LR ITEM 3: DESCRIPTION OF PROPOSAL
Brownsville NCP
July 02, 2024

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD" or "Applicant") proposes certain actions to facilitate the development of three new construction buildings with approximately 60 affordable rental units, one additional unit for a superintendent, and a commercial space in one building ("Proposed Development"). The Proposed Development will be developed on three development sites on five City-owned lots: Development Site 1 (Block 3743, Lot 12); Development Site 2 (Block 3518, Lot 63); and Development Site 3 (Block 1455, Lots 65, 66, and 79) (collectively, "Development Sites"). Development Site 3 together with two additional City-owned lots (Block 1455, Lots 61 and 62) and all or part of 12 privately-owned lots (Block 1455, Lots p/o 39, p/o 41, p/o 42, p/o 43, p/o 44, 46, 50, 56, p/o 58, 60, 64, and p/o 67) (collectively, "Rezoning Area") are proposed to be rezoned and mapped as Mandatory Inclusionary Housing Areas.

The Development Sites are located within three project areas. Project Area 1 is comprised of Development Site 1; Project Area 2 is comprised of Development Site 2 and Project Area 3 is comprised of the Rezoning Area, including Development Site 3. All three Project Areas are located within the Brownsville neighborhood of Brooklyn's Community District 16.

HPD proposes the following land use actions:

- Designation of an Urban Development Action Area ("UDAA"), project approval of an Urban Development Action Area Project ("UDAAP"), and disposition of the vacant City-owned Development Sites 1, 2, and 3 to a developer selected by HPD
- Zoning map amendment to rezone the Rezoning Area from the existing M1-1 zoning district to an R7A zoning district with a C2-4 commercial zoning overlay up to 100 feet in depth from the street edge; and
- Zoning text amendment to Zoning Resolution ("ZR") Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Brooklyn Community District 16, to establish the Rezoning Area as a Mandatory Inclusionary Housing ("MIH") Area

2. Background

On December 12, 2014, HPD issued a Request for Qualifications ("RFQ") which invited applicants to submit development qualifications for the design and construction of high-quality, new construction affordable housing development projects on public sites available for disposition. 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 Proposed Development was selected as one of the projects resulting from the RFQ.

Development Site 2 is designated as Site 12B in the Marcus Garvey URP, which allows residential and other uses in accordance with the Zoning Resolution. The original URP received City Planning Commission ("CPC") approval on August 14, 1968 (CP-20402) and Board of Estimate ("BOE") approval on September 19, 1968 (Cal. No. 27). The URP's eighth and final amendment received CPC approval on March 12, 2008 (C 080185 HUK), City Council approval on April 30, 2008 (Reso. No. 1397) and Mayoral approval on September 11, 2008. The Marcus Garvey URP has since expired on September 19, 2008.

Development Site 2 and part of Development Site 3 (Block 1455, Lots 66 and 79) received public approvals in the past. Development Site 2 received approval for disposition by the CPC on December 12, 1984 (C 850084-090 PPK) and by the BOE on January 10, 1985. Block 1455 Lot 66 of Development Site 3 received disposition approval by the CPC on June 1, 1988 (C 880299-302 PPK) and by the BOE on July 14, 1988. Block 1455 Lot 79 of Development Site 3 received restricted disposition approval by the CPC on April 20, 1988 (C 880082 – 083 PPK) and the BOE on June 26, 1988.

In recent years, the City has advanced community led planning efforts for this neighborhood. The East New York Neighborhood Plan approved in 2016 established guidelines for investment in

Brownsville. Furthermore, HPD's Brownsville Plan released in 2017 established goals to guide future development in the neighborhood.

The East New York Neighborhood Plan rezoning (C 160035 ZMK) was approved by the CPC on February 3, 2016, allowing medium-density, mixed-use development along key corridors and low-scale infill housing in existing residential areas with small homes in areas found on Zoning Maps 17c and 17d. The East New York Neighborhood Plan rezoning came out of the comprehensive East New York Neighborhood Plan facilitated by DCP's partnership with other agencies. The plan was approved in 2017 and was developed through an extensive community planning process with residents, stakeholders and elected officials. The plan promotes affordable housing preservation and development, economic development, creation of pedestrian-friendly streets, and investment in community resources to support the long-term growth and sustainability of East New York, Cypress Hills and Ocean Hill.

In 2016, HPD launched a community-based planning process to develop a shared vision and plan for the future of Brownsville. Working with residents, elected officials, community-based organizations, and other government agencies, HPD hosted a series of public workshops, implemented an online engagement tool, and participated in community events. The result of these efforts was the release of the Brownsville Plan in 2017, which identified neighborhood goals of equitable health outcomes, safety, community economic development, and fostering of local arts and identity.

3. Description of the Surrounding Area

The Project Areas are located within the Brownsville neighborhood of Brooklyn's Community District 16.

Area Surrounding Project Area 1

Project Area 1 is located on Mother Gaston Boulevard, between Belmont and Sutter Avenues, within an R6 zoning district with C1-3 commercial zoning overlay. Other zoning districts within 600 feet include R6 and R6 with C2-3 commercial zoning overlay. The surrounding area is characterized with a mix of residential, commercial and office use, public facility and institutional uses, industrial and manufacturing uses, transportation and utility uses, and open space and outdoor recreation use.

Residential development in the surrounding area comprises a mix of three-story multi-family walk-up buildings and multi-family elevator New York City Housing Authority ("NYCHA") buildings including the 18-story Seth Low Houses two blocks east, 14-story Van Dyke I towards the south, and 22-story Langston Hughes Apartments west of Project Area 1. All other residential developments are two- to three-story buildings with ground floor commercial uses such as delis, restaurants, and salons. Other commercial buildings include pharmacies, grocery stores and laundromats.

Institutional uses in the surrounding area include the Uncommon Schools Brownsville Collegiate Charter School to the east and religious institutions such as the Morning Glory Pentecostal Church on the opposite side of Mother Gaston Boulevard, Gideon Outreach Ministries on Belmont Avenue, towards the northeast, and the Evangelical and Missionary Center on Christopher Avenue northeast of Project Area 1.

Industrial uses in the surrounding area include a plumbing and heating business on Watkins Street to the northwest of Project Area 1. Transportation and utility uses include a gas station and automobile service center at the corner of Mother Gaston Boulevard and Sutter Avenue, south of Development Site 1.

Parks and open space in the surrounding area include Carter G. Woodson Children's Park along Christopher Street toward the rear of Development Site 1, and the Dr. Green Playground at the corner of Sutter Avenue and Mother Gaston Boulevard to the southwest.

Project Area 1 is accessible by public transportation. The Sutter Avenue L subway station is located on Van Sinderen Avenue, four blocks east and there is a station for the B14 bus line across the street from Project Area 1 on Mother Gaston Boulevard. The B14 bus line travels between the Crown Heights and Spring Creek neighborhoods.

Area surrounding Project Area 2

Project Area 2 is located on Thomas S. Boyland Street, approximately 200 feet north of Sutter Avenue and south of Pitkin Avenue, within an R6 zoning district. Other zoning districts in the surrounding area include a C4-3 zoning district along Pitkin Avenue to the north, and R6 with C1-3 commercial zoning overlay along Sutter Avenue to the south. The surrounding area is characterized with a mix of residential use, mixed commercial and residential use, commercial and office use, public facilities and institution use, and open space and outdoor recreation use.

Residential developments in the surrounding area are primarily one- to two-story detached or semi-detached single-family buildings. The surrounding area also contains two- to four-story walk-up apartment buildings, located along Bristol Street to the east, and along Amboy Street to the southwest of Project Area 2. A seven-story mixed-use building is under construction at the intersection of Sutter Avenue and Thomas S. Boyland Street with ground floor retail uses.

Public facility and institutional uses in the surrounding area include P.S. 327 and a United States Postal Service office located on Bristol Street toward the east of Project Area 2. Religious institutions in the surrounding area include Bethany Gospel Chapel on Thomas S. Boyland Street just north of Project Area 2 and Love City Church located on Amboy Street on the same block as Project Area 2.

Open space uses in the surrounding area include the Jes Good Rewards Children's Garden at the corner of Sutter Avenue and Amboy Street, on the same block and toward the southwest of Project Area 2.

Project Area 2 is well served by public transportation. The Rockaway Avenue 2/3/4 subway station is located half a mile to the southeast. Additionally, the B14 bus stops on Pitkin Avenue, one block north, and the B60 bus, which travels between the Canarsie and Williamsburg neighborhoods, stops on Rockaway Avenue three blocks east of Development Site 2.

Area surrounding Project Area 3

Project Area 3 is bound by Saint Mark's Avenue to the south, East New York Avenue and Mother Gaston Boulevard to the east, and Bergen Street to the north. Project Area 3 is located within an M1-1 zoning district. Other zoning districts in the surrounding area include R6, R6/C2-3, R7A, and R7A/C2-4. The R7A and R7A/C2-4 districts were mapped as part of the East New York Neighborhood Plan boundary and rezoning area approved by the CPC on February 24, 2016 (C 160035 ZMK) and City Council on April 20, 2016 (Reso. No. 1054).

The surrounding area is characterized with a mix of residential use, mixed commercial and residential use, commercial and office use, public facilities and institutional use, industrial and manufacturing use, and transportation and utility use.

Residential development in the area includes a mix of one- and two-family homes along Dean Street to the north and two- to four-story multi-family walk-up buildings along parts of Bergen Street and East New York Avenue. There are also two newly constructed four- to seven-story multi-family buildings across Mother Gaston Boulevard east of the Project Area 3. NYCHA's seven- to thirteen-story Howard Houses are located towards the south, directly across East New York Avenue. All other residential developments are two- to four-story buildings with ground floor commercial uses such as delis, restaurants, liquor stores, and doctor's offices. Other commercial and office buildings include a pharmacy, grocery stores, a laundromat, a print shop, and offices providing legal services.

Howard Pool is a publicly accessible facility that is directly across the street (along East New York Avenue frontage) from Project Area 3. Religious institutions include the Powerful Praise Tabernacle toward the rear of the Rezoning Area along Bergen Street, the Mt. Ollie Baptist Church on St. Mark's Avenue located to the south, and the Revelation Church along Rockaway Avenue located toward the southeast of Rezoning Area. Industrial and manufacturing uses include automobile repair shops on Bergen Street and East New York Avenue and a personal storage building at the intersection of Christopher and East New York Avenues.

Project Area 3 is well served by public transportation. The Atlantic Avenue L and the East New York Long Island Railroad stations are approximately 0.4 miles away. In addition, the B12 bus runs along East New York Avenue, adjacent to the Project Area 3 and the B60 bus is available along Rockaway Avenue, one block west. The B12 bus line travels between Lefferts Gardens and

East New York and the B60 bus line travels between the Canarsie and Williamsburg neighborhoods.

4. Description of Proposed Project Areas

The Project Area comprises three sub areas with three development sites on City-owned land as well as additional public and private land that are not part of the Proposed Development located in Brooklyn's Community District 16. Project Areas 1 and 2 are located within an R6 zoning district, and Project Area 1 is mapped with a C1-3 commercial zoning overlay up to 100 feet depth from the street edge. Project Area 3/Rezoning Area, including Development Site 3, is zoned M1-1 which is a light manufacturing district.

The R6 zoning district permits residential development under the Quality Housing regulations and Height Factor regulations. Under R6 Height Factor regulations, residential buildings are regulated by a sky exposure plane, which begins at a height of 60 feet above the street line. The floor area ratio ("FAR") under R6 Height Factor ranges from 0.78 to 2.43. Quality Housing regulations limit building heights and produce high lot coverage buildings set at or near the street line. Quality Housing regulations in R6 zoning districts within 100 feet of wide streets permit a maximum FAR of 3.0, a maximum base height of 65 feet before a 10-foot setback, and a maximum building height of 75 feet with a Qualifying Ground Floor ("QGF") or 70 feet without a QGF. On narrow streets, a maximum FAR of 2.2 is permitted, the maximum base height before a 15-foot setback is 45 feet, and the maximum permitted building height is 55 feet. Off-street parking is required for 25% of income-restricted housing units ("IRHUs") and can be waived if five or fewer parking spaces are required.

C1-3 commercial overlay districts permit a maximum commercial FAR of 2.0 when mapped within an R6 district and allow for certain commercial or community facility uses. Community facility use may serve educational, recreational, religious, or health needs of residential areas while commercial use may include a variety of neighborhood-scale commercial uses including retail establishments serving local shopping needs, restaurants, and beauty parlors. For general retail or service uses, one accessory off-street parking space is required per 400 square feet of commercial floor area in an R6 zoning district with a C1-3 commercial overlay.

The M1-1 zoning district permits light industrial uses, as well as wholesale service and storage facilities with a maximum manufacturing FAR of 1.0. Typical establishments provide automotive repair services, gas stations, or woodworking and welding shops. One accessory off-street parking space is required per 300 square feet of manufacturing floor area in the M1-1 zoning district.

Project Area 1 (Block 3743, Lot 12) is a vacant City-owned site located at 425 Mother Gaston Boulevard. It is on the east side of Mother Gaston Boulevard, a wide street, between Belmont Avenue to the north and Sutter Avenue to the south. It is located within an R6 zoning district with a C1-3 commercial zoning overlay permitting residential development with some community facility or commercial uses.

Project Area 2 (Block 3518, Lot 63) is a vacant City-owned site located at 546 Thomas S. Boyland Street. It is on the west side of Thomas S. Boyland Street, a wide street, between Pitkin Avenue to the north and Sutter Avenue to the south. It is located within an R6 zoning district permitting residential development with some community facility uses.

Project Area 3 comprises Development Site 3 (Block 1455, Lots 65, 66, and 79), additional City-owned lots on Block 1455, Lots 61 and 62, and privately-owned lots on Block 1455, Lots p/o 39, p/o 41, p/o 42, p/o 43, p/o 44, 46, 50, 56, p/o 58, 60, 64, and p/o 67 and is coterminous with the Rezoning Area. The Rezoning Area is approximately 35,021 square feet and is located on East New York Avenue with approximately 225 feet of street frontage, wrapping around the block up to 130 feet along Mother Gaston Boulevard to the north and up to 85 feet along St. Mark's Avenue to the west. It is approximately 100 feet deep from Mother Gaston Boulevard and East New York Avenue and is approximately 127'-9" deep along Saint Mark's Avenue. The Rezoning Area is located within an M1-1 zoning district which permits light industrial uses.

Development Site 3 consists of three vacant underutilized City-owned lots, located on the north side of Saint Mark's Avenue, between Eastern Parkway to the West and East New York Avenue to the east. It is located near the intersection of Saint Mark's Avenue, a narrow street, and East New York Avenue, a wide street.

The two other vacant City-owned lots within the Rezoning Area consist of approximately 1,792 square feet of total lot area:

- Block 1455, Lot 61 (1589 East New York Avenue) is on the west side of East New York Avenue. It is an irregularly shaped triangular lot with approximately 23'- 10" of street frontage and approximately 817 square feet of lot area.

- Block 1455, Lot 62 (Saint Mark's Avenue) is at the intersection of Saint Mark's and East New York Avenues. It is an irregularly shaped lot with approximately 13'- 6" of street frontage along Saint Mark's Avenue, approximately 9'- 9" of street frontage along East New York Avenue, and approximately 975 square of lot area.

The remainder of the Rezoning Area is made up of either all or portions of the following 12 privately owned lots with approximately 26,671 square feet of total area.

- Block 1455, Lot 39 (2148 Bergen Street) is located on the south side of Bergen Street, between Eastern Parkway to the west and Mother Gaston Boulevard to the east. It has approximately 16'-8" of lot frontage, approximately 2,132 square feet of lot area and is currently a storage/warehouse facility utilized for stone fabricating. Only an approximately 30 square foot area towards the rear southern corner of Lot 39 is included within the Rezoning Area.

- Block 1455, Lot 41 (2152 Bergen Street) is located on the south side of Bergen Street. It has approximately 16'- 8" of street frontage, approximately 1,964 square feet of lot area and is currently utilized as a parking facility. Only an approximately 19 square foot area towards the southern rear area of Lot 41 is located within the Rezoning Area.

- Block 1455, Lot 42 (2154 Bergen Street) is located on the south side of Bergen Street. It has approximately 16'- 8" of street frontage and approximately 2,091 square feet of lot area. Lot 42 is currently developed with a three-story multi-family residential walk-up building with a gross floor area of approximately 2,046 square feet. The building consists of three residential units. Only an approximately 127 square foot area towards the rear of Lot 42 is within the Rezoning Area.

- Block 1455, Lots 43 (2156 Bergen Street) is located on the south side of Bergen Street. It has approximately 16'- 8" of street frontage and approximately 1,794 square feet of lot area. Only an approximately 215 square foot vacant portion towards the rear of Lot 43 is located within the Rezoning Area.

- Block 1455, Lot 44 (2158 Bergen Street) is located on the south side of Bergen Street. It has approximately 16'- 8" of street frontage and approximately 1,709 square feet of lot area. It is currently vacant and only an approximately 322 square foot area towards the rear of the lot is located within the Rezoning Area.

- Block 1455, Lot 46 (226 Mother Gaston Boulevard) is located at the southwest corner of the intersection of Bergen Street and Mother Gaston Boulevard. It has approximately 100 feet of street frontage along Bergen Street, 75 feet of street frontage along Mother Gaston Boulevard, and approximately 7,450 square feet of total lot area. Lot 46 is currently developed as a one-story retail building with full lot coverage.

- Block 1455, Lot 50 (1611 East New York Avenue) is located at the northwest corner of the intersection of Mother Gaston Boulevard and East New York Avenue. It is an irregularly shaped lot with 55 feet of street frontage along Mother Gaston Boulevard, approximately 96 feet of street frontage along East New York Avenue, and approximately 9,254 square feet of total lot area. Lot 50 is currently developed as a one-story retail building with a gross floor area of approximately 8,897 square feet.

- Block 1455, Lot 56 (1595 East New York Avenue) is located on the northwest side of East New York Avenue. It has approximately 35 feet of street frontage and approximately 3,338 square feet of lot area. It is currently a vacant lot and is being utilized as an informal parking facility.

- Block 1455, Lot 58 (1593 East New York Avenue) is located on the northwest side of East New York Avenue. It has approximately 35 feet of street frontage and approximately 3,111 square feet of lot area. It is currently a vacant lot and is being utilized as an informal

parking facility. Only an approximately 3,069 square foot area towards the front of Lot 58 is located within the Rezoning Area.

- Block 1455, Lot 60 (1591 East New York Avenue) is located on the northwest side of East New York Avenue. It has approximately 25 feet of street frontage and approximately 2,319 square feet of lot area. It is currently utilized as Brownsville AME Zion Church, a house of worship, and is developed as a two-story building with approximately 3,457 square feet of gross floor area.

- Block 1455, Lot 64 (1737 Saint Mark's Avenue) is located on the north side of Saint Mark's Avenue and is adjacent to Development Site 3. It has approximately 16'- 8" of street frontage and approximately 2,129 square feet of lot area. It is currently developed as a two-story mixed-use building containing two residential units and ground-floor commercial space being utilized as a doctor's office. The building has approximately 2,144 gross square feet in area.

- Block 1455, Lot 67 (1725 Saint Mark's Avenue) is located on the north side of Saint Mark's Avenue and is adjacent to Development Site 3. It has approximately 54 feet of street frontage and approximately 6,899 square feet of lot area. It is currently developed as a three-story commercial building being utilized as supportive housing for veterans with approximately 15,913 square feet of gross floor area. Only an approximately 528 square feet of area toward the eastern edge of Lot 67 is located within the Rezoning Area.

5. Description of Proposed Development Sites

Development Sites 1, 2 and 3 contain a total lot area of approximately 15,058 square feet. As noted previously, all three Development Sites are vacant City-owned lots.

Development Site 1 (Block 3743, Lot 12), which is coterminous with Project Area 1, has a lot area of approximately 2,500 square feet with approximately 25' of lot frontage on Mother Gaston Boulevard and is approximately 100' deep. Development Site 1 is in an R6 zoning district with a C1-3 commercial overlay.

Development Site 2 (Block 3518, Lot 63), which is coterminous with Project Area 2, has a lot area of approximately 6,000 square feet with approximately 60' of lot frontage on Thomas S. Boyland Street and is approximately 100' deep. Development Site 2 is in an R6 zoning district.

Development Site 3 (Block 1455, Lots 65, 66, and 79) has a lot area of approximately 6,558 square feet with approximately 51'- 4" of lot frontage on Saint Mark's Avenue and is approximately 127'- 9" deep. Development Site 3 is in an M1-1 zoning district.

6. Description of Proposed Development

The Proposed Development consists of three new construction residential buildings at three development sites, which would provide a total of approximately 60 affordable rental units including permanently affordable units, one additional unit for a superintendent, and commercial space in one building.

Development Site 1 (Block 3743, Lot 12) located at 425 Mother Gaston Boulevard, will be developed into one four-story mixed-use walk-up building with approximately 6 affordable one-bedroom rental units and commercial space on the ground floor. The proposed building will be approximately 43'-8" tall, excluding bulkhead. The proposed building will have approximately 2.81 FAR with approximately 4,950 square feet of residential floor area and 2,068 square feet of commercial floor area, totaling to approximately 7,018 square feet of floor area. The proposed building will be built up to the street lot line to match the street walls of the adjacent buildings and to facilitate an engaging pedestrian experience. The cellar level of the building will include accessory space to the commercial use, and additional space for building utilities. The proposed building will also include a green roof at the second floor towards the rear of the building, and washers and dryers will be available for residents to use within the building. Since Development

Site 1 is located within a Transit Zone and all units will be IRHUs, off-street parking is not required and will not be provided.[1]

Development Site 2 (Block 3518, Lot 63) located at 546 Thomas S. Boyland Street, will be developed into one six-story elevator building with approximately 21 affordable rental units. The building will have a mix of one-, two-, and three-bedroom units. The proposed building will have approximately 2.99 FAR and will contain approximately 17,926 square feet of residential floor area. The proposed building will set back approximately 6' from the street lot line to match the street wall of the adjacent building and to accommodate landscaping towards the front of the building. The proposed landscaping will serve as a buffer between the ground floor residential units facing the street and pedestrians. Additionally, the ground floor will be raised approximately three feet above street level to provide further privacy to the ground-floor units. The proposed building will be designed to include two wings, the south wing, and the north wing, with a central hallway. The north wing will be five stories tall rising to approximately 54 feet, and the south wing will be six stories tall rising to approximately 64'-8" from street level. The proposed building will include a landscaped rear yard with seating accessible to tenants from the ground floor hallway, an indoor seating area on the ground floor, and approximately 11 enclosed bicycle parking spaces, a common laundry room, a community room, and an outdoor seating area at the cellar level. The proposed building will also include a landscaped green roof with seating at the sixth floor and a trash room on every level. Since Development Site 2 is located within a Transit Zone and all units will be IRHUs, off-street parking is not required and will not be provided.

Development Site 3 (Block 1455, Lots 65, 66, and 79) located at 1733-1735 Saint Mark's Avenue will be developed into one nine-story elevator building with approximately 33 affordable rental units, including approximately eight permanently affordable units, and one additional unit for a superintendent. The building will have a mix of studio, one-, two-, and three-bedroom units. The ground floor of the proposed building will be raised approximately 3 feet above street level and set back 5 feet from the lot line to provide privacy to the proposed ground floor units. The proposed building will have a base height of approximately 74 feet before setting back an additional 10 feet and will rise to a total height of approximately 94'-8" excluding bulkhead. The proposed building will have approximately 4.25 FAR and will contain approximately 27,888 square feet of residential floor area. The proposed building will include a landscaped rear yard with seating, an indoor seating area, accessory space, and approximately 17 enclosed bicycle parking spaces, all at the cellar level. Since Development Site 3 is located within a Transit Zone and all units will be IRHUs, off-street parking is not required and will not be provided.

7. Actions Necessary to facilitate the Project

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

I. <u>Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project:</u>

The Development Sites 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 Development Sites are 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.

<u>Disposition of City-Owned Property:</u>

The Development Sites will be conveyed to a developer to be selected by HPD.

II. <u>Zoning Map Amendment:</u>

A zoning map amendment is proposed to rezone the Rezoning Area from an M1-1 zoning district to an R7A zoning district. In addition, a C2-4 commercial zoning overlay is proposed over the Rezoning Area.

[1] Pursuant to ZR § 25-25, accessory off-street parking spaces may be waived for Income-Restricted Housing Units, Affordable Independent Residences for Seniors units, or other government-assisted dwelling units within a Transit Zone. Transit Zones are areas within one-half mile of a subway station, where auto ownership rates are among the lowest in the city.

R7A zoning districts are contextual districts that allow new medium-density residential developments. R7A contextual districts produce high lot coverage, seven- to nine-story apartment buildings set at or near the street line designed to be compatible with older buildings in medium-density neighborhoods. Residential developments complying with the Inclusionary Housing Program are permitted at a maximum 4.6 FAR. The base height of R7A buildings are 40-75 feet, if the building contains a qualifying ground floor. R7A buildings can rise to a maximum height of 95 feet or nine stories. Community facility use is permitted at a maximum of 4.0 FAR.

C2-4 zoning districts are commercial overlay districts mapped within residential districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors, funeral homes, and repair services. In mixed-use buildings, commercial uses are limited to one floor and must always be located below the residential use. When mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

The proposed zoning map amendment is appropriate and would ensure that new development will produce high lot coverage and lower building height, inclusive of building amenities. The proposed zoning extends the existing R7A zoning districts with C2-4 overlays that were mapped as part of the East New York Neighborhood Plan and are located immediately northeast of the Rezoning Area and along East New York Avenue, which is a wide street. This proposed zoning is also a response to Howard Houses opposite the Rezoning Area across East New York Avenue, which are tower-in-the-park developments set back from the public sidewalk creating empty zones that discourage an active street life. The change from M1-1 to R7A/C2-4 will allow affordable residential units to be built on site, addressing the neighborhood's need for affordable housing. Concurrently, the contextual zone ensures the new construction is shorter than Howard Houses' 13-story buildings. The R7A height cap will help maintain a more cohesive urban design for the area. Additionally, the Rezoning Area is well served by public transportation which will be a benefit to residents of the proposed building on Development Site 3. The Atlantic Avenue L and the East New York Long Island Railroad stations are approximately 0.4 Miles from the Rezoning Area. Additionally, the B12 bus which runs between Lefferts Gardens and East New York and the B60 bus which runs between Canarsie and Williamsburg also service the Rezoning Area.

III. Zoning Text Amendment:

A Zoning Text amendment is proposed to Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas to establish the Rezoning 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 to map the following options pursuant to ZR Section 23-154:

- Option 1: At least 25% of residential floor area must be permanently affordable to households with an income at a weighted average of 60% of Area Median income ("AMI"); or

- Option 2: At least 30% of residential floor area must be permanently affordable to households with income at a weighted average of 80% AMI

The Applicant proposes utilizing MIH Option 1 at Development Site 3.

8. Conclusion

In conclusion, HPD is seeking land use actions including UDAA designation, UDAAP approval, the disposition of City-owned land, a zoning map amendment, and a zoning text amendment to facilitate the development of three buildings with approximately 60 affordable rental units, one additional unit for a superintendent, and commercial space in one building.

The proposed development aligns with the goals of the Brownsville Plan which calls for development of vacant city-owned land to be shaped by community priorities for deeply affordable housing.

In addition, the Proposed Development is also in direct response to the goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness* which commits to creating and preserving affordable housing. Approval of the proposed actions will not only permit development on longstanding underutilized vacant lots but will also provide high-quality affordable rental housing in the Brownsville neighborhood.