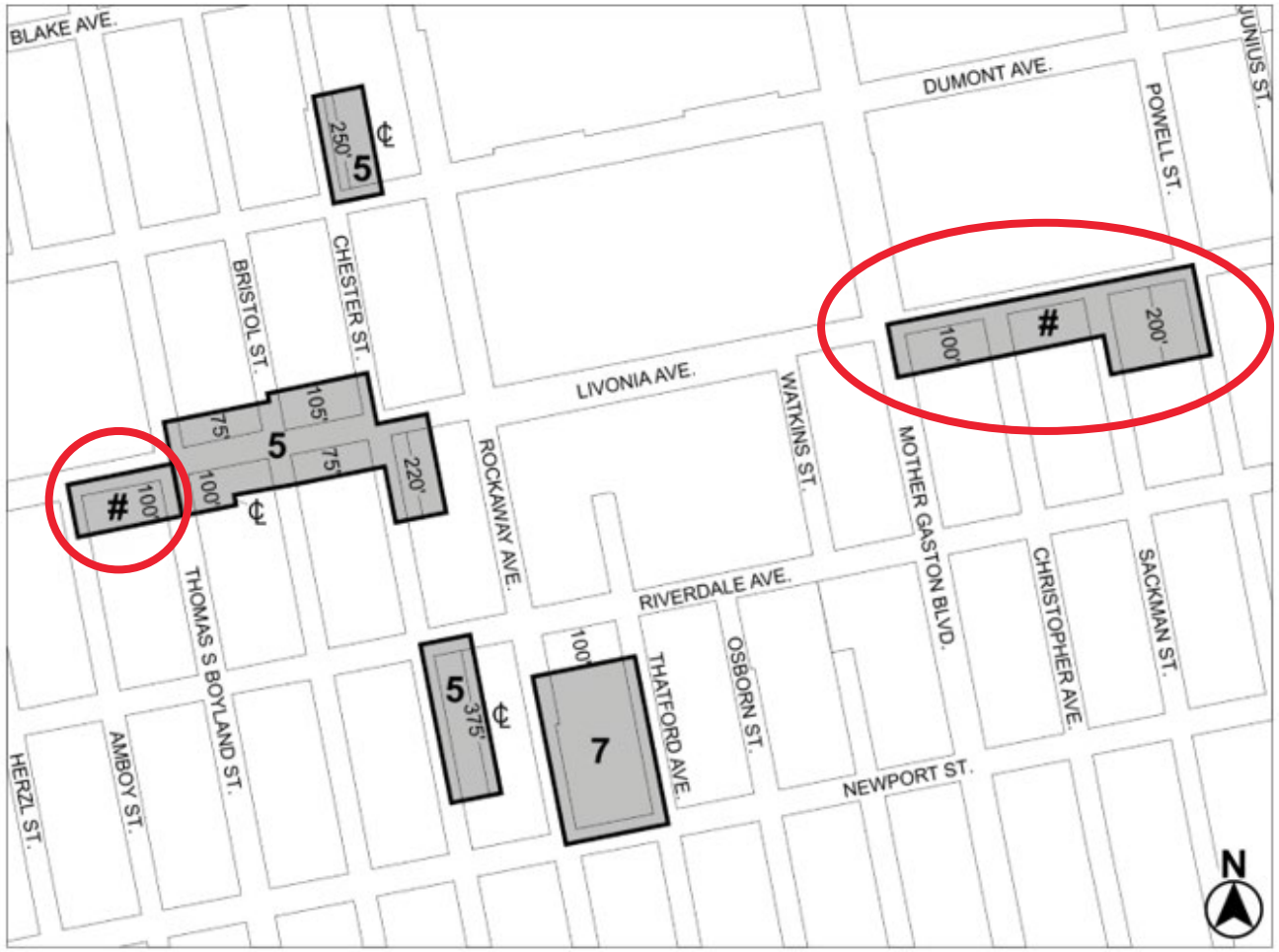
The R7-2 Zoning District

Max Building Height:	Sky Exposure Plane or 135 feet
Max No. of Stories:	13
Base height:	40 to 75 feet
Max Residential FAR	4.60
Parking	50% of dwelling units; 15% Income Restricted Units
The C2-4 overlay permits retail and commercial uses on the ground floor	



Zoning Text Amendment

PROPOSED MIH MAP



Mandatory Inclusionary Housing Area *see Section 23-154(d)(3)*

Area **5** — 12/20/18 — MIH Program Option 1 and Deep Affordability Option

Area **7** — 12/10/20 — MIH Program Option 1

Area **#** — [date of adoption] — MIH Program Option 1 and Option 2

Summary

Applicant: Department of Housing Preservation and Development (HPD)

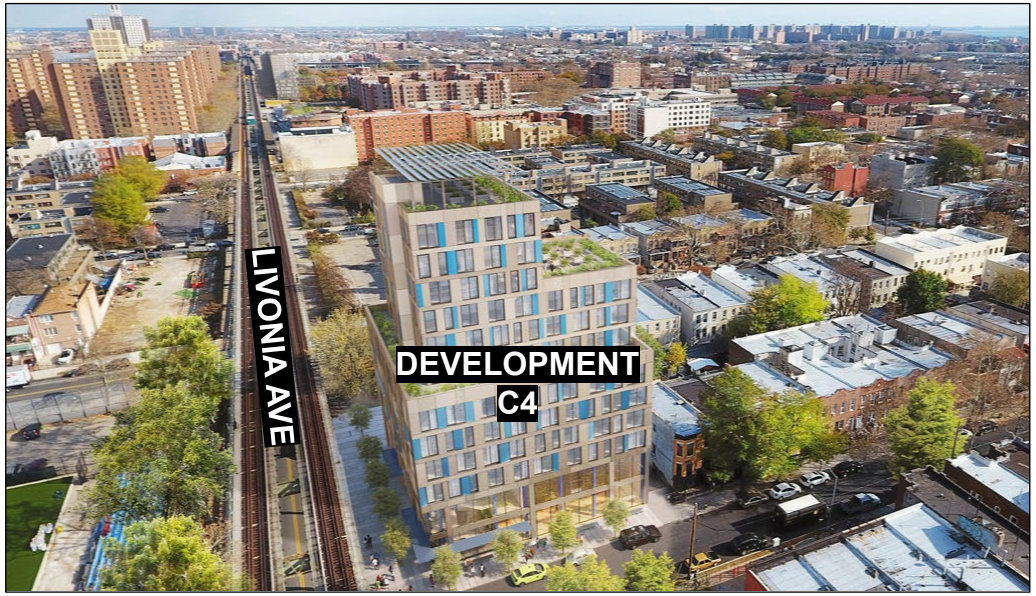
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- Urban Renewal Plan (URP) Amendment (HU)
- Zoning Map Amendment (ZM)
- Zoning Text Amendment (ZR)

Proposed Development:

- Four new 100% affordable, mixed-use buildings including approximately 498 dwelling units, commercial space, and community facility space
- Brownsville, Community District 16, Brooklyn.





Community Board and Borough President Recommendation

Community Board 16
Disapproved (1 in favor, 14 opposed, 11 abstaining etc.)

“The Board requested that the Department of Housing Preservation and Development provide information on the encroachment issue to the adjacent property owners and work with them to mitigate the financial impact that might befall the adjacent property owners should they have to relocate the fences that abut Block 3812, Lots 19,20,21,22 and 121 and Block 3813, Lot 115.”

Borough President
Approved with Conditions:

a) “Work proactively with affected Nehemiah Houses owners to address outstanding encroachments on the City sites”
b) “Modify the project plans to remove the 15 proposed accessory parking spaces”

Encroachment Locations



PROJECT AREA

DEVELOPMENT SITE

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