Legislation Details (With Text)

File #:	Res 1831-2021	**Version:**	*	**Name:**	LU 892 - Landmarks, Cooper Park Commons, Brooklyn (C 210483 HAK)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	11/23/2021				
Enactment date:				**Enactment #:**	

Title: Resolution approving the application submitted by the Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 210483 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 288 Jackson Avenue (Block 2885, Lot 1), Borough of Brooklyn, Community District 1, to a developer selected by HPD (L.U. No. 892; C 210483 HAK).

Sponsors: Rafael Salamanca, Jr., Kevin C. Riley

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Attachments: 1. Res. No. 1831, 2. October 7, 2021 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Landmarks, Public Sitings and Dispositions Subcommittee Meeting -October 13, 2021, 4. Hearing Transcript - Stated Meeting 10-7-21, 5. Hearing Testimony - Landmarks 10-13-21, 6. Calendar of the Subcommittee Meetings - October 25 and 26, 2021, 7. November 23, 2021 - Stated Meeting Agenda with Links to Files, 8. Hearing Transcript - Stated Meeting 11-23-21, 9. Restrictive Declaration, 10. LOCATING ENVIRONMENTAL REVIEW MATERIALS FOR CERTAIN LAND USE APPLICATIONS, 11. City Planning Commission Approval Letter, 12. Committee Report

Date	Ver.	Action By	Action	Result
11/10/2021	*	Committee on Land Use	Approved by Committee with Modifications and Referred to CPC	
11/23/2021	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1831

Resolution approving the application submitted by the Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 210483 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 288 Jackson Avenue (Block 2885, Lot 1), Borough of Brooklyn, Community District 1, to a developer selected by HPD (L.U. No. 892; C 210483 HAK).

By Council Members Salamanca and Riley

WHEREAS, the City Planning Commission filed with the Council on October 8, 2021 its decision dated October 6, 2021 (the "Decision") approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") for an Urban Development Action Area ("UDAA"), and Urban Development Action Area Project ("UDAAP"), and the disposition of property located at 288 Jackson Avenue (Block 2885, Lot 1), (the "Project Area" or "Disposition Area"), pursuant to Article 16 of the General Municipal Law of New York State and Section 197-c of the New York City Charter, which in conjunction with the related actions, would facilitate a mixed-use development comprised of two new residential buildings and of two renovated existing buildings containing 556 units of affordable housing and replacement of the existing

200-bed homeless shelter, community facility, and commercial space in the East Williamsburg neighborhood of Brooklyn, Community District 1 (ULURP No. C 210483 HAK) (the "Application");

WHEREAS, the Application is related to applications C 210480 ZMK (L.U. No. 889), a zoning map amendment to rezone the project area from an R6 zoning district to R7-2 and R7-2/C2-4 zoning districts; C 210481 ZSK (L.U. No. 890), a special permit to establish a Large-Scale General Development (LSGD) pursuant to Zoning Resolution (ZR) Sections 74-74 and 74-743(a)(2); N 210482 ZRK (L.U. No. 891), a zoning text amendment to Appendix F to establish the project area as a Mandatory Inclusionary Housing (MIH) Area; and C 210484 PPK (L.U. No. 893), a disposition approval to change use restriction from a health care facility to a general community facility use;

WHEREAS, the City Planning Commission has certified its unqualified approval of the UDAA and the UDAAP pursuant to Article 16 of the General Municipal Law;

WHEREAS, the Decision is subject to review and action by the Council pursuant to Section 197-d of the City Charter;

WHEREAS, by letter dated October 6, 2021 and submitted to the Council on October 6, 2021, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision on October 13, 2021;

WHEREAS, the Council has considered the land use and financial implications and other policy issues relating to the Application; and

WHEREAS, the Council has considered the relevant environmental issues, including the Negative Declaration issued June 18th, 2021 (CEQR No. 20HPD007K) (the “Negative Declaration”).

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 210483 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 210483 HAK and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

The Council finds that the present status of the Area tends to impair or arrest the sound growth and development of the City of New York and that a designation of the Project as an urban development action area project is consistent with the policy and purposes stated in Section 691 of the General Municipal Law.

The Council approves the designation of the Area as an urban development action area pursuant to

Section 693 of the General Municipal Law.

The Council approves the Project as an urban development action area project pursuant to Section 694 of the General Municipal Law and subject to the terms and conditions of the Project Summary.

The Council approves the disposition of the Disposition Area under Section 197-d of the New York City Charter, to a developer to be selected by the New York City Department of Housing Preservation and Development for the development of the Project consistent with the Project Summary.

PROJECT SUMMARY

1. **PROGRAM:** EXTREMELY LOW AND LOW INCOME AFFORDABILITY PROGRAM/SHELTER

2. **PROJECT:** Cooper Park Commons

3. **LOCATION:**

a. **BOROUGH:** Brooklyn

b. **COMMUNITY DISTRICT:** 1

c. **COUNCIL DISTRICT:** 34

d. **DISPOSITION AREA:**

LOT	BLOCK ADDRESSES
	2885
1	288 Jackson Avenue

4. **BASIS OF DISPOSITION PRICE:** Nominal. Sponsor will pay one dollar per lot and deliver a note and mortgage for the remainder of the appraised value ("Land Debt"). For a period of at least thirty (30) years following completion of construction, the Land Debt or the City's capital subsidy may be repayable out of resale or refinancing profits. The remaining balance, if any, may be forgiven at the end of the term.

5. **TYPE OF PROJECT:** New Construction, Rehabilitation

6. **APPROXIMATE NUMBER OF BUILDINGS:** 3

7. **APPROXIMATE NUMBER OF UNITS:** 447 dwelling units, plus 2 units for superintendents

200 transitional shelter beds

8. **HOUSING TYPE:** Rental

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9.	**ESTIMATE OF INITIAL RENTS**	**For permanent housing units:** Rents will be affordable to families earning from 30% - 80% of the area median income ("AMI"). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent. All units will be subject to rent stabilization.
10.	**INCOME TARGETS**	**For permanent housing units:** 30% to 80% of AMI
11.	**PROPOSED FACILITIES:**	Approximately 1,707 square feet of commercial space Approximately 12,406 square feet of community facility space Approximately 40,742 square feet of public open space For transitional shelter: Central Dining Room, Community Room, Administrative Offices, Social Service Offices, Security Desk, Job Training Space
12.	**PROPOSED CODES/ORDINANCES:**	None
13.	**ENVIRONMENTAL STATUS:**	Negative Declaration
14.	**PROPOSED TIME SCHEDULE:**	Approximately 36 months from closing to completion of construction of each phase

Adopted.

Office of the City Clerk, }
The City of New York, } ss.:

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2021 on file in this office.

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City Clerk, Clerk of The Council

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