LR ITEM 3: DESCRIPTION OF PROPOSAL
Gateway Site 26a and Fresh Creek Phase 5
ULURP Project ID: 2022K0289
April 11, 2022

1. Introduction

The New York City Department of Housing Preservation and Development ("HPD") proposes several land-use actions to facilitate the development of new affordable housing in the Spring Creek area of East New York within Brooklyn's Community District 5. Approval of these land use actions will facilitate the development of an eight-story mixed-use building with approximately 190 affordable senior units, including approximately 134 Affordable Independent Residences for Seniors ("AIRS") housing units, one additional unit for the superintendent, and approximately 3,431 square feet of community facility space ("Proposed Development 1") located on Block 4586, p/o Lot 1 ("Development Site 1") known as Site 26a under the Fresh Creek Urban Renewal Plan ("FCURP"). The proposed actions will also facilitate the development of approximately nine four-story buildings containing approximately 560 affordable units ("Proposed Development 2") on vacant City-owned land spanning portions of Brooklyn Blocks 4444, 4445, 4446, 4448, and 4452 ("Development Site 2"). Development Site 2 is also known as proposed Sites 3a/b and 3e/f[1], and Sites 3d, 6a, and 7a in the FCURP.

HPD proposes the actions listed below to facilitate the proposed developments:

- Designation of an Urban Development Action Area ("UDAA"), approval of an Urban Development Action Area Project ("UDAAP"), and disposition of vacant City-owned land (Development Site 1);
- Amendment to the FCURP to reflect the following updates:
    - Change to the designated use of Site 26a from Public and Semi-Public to Residential to allow the mixed-use Proposed Development 1.
    - Addition of Site 26a to the excluded locations for height restrictions as described under the Urban Design Controls of the FCURP to permit the Proposed Development 1 to be built up to eight stories in height.
    - Modification to the total number of units within the Fresh Creek Urban Renewal Area ("FCURA") from 2,477 to 2,668 under the Urban Design Controls section of the FCURP to reflect the Proposed Development 2. Table A appended to the Fourth Amended FCURP will also be updated to reflect the current proposed changes.
    - Modifications to Appendix A, Map 1 (Project Boundary Map), Map 2 (Land Use Map), and Table A, to merge FCURA Site 3a with 3b to form Site 3a/b, merge Site 3e with 3f to form Site 3e/f, and to redistribute maximum housing units across certain sites on vacant City-owned land spanning portions of Brooklyn Blocks 4444, 4445, 4446, and 4452, which is part of Development Site 2.
    - Modify Table A to make minimal changes to the acreage of Sites 6a and 7a of Development Site 2, from 0.53 acres and 0.84 acres to 0.55 acres and 0.85 acres respectively.

2. Background

Development Site 1, located at the southwest corner of the intersection of Vandalia Avenue and Erskine Street, is designated in the FCURP as Site 26a and is restricted to Public and Semi-Public uses, but is proposed for "Residential" designation. Development Site 2 is designated in the FCURP as Sites 3a, 3b, 3d, 3e, 3f, 6a, and 7a and is designated for Residential and Other uses permitted in accordance with the Zoning Resolution.

The FCURP generally covers the neighborhood of Spring Creek within Brooklyn's East New York neighborhood, an area that for many years consisted of undeveloped salt marsh wetlands containing several large landfills and an incinerator. The wetlands were filled in by municipal landfill operations in the 1930s before being designated as the Fresh Creek Urban Renewal Area

[1] Proposed Sites 3a/b and 3e/f were previously Sites 3a, 3b, 3e, and 3f in the third amended FCURP

in 1967. The original FCURP received City Planning Commission ("CPC") approval on November 21, 1967 (CP-20013) and Board of Estimate ("BOE") approval on December 21, 1967 (Cal. No. 11). Under the 1967 FCURP, the Brooklyn Developmental Center (a mental health facility) was opened in 1973, the Starrett City rental apartment complex was opened in 1974, and the Spring Creek branch of the Brooklyn Public Library opened in 1977. The neighborhood was officially termed Spring Creek in 1973.

The FCURP's First Amendment received CPC approval on June 16, 1982 (C 820749 HUK) and BOE approval on July 23, 1982 (Cal. No. 24) to establish aerial easements over portions of the FCURA to protect light, air, view, and line-of-sight requirements for a new telecommunications facility, pursuant to Uniform Land Use Review Procedure ("ULURP") Nos. C 820749 HUK and C 820797 HDK. Land use approvals in connection with that amendment of the URP also included recission of part of the FCURA, and approval for disposition by the City to National Satellite Services, Inc. Both Development Site 2 (as part of "Parcel I" as described in the 1982 CPC Report) and Development Site 1 (as part of "Parcel III" as described in the CPC Report) were mapped with the referenced aerial easement. The 1982 amendment to the FCURP and related land use approvals were intended to facilitate construction of a domestic telecommunications center for control of satellite communication to and from New York City, including a transmission tower that was to have been constructed at the World Trade Center. The telecommunications center was constructed and operated into the mid-2010s, but was later dismantled, and the site now contains housing and a FedEx distribution facility.

The FCURP's Second Amendment received CPC approval on May 22, 1996 (C 960205 HUK), City Council approval on June 25, 1996 (Reso. No. 1807), and Mayoral approval on July 26, 1996 (Cal. No. 97), facilitating the Gateway Estates Plan. The City adopted the Gateway Estates Plan to construct an approximately 640,000 square foot retail development and up to 2,385 units of affordable housing. The Gateway Estates Plan included an amendment to the URP (C 960205 HUK), a City map amendment (C 960206 MMK), a zoning map amendment (C 960207 ZMK), designation of a portion of the FCURA as a UDAA and approval of a UDAAP for such area (C 960208 HAK and C 960209 HAK), and approval for disposition of certain property within the FCURA (C 960212 HDK). Development Site 1 and Development Site 2 were designated for residential use in the second amended FCURP and were designated as a UDAA for which a UDAAP was established. Development Site 1 and Development Site 2 (collectively, "Development Sites") were also rezoned from an R3-2 zoning district to an R6 district.

The Third Amendment to the URP received CPC approval on February 17, 2009 (C 090078 HUK), City Council approval on April 2, 2009 (Reso. No. 1904), and Mayoral approval on April 22, 2009 (Cal. No. 22) to reflect the proposed Gateway Estates II retail center and housing plan, (C 090078 HUK); a City Map change to eliminate, establish, realign, and extend certain streets (C 080089 MMK); UDAAP and disposition of City-owned property (C 090082 HAK), an amendment to the zoning map to change R6 to C4-2, R7A and C2-4 in certain areas of the FCURA to facilitate the development of Gateway Estates II (C 090079 ZMK), and a special permit for modification of sign regulations to facilitate construction of retail signs at Erskine Street and Gateway Drive (C 090081 ZSK) (the "Gateway Estates II ULURP"). Gateway Estates II modified the original Gateway Estates Plan by providing the same amount of housing of up to 2,385 affordable units but for a greater variety of income groups, the same amount of community facility and open space, and an additional 620,000 square feet of retail space to build upon the existing retail space.

The Gateway Estates II ULURP modified the land use designation for Development Site 1 under the FCURP by changing it from Residential to Public and Semi-Public uses. Under the URP, public and semi-public uses are community facility uses in use groups 3 and 4 in the Zoning Resolution, as well as use group 6 local retail uses. Although not noted in the ULURP approvals, the Gateway Estates II Final Environmental Impact Statement (CEQR No. 07HPD021K) analyzed FCURA Site 26a for a daycare center. The Gateway Estates II ULURP also rezoned Development Site 1 to map a C2-4 commercial overlay over the existing R6 zoning district. In 2019, a minor change to the Third Amended URP was approved to increase the number of residential units as part of a larger effort to maximize residential development city-wide. The CPC approved the minor change on December 2, 2019. As a result, the number of dwelling units permitted under the FCURP was increased from 2,385 to 2,477 units. Table A appended to the FCURP was also modified to reflect an increase in the density and height limits on Sites 3b, 3d, 3e, 3f, 6a and 7a, by allowing 560 units (as opposed to 432 units) across the sites, and height limits of from three to four stories on those same sites.

3. Description of the Surrounding Area

Since 1967, the FCURP has facilitated the large-scale retail, residential, and community facility development that comprises the existing land uses and built form context within 600 feet of the

Development Sites (the “Surrounding Area”) and beyond. The Development Sites are located in the Spring Creek neighborhood of East New York, in Brooklyn Community District 5, and are located approximately a quarter of a mile from each other. Within the Surrounding Area, Gateway Estates and Gateway Estates II are large-scale developments of formerly City-owned land for large-scale retail and affordable housing in the form of one- and two-family rowhouses.

Gateway Center (also known as “Gateway Mall”) is a shopping complex with several major commercial anchors including Target, Home Depot, Best Buy, and BJ’s Wholesale Club, developed as part of the initial Gateway Estates plan and which opened in 2002. A newer northern complex, Gateway Center North, which opened in 2014, located north and parallel to the existing mall contains two east-west wings with regional shopping, two local retail buildings as a continuation of the commercial corridor on Elton Street, a town center, a rain garden and additional accessory parking. Gateway Center is bounded by Schroeders Avenue to the north, Erskine Street to the east and Gateway Drive to the south and west and is located approximately a quarter mile from Development Site 1 and half a mile from Development Site 2.

Area surrounding Development Site 1:

Development Site 1 is located on the west side of Erskine Street, between Vandalia Avenue and Schroeders Avenue and is mapped as an R6 zoning district with a C2-4 commercial overlay. The R6 zoning district extends for one block to the south and north, and multiple blocks to the west and northwest.

Residential uses in the area surrounding Development Site 1 include two- and three-story one- and two-family homes along Vandalia Avenue and Egan Street to the north, along Schroeders Avenue to the south, and along Berriman Street to the west of Development Site 1.

Public facility and institutional uses include the 35-acre Brooklyn Developmental Center (“BDC”), located across Erskine Street and southeast of Development Site 1. It is mapped as an R3-2 zoning district but is slated to be developed pursuant to the controls of the General Project Plans (“GPP”) agreed to by the Empire State Development Corporation. The BDC is owned by New York State and was established in 1973 as a residential and treatment center for the developmentally disabled. While the establishment currently consists of two-story institutional buildings, the BDC is in the process of being redeveloped as part of New York State’s Vital Brooklyn Initiative with affordable and supportive housing, commercial space, community facility, light manufacturing uses, and open space.

The first stage of the BDC redevelopment, as approved in the GPP, is the Fountain Avenue Land Use Improvement and Residential Project. The Fountain Avenue project is located on the south side of Vandalia Avenue, directly east of Development Site 1, and is the northern most area of the BDC. The Fountain Avenue project was completed in October 2021 and includes 1,163 housing units across six residential buildings, including senior and supportive units, approximately 21,700 square feet of commercial space and a new public plaza.

Commercial uses in the area surrounding Development Site 1 include the Gateway Center, located south of Schroeders Avenue, which is mapped as a C4-2 zoning district. The Fountain Avenue project directly across Development Site 1 also includes ground floor commercial space along Erskine Street.

Open space uses in the area surrounding Development Site 1 include Berriman Playground and Jefferson Field. Berriman Playground is directly adjacent to Development Site 1 towards the west and is a public park with an area of approximately 41,790 square feet. Jefferson Field is located approximately one block north of Development Site 1 and is bound by Flatlands Avenue and Egan Street to the north and south, and Erskine and Essex Streets to the east and west.

The area surrounding Development Site 1, although not located within a Transit Zone[2], is accessible by a number of bus lines. Bus lines in the surrounding area include the B83, B84, Q8 and B13, which all run on Erskine Avenue, directly in front of Development Site 1. The nearest subway station is the terminus of the 2, 3 and 4 subway lines at the New Lots Avenue Station, over a mile from Development Site 1, which is connected by the B84 bus. The nearest bus stop for the B13, B84, and Q8 buses from Development Site 1 is on Vandalia Avenue. The B13 connects Development Site 1 to the Wyckoff Hospital in Williamsburg, the Q8 runs between Gateway Center and the 165th Street Bus Terminal in Jamaica, Queens, and the B83 connects Gateway Mall to Van Sinderen Avenue in East New York.

[2] Transit Zones are defined as areas within one-half mile of a subway station, where auto ownership rates are among the lowest in the city.

Area surrounding Development Site 2:

Development Site 2 is located between Flatlands and Vandalia Avenues, between Gateway Drive to the west and up to 122 feet east of Cleveland Street, and is mapped as an R6 zoning district. The R6 zoning district extends south toward Gateway Center, across a few blocks of two-story residential townhouses. Gateway Center itself is mapped with a C4-2 zoning district. An R7A/C2-4 district is mapped along Elton Street, to the east of Development Site 2. North of Development Site 2 is an R5 zoning district.

Land uses in the area surrounding Development Site 2 include residential, ground floor commercial uses, and open space uses. Much of the housing in the area surrounding Development Site 2, south of Flatlands Avenue, was developed as part of Gateway Estates and Gateway Estates II. Residential uses in the area surrounding Development Site 2 are primarily lower scale two-story single-family townhouses running along Egan Street, Vandalia Avenue, and Schroeders Avenue. Along Elton Street are five-story apartment buildings, with ground floor commercial space such as deli stores, salons, and restaurants. North of Development Site 2, across Flatlands Avenue, are low-rise three-story townhouses as well as MeadowWood at Gateway, an affordable condominium development spanning 19 buildings.

Open Space uses in the area surrounding Development Site 2 includes a portion of Spring Creek Park. Located to the west of Development Site 2, Spring Creek Park is a peripheral park that follows Gateway Drive down to and runs along the Belt Parkway, and then around Betts Creek, the eastern border of the Spring Creek neighborhood. The park contains publicly accessible biking and walking paths, green spaces with park furniture, and a cricket field.

The Spring Creek Community School is located one block east of Development Site 2. South of Schroeders Avenue and Development Site 2 are Gateway Center and Gateway Center North, the previously discussed large-scale retail complexes with large surface parking lots.

Similar to Development Site 1, Development Site 2 is also not located within a Transit Zone, but is accessible by a number of bus lines, which is the primary form of transit in the neighborhood. Development Site 2 is connected by the B83, B84, Q8 and B13 bus lines, each having a terminus at the Gateway Center Mall, just two blocks south of Development Site 2. The B84 bus has a stop on Flatlands Avenue, directly adjacent to Development Site 2. The nearest subway station is the terminus of the 2, 3 and 4 subway lines at the New Lots Avenue Station.

4. Description of Development Sites

Development Site 1:

Development Site 1 consists of FCURA Site 26a. It comprises a portion of Lot 1 on Brooklyn Block 4586 with an area of approximately 34,599 square feet of vacant, under-utilized City-owned land. Development Site 1 is mapped as an R6 zoning district with a C2-4 overlay. Development Site 1 is bounded by Vandalia Avenue to the north, Erskine Avenue to the east, Schroeders Avenue to the south, and Berriman Playground to the west. Vandalia Avenue and Erskine Avenue are wide streets, and Schroeders Avenue is a narrow street.

Permitted bulk for Development Site 1 is governed by the R6/C2-4 zoning district and limited by what is allowed under its Section 3.c. Urban Design Controls of the FCURP, which states that permitted height of any residential building should not exceed four stories, with two exceptions: (1) developments facing Flatlands Avenue, Flatlands Place or Elton Street may be up to eight stories; and (2) senior housing developments in the south-central portion of the residential area may be up to eight stories. Although the Third Amended FCURP designates Site 26a for Public and Semi-Public uses only, this application proposes an amendment to change the land use designation to Residential and to add Development Site 1 to the list of excepted sites. Under the Third Amended FCURP, Development Site 1 does not have an assigned height limit in Table A and none is proposed.

The R6 zoning district permits residential development under the Quality Housing regulations or Height Factor regulations. R6 districts allow a residential Floor Area Ratio (“FAR”) of up to 2.43 for height factor developments, and up to 2.2 (on a narrow street) or 3.0 (on a wide street) for Quality Housing developments. A community facility FAR of 4.8 is permitted in an R6 district. AIRS developments are permitted at 3.9 FAR. 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. Under Quality Housing regulations, a residential development in an R6 district may reach a minimum base height of 30 feet (on a narrow street) or 40 feet (on a wide street) and a maximum base

height of 45 feet (on a narrow street) or 65 feet (on a wide street). Above the base height, a 10- or 15-foot setback must be provided. The building may reach a maximum height of 55 feet (on a narrow street) or 70 feet (on a wide street). Furthermore, within 100 feet of a wide street, a building containing AIRS units and built with a Qualifying Ground Floor ("QGF") will be permitted a maximum height of 85 feet with a base height between 40 feet and 65 feet. C2-4 districts mapped within R6 districts allow a commercial FAR of 2.0.

Development Site 2:

Development Site 2 consists of FCURA Sites 3a, 3b, 3d, 3e, 3f, 6a and 7a.[3] It comprises Block 4444, p/o Lot 1, Block 4445, p/o Lot 1, Block 4446, p/o Lot 1, Block 4448, Lot 1, and Block 4452, p/o Lot 170,[4] which are all vacant, under-utilized City-owned parcels. Development Site 2 is located in the northwestern portion of the FCURA and is generally bounded by Flatlands Avenue to the north, Gateway Drive to the west, Vandalia Avenue to the south, and partly bound Ashford Street to the east. Flatlands Avenue and Vandalia Avenue are wide streets, and Gateway Drive and Ashford Street are narrow streets.

The regions to the east of Development Site 2 are characterized by six-story apartment buildings along Elton Street with ground floor commercial uses, and regions to the south are characterized by two- to four-story townhouses and apartment buildings. Development Site 2 is approximately 6.43 acres in area and is located within an R6 zoning district. Per the FCURP, the Sites are designated for residential and other uses permitted in accordance with the Zoning Resolution. Permitted bulk for Development Site 2 is governed by the R6 zoning district it is located in and limited by what is allowed under the FCURP. Table A of the Third Amended FCURP provides development controls on Development Site 2 per URA Site, including existing area in acres, maximum height in stories and maximum number of permitted dwelling units, as listed below:

FCURA Site	Acreage	Maximum Height	Maximum Development
Site 3a	0.96	4 stories	64 dwelling units
Site 3b	1.5	4 stories	136 dwelling units
Site 3d	0.48	4 stories	48 dwelling units
Site 3e	0.75	4 stories	72 dwelling units
Site 3f	1.34	4 stories	120 dwelling units
Site 6a	0.53	4 stories	40 dwelling units
Site 7a	0.84	4 stories	80 dwelling units

5. Proposed Developments

Proposed Development 1:

Proposed Development 1 will consist of one new construction eight-story mixed-use building containing approximately 190 affordable senior units including approximately 134 AIRS units and one additional unit for the superintendent, with community facility uses on the ground floor. Proposed Development 1 will contain approximately 130,152 square feet of floor area, equivalent to approximately 3.76 FAR. Within that total, there will be approximately 3,388 square feet of community facility area on the ground floor and approximately 126,764 square feet of residential area including approximately 88,735 square feet of AIRS area.

The entrance to the residential units will be on Erskine Street, and the entrance to the community facility will be on Vandalia Avenue. The building will also contain approximately 3,689 square feet of AIRS accessory spaces on the ground floor. This accessory space will include a fitness room, community room, a social room, and AIRS social welfare offices. Common laundry rooms will be located close to the elevator core on the second, third, and fourth floors. Furthermore, residents of the building will have access to a landscaped courtyard on the ground floor, accessed through the residential lobby. The courtyard will be approximately 9,024 square feet in area and will be programmed for passive recreational use with walking paths and seating areas.

Proposed Development 1 will be built to the lot line along Erskine Street toward the north corner and set back approximately 33'-8" toward the south corner. It will rise to a base height of approximately 62'-8" on Erskine Street toward the north, above which an approximately 25'-6" setback is provided, and then the building will reach a maximum height of approximately 82'-4" feet (eight stories). The southern corner of the building will rise to height of approximately 82'-4"

[3] The proposed Fourth Amendment to the FCURP will merge existing Sites 3a and 3b to form 3a/b and existing Sites 3e and 3f to form 3e/f

[4] The existing tax lots do not physically align with the proposed development sites as contemplated in the Third Amended FCURP and will therefore be re-apportioned.

feet without any setback. On Schroeders Avenue, a narrow street, the front wall of Proposed Development 1 will reach a height of approximately 44 feet before setting back approximately 25'-6" to then reach a height of approximately 53'-4". The north-west wall of the building facing the park will rise to a base height of approximately 44 feet, will set back approximately 27'-10" to a height of approximately 62'-8", and set back again by approximately 28'-8" to a maximum height of approximately 82'-4". The bulkhead and elevator overrun will be built to a height of approximately 97'-2".

Twenty-eight accessory off-street parking spaces would be required, as Development Site 1 is not located in a Transit Zone. No accessory off-street parking is proposed for Proposed Development 1, pursuant to a mayoral override. Thirty-eight bicycle parking spaces are required for the income-restricted and AIRS units, and one additional bicycle parking space is required by zoning for the community facility area. Proposed Development 1 will provide one bicycle parking space for the community facility space, pursuant to a DOB waiver for the required bicycle parking spaces for the residential units.

Proposed Development 2:

Proposed Development 2 will consist of nine buildings containing approximately 560 units of affordable housing. Proposed Development 2 will comprise approximately 502,500 square feet of residential floor area across two entire blocks and three partial blocks. No commercial or community facility uses are proposed.

The following are proposed as part of Proposed Development 2:

1. Sites 3a and 3b will be merged to form Site 3a/b which will contain three four-story buildings containing approximately 200 dwelling units, with approximately 177,700 square feet of residential floor area, equivalent to a 1.66 FAR. Site 3a/b will have a total site area of approximately 2.46 acres (approximately 107,158 square feet).

2. Site 3d will contain a single four-story building with approximately 40 dwelling units, with approximately 37,100 square feet of residential floor area, equivalent to a 1.78 FAR. Site 3d will have a total site area of approximately 0.48 acres (approximately 20,909 square feet)

3. Sites 3e and 3f will be merged to form Site 3e/f which will contain three four-story buildings containing approximately 200 dwelling units, with approximately 177,700 square feet of residential floor area, equivalent to a 1.95 FAR. Site 3e/f will have a total site area of approximately 2.09 acres (approximately 91,040 square feet)

4. Site 6a will contain a single four-story building with approximately 40 dwelling units, with approximately 37,100 square feet of residential floor area, equivalent to a 1.55 FAR. Site 6a will have a total site area of approximately 0.55 acres (approximately 23,958 square feet); and

5. Site 7a will contain one four-story building containing approximately 80 dwelling units in total, with approximately 72,900 square feet of floor area, equivalent to a 1.97 FAR. Site 7a will have a total site area of approximately 0.85 acres (approximately 37,026 square feet).

Each four-story building will set back from the street line and rise to approximately 40 feet above curb level without setback. Site 3a/b will also contain an open area along Gateway Drive, which will serve as passive open space, such as a garden, available to residents of Proposed Development 2 and those from other buildings developed in earlier phases of the FCURP. Proposed Development 2 will also provide a number of off-street parking spaces for residents.

6. Actions Necessary to Facilitate the Project

HPD proposes the following actions to facilitate Proposed Development 1 and Proposed Development 2:

1. **Designation of Urban Development Action Area and Approval of Urban Development Action Area Project**: Development Site 1 consists of underutilized land that tends to impair or arrest the sound development of the surrounding community, with or without tangible physical blight. Incentives are needed in order to induce the correction of these substandard, insanitary, and blighting conditions. The project activities would protect and promote health and safety and would promote sound growth and development. Development Site 1 is therefore eligible to be an Urban Development Action Area and Proposed Development 1 is

therefore eligible to be an Urban Development Action Area Project pursuant to Article 16 of the General Municipal Law.

Disposition of City-Owned Property: Development Site 1 (Block 4586, p/o Lot 1) will be conveyed to a developer to be selected by HPD.

2. **Amendment to the Third Amended Fresh Creek Urban Renewal Plan**: HPD proposes the following changes to the FCURP:

   a. A change to land use restrictions of Site 26a from Public and Semi-Public uses to Residential uses to facilitate Proposed Development 1, reflected in Appendix A, Map 2 (Land Use Map), and Table A of the FCURP. The proposed residential use at Site 26a will facilitate the construction of much needed affordable housing units in the neighborhood and City at large. This change will result in a contextual building which relates to neighboring residential use, while also allowing for ground floor community facility uses that can serve residents of both the building and the neighborhood.

   b. In Table A, assignment of 191 residential dwelling units as the permissible maximum development on Site 26a consistent with Proposed Development 1.

   c. Under the Urban Design Controls section on density in Section 3.c.1., modification of the total maximum number of residential units from 2,477 to 2,668 to permit the development of approximately 191 residential units on Development Site 1.

   d. Under the Urban Design Controls section on height in Section 3.c.2., addition of a third exception to residential height restrictions within the URA to include the location of Site 26a to facilitate Proposed Development 1 that will be eight stories in height. The proposed height of Proposed Development 1 will result in a contextual building, which would relate in scale to the newly developed Fountain Avenue Project buildings directly across Erskine Street, that are six- to nine-stories high. The proposed height would also allow for a higher number of affordable housing units to be built on site, addressing the neighborhood's demand for affordable housing. The site's unique location at the intersection of Vandalia Avenue, approximately 100 feet wide, and Erskine Street, which widens significantly directly in front of Development Site 1, and its adjacency to open space at Berriman Playground make it particularly suited for a building of this height.

   e. On the FCURP's Project Boundary and Land Use Map, in Exhibit A and Table A, merger of Sites 3a and 3b to form Site 3a/b, and Sites 3e and 3f to form Site 3e/f.

   f. In Table A, update the proposed dwelling units for merged URP Sites 3a/b and 3e/f and Site 3d within Development Site 2. Along with the creation of Sites 3a/b and 3e/f, these actions will facilitate the development of nine multi-family buildings, each four stories in height, rather than the previously proposed 70 four-story "octet" buildings with eight dwelling units each. The proposed new building typology will allow for more efficient and timely construction, increase project feasibility, and provide opportunity for more open space.

   g. In Table A, update to reflect minimal changes to the acreage of Sites 6a and 7a of Development Site 2, from 0.53 acres and 0.84 acres to 0.55 acres and 0.85 acres respectively.

7. Conclusion

The proposed actions will facilitate the development of approximately 751 affordable units, including approximately 190 for low-income seniors, and one unit for a superintendent. Approval of the proposed actions will also permit the development of longstanding underutilized vacant City-owned lots with essential affordable housing for New Yorkers, and as such it is a direct response to the goals of *Housing New York 2.0*, the City's plan to preserve and develop 300,000 affordable units in twelve years.