Cooper Park Commons
LR Item 3: Project Description
June 7, 2021

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD") and Maspeth Manager, LLC propose a set of land use actions to redevelop and repurpose the former Greenpoint Hospital campus, located on the entirety of Block 2885, Lots 1, 10, 20, 23, 28, and 32 ("Project Area") in the East Williamsburg neighborhood of Brooklyn Community District 1. The Project Area, coterminous with the proposed rezoning from R6 to R7-2 and R7-2/C2-4, is bounded by Jackson Street and Maspeth Avenue to the north and south and Debevoise and Kingsland Avenues to the east and west. The "Development Site" includes Block 2885, Lots 1, 20, 23, 28, and 32, which corresponds to the area proposed to be included in a Large-Scale General Development ("LSGD").

The approval of the proposed actions will facilitate the redevelopment of the City-owned portion of the Project Area located on Block 2885, Lot 1 ("Disposition Area") into a mixed-use complex with two new buildings and the enlargement of two existing buildings providing approximately 553 units of affordable and senior housing, plus three units for superintendents, community facility uses, and light retail as well as the on-site replacement of the 200-bed Kleiman Residence homeless shelter ("Proposed Development"). Additionally, the proposed actions will create greater integration within the Project Area by improving connectivity between the four existing, privately owned residential buildings (Lots 20, 23, 28, and 32) on the Development Site through an LSGD and a landscaping plan. The four privately owned residential buildings, operated by the Neighborhood Women Housing Development Fund Company, Inc. (the "Neighborhood Women HDFC"), an affiliate of St. Nicks Alliance, will be retained in their current configuration and continue to provide affordable housing. Finally, a disposition approval action will modify the permitted uses on Block 2885, Lot 10. This lot contains a previously City-owned, but currently private community facility building known as the Greenpoint Renaissance Center.

The proposed actions to facilitate the Proposed Development include:

(i) Zoning map amendment changing the Project Area from an R6 district to an R7-2 district and an R7-2 /C2-4 district; and
(ii) Zoning text amendment to Appendix F of the Zoning Resolution ("ZR") to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area; and
(iii) Special permit to establish an LSGD pursuant to ZR § 74-74 and 74-743(a)(2) to modify height and setback regulations, and distance between buildings regulations on the Development Site; and
(iv) Urban Development Action Area ("UDAA") designation, Urban Development Action Area Project ("UDAAP") approval, and disposition of Lot 1 (the Disposition Area); and
(v) Disposition approval to modify a specified community facility use approved in a prior Uniform Land Use Review Procedure ("ULURP") application for the disposition of Block 2885, Lot 10 (formerly p/o Lot 1) to permit and continue general community facility uses.

2. Background

Construction of the Project Area (approximately 4.5 acres)—the full Greenpoint Hospital campus on the lot bounded by Maspeth Avenue, Debevoise Avenue, Jackson Street, and Kingsland Avenue—began in 1913. By 1915, the six original buildings that comprised the campus were complete: the Main Hospital Building and five smaller support buildings that front Jackson, Debevoise, and Kingsland. The southern portion of the site was used for parking and receiving. In 1932, the Nurses' Residence was subsequently constructed on the southeast corner of the site and the Outpatient Clinic and Dispensary building was later added on the southwest corner of the site in 1938. Greenpoint Hospital was closed in 1982 due to overcrowding, poor conditions, and financial issues. The Main Hospital Building was repurposed as a homeless shelter in 1984, which remains in use today.

Skillman Avenue, which continues as a mapped street to the west of the Project Area, was demapped and discontinued between Kingsland and Debevoise Avenues on November 25, 1953 (CP-9768, Map no. 2868). The demapped roadbed now runs east-west through the Project Area, creating a larger than typical block. In conjunction with the demapping action, the pre-1953 Blocks 2885 and 2894 were combined into a single larger Block 2885, including the area of the former Skillman Avenue. Map no. 2868 from 1953 also shows a permanent sewer easement, 30 feet wide, running down the centerline of the formerly mapped Skillman Avenue.

The existing R6 zoning district was established on the Project Area on December 15, 1961 and was also widely mapped in the broader East Williamsburg neighborhood, including the immediately surrounding blocks.

On August 22, 1983, the City Planning Commission ("CPC") approved an application by the Division of Real Property for the disposition of the former Greenpoint Hospital complex on Lot 1, "without the imposition of use restrictions beyond those normally excluded by the Zoning Resolution from R6 Districts" (C 830463 PPK).

On November 6, 1991, in two separate actions, the CPC designated a portion of the Project Area (Block 2885, Lots 20, 23, 28 and 32, all formerly p/o Lot 1) as Urban Development Action Areas and approved UDAAPs for those lots to facilitate the rehabilitation of the existing structures to be used as affordable housing. Dispositions of City-owned property were also approved in connection with the UDAAPs (C 920040 HDK and C 920041 DLK). Lots 20, 23, 28 and 32 are identified respectively as Buildings 5, 6, 7 and 8 in this application. They are owned and operated by the Neighborhood Women HDFC and will remain unchanged.

On May 5, 1999, the CPC approved the UDAA designation and UDAAP approval of Block 2885, Lot 10, which was then a portion of Lot 1 (C 990220 HAK), to facilitate the substantial rehabilitation of a two-story masonry building with full basement and elevator into a family healthcare facility that was tentatively known, at the time of approval, as the Greenpoint Renaissance Family Health Center. The City Council resolution approving these actions for an "outpatient health facility" was passed on June 7, 1999 (Resolution No. 854).

On July 29, 2009, the City Council (Resolution 2127) (approved by the CPC on July 1, 2009 (C 090334 ZMK)) adopted a neighborhood-wide contextual rezoning proposal which, in part, changed the existing R6 district on the surrounding blocks to the west and south to a mix of R6B and R6A, while retaining R6 on the Project Area and the New York City Housing Authority ("NYCHA") superblock to the north and east.

On August 31, 2017, HPD issued a Request for Expressions of Interest ("RFEI") for the redevelopment of the Disposition Area. The RFEI invited applicants to submit proposals for the design and construction of a high-quality, sustainable, mixed-use, and mixed-income affordable housing development. The issuance of the RFEI sought to further the vision and goals laid out in the Mayor's *Housing New York* Plan (updated in November 2017 as *Housing New York 2.0*) that includes the preservation and new construction of 300,000 affordable units by 2026.

3. Description of the Surrounding Area

The land within a 600-foot radius of the Project Area (the "Surrounding Area") includes a wide range of land uses such as one- and two-family residences, elevator apartment buildings, local retail and manufacturing uses. Current zoning districts in the Surrounding Area include R6, R6A, R6B/C2-4, R6B and M1-1.

Directly to the east and north of the Project Area is a superblock, Block 2867, containing the 700-unit NYCHA Cooper Park Houses. This NYCHA development contains 11 eight-story buildings and is reflective of the existing R6 district that typically produces three- to 12-story buildings. These NYCHA apartment houses are surrounded by lawns, parking lots, and the 0.74 acre Frost Playground (fronting Frost Street) operated by the New York City Department of Parks and Recreation ("NYC Parks") on an approximately 12-acre campus. The remainder of this superblock contains two-story one- and two-family homes along Maspeth Avenue that adjoins the southeast corner of the Project Area. The blocks to the south and west of the Project Area are generally characterized by one- and two-family homes ranging from one to three stories. These blocks are primarily located within R6A and R6B zoning districts, two contextual residential districts that permit up to 3.0 Floor Area Ratio ("FAR") and seven stories, and up to 2.0 FAR and five stories, respectively.

Commercial uses are generally limited to ground-floor retail use within several mixed buildings that front Kingsland Avenue to the northwest of the Project Area zoned R6B/C2-4. Such existing commercial spaces include food stores, coffee shops, medical offices, a laundromat and a gas station. Additional commercial uses are located south of the Project Area along Metropolitan Avenue, and include bars, restaurants, coffee shops, and delis, a laundromat, and ground-floor office spaces. The blocks to the east of Cooper Park Houses contain a concentration of industrial and manufacturing uses. These blocks, located on the east side of Morgan Avenue, are zoned M1-1 and are part of the larger North Brooklyn Industrial Business Zone ("IBZ"). As of 2016, this IBZ contained 19,500 jobs and is the third largest IBZ by employment in the city. More than three-quarters of these jobs are industrial in nature, and include manufacturing wholesale, transportation, construction, waste management, and motion picture recording.

Other than the 200-bed Barbara Kleiman Residence on Block 2885, Lot 1, there are no other public facilities and institutions within the Surrounding Area. However, several houses of worship are located just beyond the 600-foot radius from the Project Area including the St. Francis of Paola Church and Divine Mercy Parish to the west and the St. Nicholas Roman Catholic Church and Elementary School to the south.

The largest open space resource in the Surrounding Area is Cooper Park, a 6.4-acre mapped park immediately south of the Project Area, which contains a variety of sports courts, playgrounds and a dog run. Red Shed Garden, a 0.11-acre NYC Parks GreenThumb garden, is located at 266 Skillman Avenue immediately west of the Project Area, and the 0.15-acre Orient Grove garden is located at the intersection of Orient and Metropolitan Avenues to the south of the Project Area. Additionally, it should be noted that Frost Playground, which is part of the

NYCHA Cooper Park Houses complex, is also a significant open space resource in the Surrounding Area.

The Surrounding Area is well served by mass transit as the Graham Avenue subway station on the L line is approximately 0.4 miles away from the Project Area. The B24 bus line runs north and south along Kingsland Avenue with two stops proximate to the Project Area near the intersection of Kingsland and Skillman Avenues. The B24 bus connects this area to the JMZ line (Marcy Avenue station) near the Williamsburg Bridge and the 7 line (46th Street station) in Woodside, Queens.

4. Description of the Proposed Project Area

The Project Area is bounded by three wide streets ((i) Jackson Street (80' wide, 473' of street frontage) to the north, (ii) Maspeth Avenue to the south (90' wide, 548.58' of street frontage), (iii) Debevoise Avenue (79.33' wide, 403.79' of street frontage) to the east), and one narrow street: (Kingsland Avenue (70' wide, 378.61' of frontage)) to the west. All four streets accommodate two-way traffic. The Project Area is larger than a typical city block due to the de-mapping and discontinuance of Skillman Avenue that runs east-west. The Project Area contains approximately 196,696 square feet of lot area, 182,487 square feet of which will be included in the Development Site. The Project Area is currently mapped with an R6 zoning district.

Lot 10 is primarily a corner lot situated on the southwest corner of the Project Area and contains a three-story, approximately 25,620 square foot community facility building that will be rezoned from R6 to R7-2/C2-4, but is not proposed for redevelopment at this time and is excluded from the Development Site and LSGD area. St. Nicks Alliance, operating through the Greenpoint Renaissance Center on Lot 10, provides and administers local community service programs, including assistance in accessing affordable and supportive housing, elder care, workforce training (including classes, training, and internships), and youth, teen and young adult education programs. The Greenpoint Renaissance Center on Lot 10 contains service and administrative space as well as space for training, education, afterschool, and arts related programs.

5. Description of the Development Site

The Development Site comprises tax lots 1, 20, 23, 28, and 32. These lots make up the remainder of the Project Area, excluding Lot 10 described above. The Development Site contains seven existing buildings, including three on the City-owned Disposition Area.

In terms of development on the City-owned Disposition Area, the former Nurses' Residence, to be renovated to become Building 1, is a U-shaped building situated at the southeast corner of the Development Site at the intersection of Maspeth and Debevoise Avenues. This four-story plus basement community facility building was constructed in 1932 and contains approximately 43,653 square feet of floor area. Historically used as a nurses' residence, it was used as a homeless shelter until 1990 and has remained vacant since. The former Main Hospital was completed in 1915, and is situated in the approximate center of the Development Site. It is a five- and six-story building containing approximately 63,206 square feet of floor area. This will be renovated to become Building 3, and currently comprises a six-story, 108.92' high central portion flanked by two five-story, 87' high wings to the east and west. Subsequent to the closure of Greenpoint Hospital in 1982, this structure has been used as and continues to serve as a 200-bed homeless shelter called the Barbara Kleiman Residence. The Hospital's former power plant and current Department of Homeless Services laundry facility, proposed for demolition, is currently located on the south side of Jackson Street midway between Kingsland and

Debevoise Avenues. Demolition of the former power plant and relocation of the laundry facility operations will allow for a new residential building, Building 4, to be developed in its place.

There are also four privately owned standalone three-story residential buildings (Buildings 5-8). These buildings are located along the Jackson Street frontage and are currently occupied with affordable housing that were constructed in the early 1950s for accessory hospital uses with a combined 34,330 square feet of floor area. Buildings 5 and 6 are located at the northwest corner of the Development Site near the intersection of Kingsland Avenue and Jackson Street. Buildings 7 and 8 are located at the northeast corner of the Development Site near the intersection of Jackson Street and Debevoise Avenue. Subsequent to the closure of the hospital in 1982, these buildings and the parcels which they occupy were subdivided from Tax Lot 1 and were conveyed to an affordable housing developer and converted to affordable housing. Those properties, Lots 20, 23, 28, and 32, were subsequently conveyed to the Neighborhood Women HDFC in 2011 and remain affordable housing.

The Project Area, including the Development Site, has been determined as eligible for listing on the State/National Registers of Historic Places by the New York State Historic Preservation Office ("SHPO"). While SHPO consented to the proposed demolition of the hospital's north wing and the power plant, it only did so because there was no viable adaptive reuse for those buildings.

6. Description of the Proposed Development

The Proposed Development on the Disposition Area (Block 2885, Lot 1) is currently proposed to be constructed in four phases, with each phase developing its associated portion of the Publicly Accessible Area ("PAA") plan:

1. The conversion and enlargement of Building 1 from the vacant former Nurses' Residence to a homeless shelter, with a small one-story enlargement;
2. The new construction of an 18-story mixed-use affordable housing building (Building 2) on currently vacant land fronting on Maspeth Avenue;
3. The conversion of the existing five- and six-story Barbara Kleiman homeless shelter to an affordable housing building (Building 3) utilizing Affordable Independent Residence for Seniors ("AIRS") and the enlargement of that building with two five-story extensions on the north side of the east and west wings of the main building; and
4. The new construction of a 14-story mixed-use affordable housing building (Building 4) fronting Jackson Street.

Building 1, or the former Greenpoint Nurses' Residence, will be enlarged and converted to a non-profit institution with sleeping accommodations in UG3, which will accommodate the closure of the existing 200-bed shelter facility at the Barbara Kleiman Residence in the Main Hospital Building, and the opening of a new homeless shelter residence in the enlarged and renovated Building 1. The existing structure is a 70' tall, four-story brick and limestone Renaissance Revival building with a cross-hipped roof and contains 43,653 square feet of floor area-to-remain. The building has a U-shaped plan with a courtyard fronting on Debevoise Avenue. The main entrance was historically on the west façade where the one-story front porch is located. The original Greenpoint Hospital Building in which the Barbara Kleiman Residence transitional shelter is currently located was not purpose-built for its current use and, as a result, is not ideal for serving its clients. The proposed enlarged and renovated Nurses' Residence is designed to contain approximately 51,000 square feet, but could contain up to 68,680 square feet. This additional square footage is a theoretical maximum due to the "sweater" of the building

envelope as indicated by the LSGD drawings, but is not proposed to be utilized. This improved building will be better suited for client's needs, as well as ensure that ancillary needs such as security, food service, and social service offices are thoughtfully designed.

The new main entry to the building will be on the north façade along the demapped roadbed of Skillman Avenue. The proposed converted and rehabilitated Building 1 would include a new entry staircase and an accessible ramp ensemble for the main building entrance. The proposed shelter will contain approximately 200 shelter beds, a medical clinic, and social services offices. A one-story plus basement, approximately 33.67' high horizontal enlargement is proposed to be added onto the existing structure maintaining a courtyard that opens onto the street along Debevoise Avenue. The proposed enlargement will accommodate offices and training rooms for occupational therapy, and unemployment and other social services. Building 1 would also include an approximately 3,750 square foot interior courtyard terrace facing Debevoise Avenue above the one-story enlargement. This terrace will accommodate social and program space and include a roof pavement system, modular planters, areas for extensive planting and a variety of seating.

Proposed **Building 2** will be located south of Skillman between Kingsland and Debevoise Avenues, and would contain a total of approximately 354,023 square feet of floor area of which approximately 343,125 square feet would be residential floor area. The remaining 10,898 square feet would contain approximately 2,064 square feet in commercial use and 8,834 square feet in community facility use. Building 2 would front on Maspeth Avenue with a street wall width of approximately 230 feet. Approximately 72 feet of this street wall's width would be located on or near the street line and would rise to 18 stories and approximately 194.17 feet high without setback. The remainder of the street wall (approximately 163'-9" in length) would rise to 12 stories and a maximum height of up to approximately 134.5 feet. Notwithstanding the maximum building height for (i) the 18-story portion of Building 2, a volume up to 207.17 feet will accommodate the height of a solar energy system and bulkhead that will exceed the permitted obstruction threshold, and (ii) the 12-story portion of Building 2, a volume up to 147.50 feet will accommodate the height of a solar energy system that will exceed the permitted obstruction threshold.

Building 2 is proposed to contain approximately 310 affordable housing units, plus one unit for a superintendent, in a mix of studio, one-bedroom, two-bedroom, and three-bedroom units. Residential entrances are planned along Maspeth Avenue. While primarily a residential building, the approximately 10,898 square feet of ground floor community facility and commercial use is proposed for uses such as a health clinic, job/workforce career center, and café. It is noted that while this building would rise on or near the street line, it would be set back approximately 38'-2" from the roadbed of Maspeth Avenue due to an unusually wide sidewalk that is proposed to be planted with two rows of street trees. Proposed Building 2 is seeking waivers under the LSGD for Height and Setback and Minimum Distance Between Buildings. Height and Setback waivers requested for Building 2 include exceeding the maximum base height of 75 feet and maximum building height of 135 feet without the required 10-foot setback from Maspeth Avenue on the 12-story portion of the building, and exceeding the maximum base height of 75 feet and a maximum building height of 135 feet and 13 stories on the 18-story portion of the building. The Minimum Distance Between Buildings waiver for Building 2 is requested for two instances along the eastern façade distance to Building 1, where a 50-foot separation is required and 43'-9" is provided, and where a 60-foot separation is required and 55'-10" is provided.

Commercial and community facility entrances are planned along Maspeth Avenue and on the eastern side of Building 2 along the pedestrian walkway between Buildings 1 and 2. The design

for proposed Building 2 provides two communal recreation areas for its residents: (i) a communal upper-level terrace for general social uses; and (ii) an approximately 4,114 square foot ground-level courtyard for passive recreation. On the Maspeth Avenue frontage, an approximately 12,850 square foot widened sidewalk plaza will include plantings and seating. Additional planned amenities in Building 2 include a laundry room, fitness room, children's playroom, landscaped courtyard, playground, tenants' lounge and meeting space, rooftop terrace, and enclosed bicycle parking spaces for approximately 156 bicycles.

Building 3, the former Main Hospital building currently used as the Barbara Kleiman Residence and located north of Skillman Avenue between Kingsland and Debevoise Avenues, will be enlarged from its current 63,206 square foot building floor area to up to approximately 107,358 square feet (approximately 84,206 square feet as designed), and will be converted from a UG 3 non-profit institution with sleeping accommodations to AIRS in UG 2. The five- and six-story main building will remain, two five-story enlargement portions, each having a height of approximately 75.33 feet with a maximum permitted height of 92 feet will be added along the main building's north side, and a third enlargement would be located on the north side of the building that will house building core elements and utilities. The footprints of the two five-story enlargements are irregular; each has an approximate length of 62 feet and an approximate width of 30 feet, and each will add approximately 9,000 square feet, as designed, to the east and west sides of the main building for a total of 18,000 additional square feet. The third centrally located enlargement on the north side of the main building would be approximately 55 feet long, nine feet wide, and six stories tall, and add an approximate floor area, as designed, of approximately 3,000 square feet. Building 3 is proposed to include approximately 106 affordable housing studio and one-bedroom units for seniors, plus one two-bedroom unit for a superintendent. Building 3 will have elevator service. A residential entrance is planned along the demapped roadbed of Skillman Avenue. North of Building 3 and east of Building 4, an approximately 11,085 square foot interior courtyard, accessible to the tenants of both buildings and one of two private open spaces on the site, will provide residents with walking paths, lawn and plantings, and seating. Additional planned amenities in Building 3 include a tenant lounge, fitness room, laundry room, social services offices, and enclosed bicycle parking spaces for approximately 11 bicycles.

Building 4, located just south of Jackson Street and perpendicular to Building 3, is proposed to contain approximately 156,561 square feet of floor area, including approximately 151,243 square feet of residential floor area and approximately 5,318 square feet of community facility floor area (proposed to be a senior center) on the ground floor. The building will provide a street wall width of approximately 110' along Jackson Street and rise to three stories and approximately 38.58 feet directly on the street line, with the maximum envelope extending to 43.58 feet. Above the three-story portion, the building would set back at least five feet and rise to an approximate height of 116.92 feet, with the maximum envelope extending to 121.92 feet. The building is then further set back eight feet and rises to 14 stories up to a maximum height of approximately 153.25 feet. Notwithstanding the maximum building height for Building 4, a volume up to 166.25 feet will accommodate the height of a solar energy system that will exceed the permitted obstruction threshold. Proposed Building 4 is seeking waivers under the LSGD for Height and Setback and Minimum Distance Between Buildings. Height and Setback waivers requested for Building 4 include exceeding the maximum base height of 75 feet without the required 10-foot setback from Jackson Street, and exceeding the maximum building height of 135 feet and 13 stories. The Minimum Distance Between Buildings waivers requested for Building 4 include where west-facing legally required windows are proposed to be 30'-2" from a wall portion of Building 6 where a 50-foot separation is required, and for a 9'-2" separation between the eastern façade of Building 4 and Building 7.

Building 4 is proposed to include a mix of studio, one-bedroom, two-bedroom, and three-bedroom units for a total of approximately 137 affordable housing units, plus one unit for a superintendent. Additional planned amenities in Building 4 include a laundry room, fitness room, children's playroom, shared courtyard, tenants' lounge, and enclosed bicycle parking spaces for approximately 69 bicycles.

Pursuant to ZR § 25-251, accessory off-street parking is not required for "Income-Restricted Housing Units" within a Transit Zone and will not be provided as part of the Proposed Development. Pursuant to ZR § 25-31, ZR § 36-21, and ZR § 36-232, no additional accessory off-street parking is required for the non-residential uses in the proposed project. Parking is not required for Building 1 because of its homeless shelter use in an R7-2/C2-4 district and because the building was constructed prior to December 15, 1961. With 11 required spaces (fewer than the 40 space waiver threshold), commercial parking requirements are waived in Building 2. In Building 4, no parking is required in an R7-2 district for the proposed commercial use. While not required, an accessory parking lot containing 15 spaces for the social service program staff is proposed on the northwest side of the Development Site between Buildings 3 and 4 and would be accessed from either Kingsland Avenue or Debevoise Avenue and exited on Jackson Street. A second accessory parking lot containing five spaces is proposed along Debevoise Avenue, north of Building 1 and east of Building 3. These spaces will also be reserved for program and building staff.

A **landscaping and open space plan** is also proposed for the Development Site, which includes landscaping around two of the privately owned, three-story residential buildings (Buildings 7 and 8 on Lots 28 and 32). The landscape and open space plan aims to serve future residents of the Proposed Development and help to reintegrate the Greenpoint Hospital campus, currently fenced in, with the surrounding neighborhood by providing an amenity for neighborhood residents who will walk through the site or be drawn to the site to enjoy the passive recreation space. The landscaped areas will include Publicly Accessible Areas as well as two specific areas designated for use by residents of the Proposed Development.

The development of the PAA plan would be tied to each phase of the Proposed Development. The publicly accessible open area developed in Phase 1 would include the area surrounding Building 1 and a small portion of the former Skillman Avenue abutting Building 1 at Debevoise Avenue. The PAA developed in Phase 2 would include the area surrounding Building 2 and most of the area that is the former Skillman Avenue west to Kingsland Avenue. The PAA developed in Phase 3 would include the area surrounding Building 3, and the PAA developed in Phase 4 would include the area surrounding Building 4. The portion of the Development Site proposed to be landscaped comprises approximately 90,950 square feet, which is approximately half of its lot area and will include approximately 70,650 square feet of Publicly Accessible Area. Of the approximate 70,650 square feet of Publicly Accessible Area, approximately 10,860 square feet would be developed in Phase 1, approximately 24,879 square feet would be developed in Phase 2, approximately 29,908 square feet would be developed in Phase 3, and approximately 5,003 square feet would be developed in Phase 4. The Development Site would also include approximately 20,300 square feet of private open area accessible to the residents of the Proposed Development, approximately 14,019 square feet of which is located in the Disposition Area. Approximately 4,114 square feet would be developed in Phase 2, approximately 6,440 square feet would be developed in Phase 3, and approximately 3,465 square feet would be developed in Phase 4. The total 20,300 square feet of resident designated open area also includes approximately 6,281 square feet of open area on Lots 28 and 32.

The Publicly Accessible Area would be primarily comprised of the plaza that was the former Skillman Avenue (approximately 28,910 square feet of public driveway/open area) and the open area between Buildings 1 and 2. The plaza will be shared by pedestrians and authorized vehicles and the design will include shared pavement, seating, plantings, and permeable pavement. The open area between Buildings 1 and 2 would provide pedestrian access from Maspeth Avenue to the Skillman Avenue plaza. That public open area is an approximately 7,445 square foot space with seating and plantings. The Skillman Avenue plaza area and the open area between Buildings 1 and 2 will have approximately 186 linear feet of benches.

The private open space on the campus includes two areas: the rear courtyard of Building 2 and the northeast corner of the campus. Both private open areas are bounded by building walls and separated from the Publicly Accessible Areas by an approximately six-foot tall black aluminum slat fence having approximately two inches between slats and at least 3'-6" between supporting posts. The courtyard of Building 2 contains approximately 4,114 square feet and will be exclusively for the use of Building 2 tenants and their guests. Located in the open area to the north of Building 3 and to the east of Building 4 will be a private open area containing approximately 16,186 square feet of landscaped space, including pavers, benches, plantings, and a lawn. This space will be used by the tenants of Building 3 and Building 4 as well as the tenants of the two Neighborhood Women's Houses buildings located in the corner of the Development Site (Buildings 7 and 8). Within the northeast corner open area will be a lawn space with benches that would be approximately 5,350 square feet.

There are 21 existing street trees in the Project Area that will remain—four trees along Kingsland Avenue, eight trees along Debevoise Avenue, and nine trees along Jackson Street. Two additional street trees are proposed along the Jackson Street frontage and 25 additional street trees are proposed along Maspeth Avenue, which would have a wide sidewalk area that can accommodate two rows of street tree plantings. Within the Disposition Area (Lot 1), 74 new major trees and 17 new minor trees are proposed. The project will comply with ZR § 26-41 by utilizing existing trees, providing additional trees, including off-site trees, as necessary, and possibly, to the extent necessary, by making a contribution to the NYC Parks "Tree Fund."

7. Actions Necessary to Facilitate the Project

HPD and Maspeth Manager, LLC propose the following actions:

A. Zoning Map Amendment from existing R6 to R7-2 and R7-2/C2-4
An amendment to Zoning Map 13a is proposed to change an existing R6 district to R7-2 for the entirety of the Project Area (Block 2885, Lots 1, 10, 20, 23, 28, 32) with the exception of the area within 150 feet of Maspeth Avenue which will be changed to R7-2/C2-4. The R7-2 zoning district would provide the additional FAR necessary for the realization of the Proposed Development. The buildings to remain and proposed buildings in the Project Area create a mix of low-rise and medium-rise buildings, not unlike the Surrounding Area with the eight-story Cooper Park Houses to the north and east of the Project Area and the low-rise residential buildings to the southeast and south of the Project Area. The proposed zoning district and the Proposed Development will not disrupt the area context.

Permitted Uses
For the portion of the Project Area changing from R6 to R7-2, all residential (UG1 and UG2) and community facilities (UG3 and UG4) are currently permitted and would remain

so. For the portion changing from R6 to R7-2/C2-4, the permitted uses would also include Use Groups 6-9 and 14. Typical retail uses include local food stores, restaurants, and barber shops. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. The R7-2/C2-4 district would permit the proposed retail space on the ground floor of Building 2. The proposed C2-4 overlay is widely mapped throughout the East Williamsburg neighborhood. It is found along both principal commercial spines such as Graham Avenue and scattered along tertiary streets such as Kingsland Avenue across the street from the Project Area as well as along nearby Metropolitan Avenue.

FAR

The existing R6 district permits a maximum residential FAR ranging from 2.2 to 3.0 (depending on use of Quality Housing bulk regulations and proximity to wide streets), which when applied to the Development Site produces a weighted average residential FAR of 2.69. The proposed R7-2 district, when mapped within an MIH area, would increase the non-AIRS residential maximum FAR from 2.69 to 4.6. The proposed FAR of non-AIRS residential use is 2.9 which would exceed the maximum permitted under the existing R6 district thus necessitating the change from R6 to R7-2. The maximum FAR for AIRS is increased from 3.90 to 5.01 and the maximum FAR for community facility is increased from 4.8 to 6.5 (the proposed floor area to be used as non-profit with sleeping accommodations in UG 3 may not exceed 3.44 FAR). When including the proposed 0.59 FAR of AIRS, the proposed total residential FAR across the Development Site is 3.49 (636,056 square feet) which is less than both the MIH and AIRS maximum FAR of 4.6 and 5.01 under the proposed R7-2 district. The proposed community facility FAR is 0.46 (82,832 square feet) (of which approximately 0.38 FAR (68,680 square feet) would be used for non-profit with sleeping accommodations) both of which individually and collectively are less than the maximum community facility FARs of 6.5 and 3.44. Thus, for residential and community facility uses, the proposed FAR over Block 2885 (one zoning lot) is 3.94. The proposed 2,064 square feet of commercial use is 0.01 FAR, which is far below than the maximum commercial FAR of 2.0. As a whole, the total proposed 3.95 FAR remains less than the maximum permitted (6.5 FAR) for the entire zoning lot. While the applicant is not utilizing a sizeable amount of available development rights under the proposed conditions, an upzoning from R6 to R7-2 and R7-2/C2-4 is necessary as the proposed non-AIRS residential FAR of 2.9 exceeds the maximum permitted residential FAR weighted average of 2.69 FAR under the existing R6 district thus necessitating the change from R6 to R7-2.

Height and Setback

Under the existing R6 district, the maximum base height ranges from 45’ to 65’ and the maximum total height ranges from 55’ to 70’ (both depending on proximity to a wide street). While not proposed here, the R6 district also allows a non-contextual building envelope that has no fixed height limit provided the sky exposure plane (5.6 to 1 on wide streets and 2.7 to 1 on narrow streets) is not penetrated. The maximum residential FAR ranges from 0.78 to 2.43 based on the amount of open space provided (*i.e.*, height factor regulations). The proposed R7-2 and R7-2/C2-4 districts (both within an MIH area) would increase the permitted base height to 75’ and the maximum total height to 135’. The number of stories would also be limited to 13. As indicated in the request for a LSGD special permit, the proposed heights (with maximum envelopes up to 166’ and 207’) exceed those permitted by the proposed zoning. The tallest proposed structures, Buildings 2 and 4, are situated on wide streets, Maspeth Avenue and Jackson Street. To a certain extent, the size of the Project Area creates its own context.

B. Zoning Text Amendment

A zoning text amendment is proposed to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Project Area as an MIH Area, which requires permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use. Within the proposed MIH Area, all housing developments, enlargements and conversions must meet the criteria set forth in the MIH Program. The applicant proposes the following options pursuant to ZR Section 23-154:

> Option 1: at least 25 percent of residential floor area must be permanently affordable to households with income at a weighted average of 60 percent of Area Median Income ("AMI"); or
>
> Option 2: at least 30 percent of residential floor area must be permanently affordable to households with income at a weighted average of 80 percent of AMI

C. Special Permit for Large Scale General Development

The proposed LSGD will apply only to the Development Site (Lots 1, 20, 23, 28, and 32). Within the proposed LSGD, the following bulk modifications are requested to allow for the construction of two new buildings within a campus occupied by several building that are proposed to remain as is:

- Height and setback to allow proposed Buildings 2 and 4 to exceed the maximum base height and maximum building heights pursuant to ZR § 23-664; and

- Minimum distance between buildings to allow proposed Buildings 2 and 4 to be located closer to existing buildings-to-remain that otherwise permitted pursuant to ZR § 23-711.

The proposed LSGD Special Permit would allow greater design flexibility for the purpose of better site planning and urban design. LSGDs are typically located in medium- or high-density commercial or manufacturing districts. The waivers granted under the LSGD Special Permits under ZR § 74-743 would result in a better site plan and relationships among buildings and open areas to adjacent streets, surrounding development, and adjacent open areas that would not be possible without such modification. Upon approval, the project sponsor would enter into a Restrictive Declaration ("RD"), a legally binding mechanism tied to the Development Site that governs the provisions of the LSGD. More specifically, the two waivers would allow the following:

Height and Setback Waivers

Buildings 2 and 4, each fronting on wide streets (Maspeth Avenue and Jackson Street, respectively), are the subjects of the proposed height and setback waivers. Under the proposed R7-2 and R7-2/C2-4 districts (both within MIH), the maximum base and building heights are 75 feet and 135 feet within 13 stories, respectively. Building 2 (with a maximum building height up to 194.17 feet (18 stories), and a total height inclusive of rooftop mechanicals, bulkhead and solar panels of 207.17 feet) and Building 4 (with a maximum building height up to 153.25 feet (14 stories), and a total height inclusive of rooftop mechanicals, bulkhead and solar panels of 166.25 feet) exceed both the

maximum base height and maximum building height. The heights of Buildings 2 and 4 are proposed to preserve integral and historically significant, existing-to-remain buildings and provide 90,012 square feet of passive recreation space (including publicly and privately accessible open areas) while also providing much-needed affordable housing, including for formerly homeless households. With a proposed total FAR of approximately 3.95 – less than the maximum FARs for residential in an MIH Area (4.6), AIRS (5.01), and community facility (6.5 FAR) – the proposed heights are the minimum necessary to accommodate the programmatic needs of affordable housing, while preserving the historical integrity of the Greenpoint Hospital campus.

The proposed R7-2 and R7-2/C2-4 districts located in an MIH Area (where the required affordable housing is provided on-site as is the case here) have a maximum base height of 75 feet, a maximum building height of 135 feet and maximum of 13 stories. Accordingly, height and setback modifications of ZR §23-664(c) pursuant to the LSGD are sought as follows:

Building 2

1. The proposed 12-story street wall that rises to approximately 134.5 feet (approximately 147.5 feet for rooftop mechanicals) without the required 10-foot setback from Maspeth Avenue exceeds the maximum base height of 75 feet and the maximum building height of 135 feet;
2. The proposed 18-story portion that rises to approximately 194.17 feet (approximately 207.17 feet for rooftop mechanicals) exceeds the maximum base height of 75 feet and the maximum permitted building height of 135 feet.
3. The proposed 18-story portion exceeds the 13-story maximum.

Building 4

1. The proposed base height of approximately 121.92 feet exceeds the maximum base height of 75 feet without the required 10-foot setback from Jackson Street;
2. The proposed total height of approximately 153.25 feet (approximately 166.25 feet for rooftop mechanicals) exceeds the 135-foot maximum building height; and
3. The proposed 14 stories exceeds the 13-story maximum permitted.

Minimum Distance between Buildings Waivers

Based on the need for (i) superior pedestrian circulation and (ii) the goal to minimize the alteration of historically significant existing-to-remain buildings, the proposed placement of the new residential buildings abut only one of the six existing-to-remain buildings (Building 4 will abut Building 3). However, by doing so, ZR § 23-711 (Standard minimum distance between buildings) is made applicable as non-abutting buildings are considered separate buildings whereas abutting buildings on a single zoning lot may be considered a single building. As such, a waiver of ZR § 23-711 is requested to allow spacing between buildings that is less than the required minimum distances. As the average height of the buildings facing each other exceed 50 feet in all circumstances involving new construction, a wall-to-wall distance of 40 feet, a window-to-wall distance of 50 feet and a window-to-window distance of 60 feet are required. Buildings 2 and 4 are the subject of these waivers as follows:

Building 2
The eastern façade provides a (i) 43'-9" distance to Building 1 where a 50-foot separation is required, and (ii) 55'-10" distance to Building 1 where 60 feet is required. The 43'-9" non-compliance is triggered by the construction of Building 2 and its east-facing wall, and that distance is only present between the southernmost east facing wall of Building 2 and the small two-story (basement and first floor) westernmost facing wall of Building 1. That westernmost facing wall of Building 1 is presently an open portico and will be re-designed to create additional administrative space in the basement and a lounge area on the first floor. In both cases, proposed and existing legally required windows will be provided with spacing significantly larger than if such buildings were on separate zoning lots and were only subject to a 30 foot minimum distance between legally required windows and any wall or lot line.

Building 4
West-facing legally required windows are proposed to be 30'-2" from a wall portion of Building 6 where 50 feet is required. This distance is comparable to the minimum 30-foot distance between windows and walls or lot lines that would otherwise be required if the buildings were on separate zoning lots and has no impact on the existing dwelling units in Building 6. Additionally, a 9'-2" separation is proposed between the eastern façade of Building 4 and the west facing wall of Building 7. This is a wall-to-wall condition that generally requires 40 feet of separation. In this case, because both walls do not contain legally required windows, Building 4 could be constructed to abut Building 7, thereby creating an outer court and eliminating the applicability of ZR § 23-711 altogether. However, given the goals of pedestrian and tenant circulation through the LSGD campus, the 9'-2" distance is appropriate and is greater than the 8' distance that would be required if the buildings were on separate zoning lots.

Additionally, HPD is seeking approval of the following land use actions to facilitate the Proposed Development:

D. Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project

The Disposition Area consists of underutilized, vacant property which 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 Disposition 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 Article16 of the General Municipal Law.

Disposition of City-Owned Property:

The Disposition Area (Block 2885, Lot 1) will be conveyed to a sponsor to be selected by HPD.

Lastly, HPD is seeking the following action to address the evolving community facility uses of an existing community facility in the Project Area:

E. Disposition of previously City-owned property to modify permissible uses on Block 2885, Lot 10:

HPD is seeking a disposition approval on Block 2885, Lot 10 (formerly p/o Lot 1), to modify allowable uses described in prior ULURP disposition action (C 990220 HAK) from May 5, 1999 to broaden the allowable use on Lot 10 from a specific healthcare facility tentatively known as the Greenpoint Renaissance Family Health Center to general community facility use. The resolution for the prior CPC approval for Lot 10 explicitly states that the substantial rehabilitation of the structure on Lot 10 will be "restricted for community facility use, for the development of a family health care center." While the stated intent was to "facilitate a health care facility," the approval also discloses that the "center will also have an independent job skills program, and a career preparation and placement center for work opportunities in the health care industry." While a portion of the programming offered at the facility focuses on health care, broadening the approval to community facility use will better meet the variety of community needs that currently exist and are anticipated to remain in the future.

7. Conclusion

HPD and Maspeth Manager, LLC are seeking land use actions including a zoning map amendment to rezone the Project Area from the existing R6 zoning district to R7-2 and R7-2/C2-4 zoning districts, a zoning text amendment to ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Project Area as an MIH Area, a special permit for a Large Scale General Development, UDAA designation, UDAAP approval, the disposition of City-owned land, and an amendment to a prior disposition approval on Lot 10. Approval of the proposed actions will transform a long-underutilized City-owned site to facilitate the development of two new construction buildings and the rehabilitation of two existing buildings to provide approximately 553 affordable units that include permanently affordable units that will meet the housing needs of seniors, low-income families and individuals and the formerly homeless in search of permanent housing. Approval of the proposed actions will also facilitate the development of a new and more appropriately designed 200-bed shelter facility to replace an existing one on the site. Lastly, the proposed actions will facilitate the implementation of a landscaped open space plan that will reintegrate the former hospital campus with the surrounding neighborhood.

The approval of the proposed land use actions will permit the development of vacant or underutilized sites with much needed affordable housing, furthering the Mayor's Housing New York 2.0 Plan.