

Bushwick Alliance Apartments

City Council Subcommittee on Planning, Dispositions, & Concessions

March 6, 2019

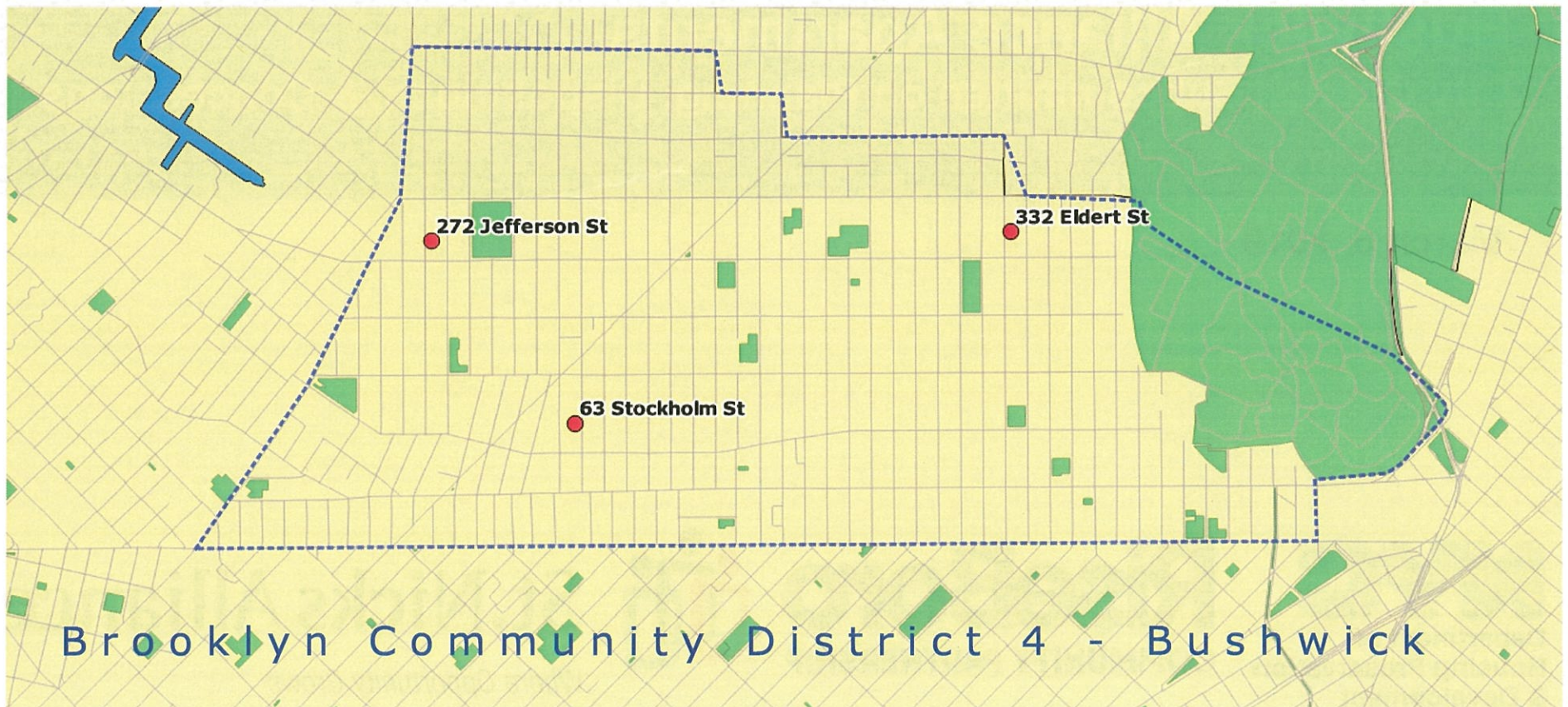


St.Nicks Alliance

Where Opportunity Grows

Project Overview – Bushwick Alliance

- 1** ULURP
- 2** non-profit developers
- 2** vacant city-owned sites + 1 private site
- 3** new buildings
- 28** new affordable apartments



63 Stockholm ULURP - Land Use Actions

Urban Development
Action Area Project
("UDAAP") designation
and project approval,
and the disposition of
the City-owned vacant
lot located at 63
Stockholm Street, Block
3243, Lot 65



63 Stockholm Street Location & Context

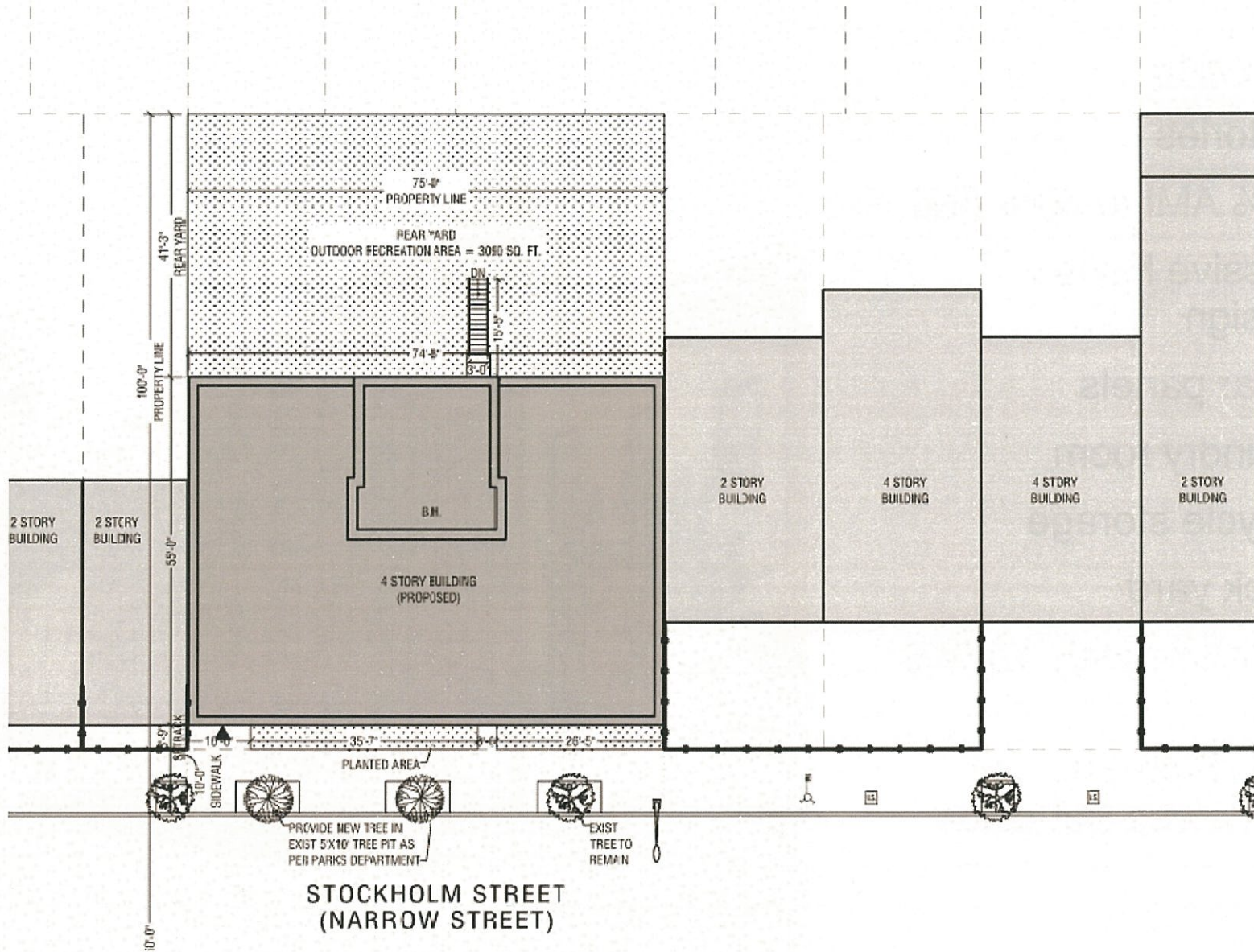


63 Stockholm - Building Details

- **20 units**
- 4 stories
- 27% AMI to 80% AMI
- Passive House Design
- Solar panels
- Laundry room
- Bicycle storage
- Back yard
- Approximately 19,000 SF
- 10% Formerly Homeless Set-aside



63 Stockholm – Site Plan



63 Stockholm – Units & Affordability

| Unit Sizes | | | |
|------------|-----|-----|-------|
| Studio | 1BR | 2BR | Total |
| 5 | 8 | 7 | 20 |

| Rents | | | | |
|-----------------------------------|---------------|---------------|---------------|-------|
| 27% - 30% AMI (formerly homeless) | 37% - 40% AMI | 47% - 50% AMI | 77% - 80% AMI | Total |
| 3 | 1 | 7 | 9 | 20 |

(Monthly rents at approx. \$366 - \$1738)

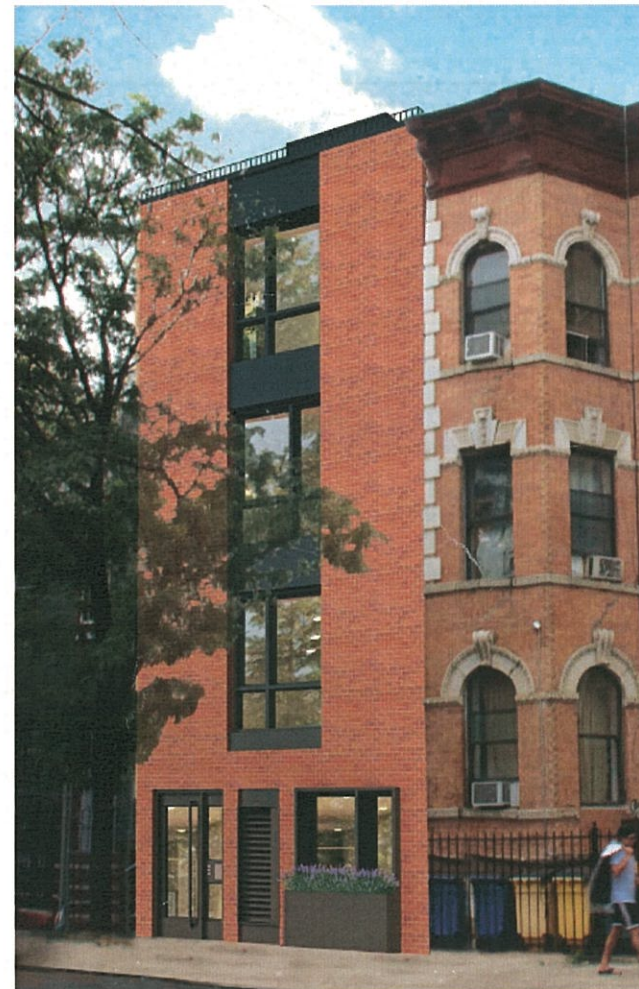
Other Project Sites

272 Jefferson Street (Private)



4 units at 37% AMI – 80% AMI

332 Eldert Street



4 units at 37% AMI – 80% AMI

Whole Cluster – Units & Affordability

| Unit Sizes | | | |
|------------|-----|-----|-------|
| Studio | 1BR | 2BR | Total |
| 5 | 9 | 14 | 28 |

| Rents | | | | |
|-----------------------------------|---------------|---------------|---------------|-------|
| 27% - 30% AMI (formerly homeless) | 37% - 40% AMI | 47% - 50% AMI | 77% - 80% AMI | Total |
| 3 | 3 | 10 | 12 | 28 |

(Monthly rents at approx. \$366 - \$1738)

Passive House Design

Features:

Extreme Insulation

- Wall thicknesses
- Airtightness

Efficient Equipment

- Low voltage equipment
- Low flow appliances
- Heat recapture (ERV)
- Air Source Heat Pumps (VRF, mini splits)

Harnessing the Sun

- Solar shading
- Photovoltaics



*Knickerbocker Commons at 803 Knickerbocker Ave –
RiseBoro's first Passive House Project*

Employment Opportunities

- Local Hiring from Bushwick and surrounding area
- Further employment of M/WBE contractors and vendors - (STAT Architecture is a M/WBE firm)
- HPD's HireNYC portal
- RiseBoro and St. Nicks' Workforce Development and Training Programs

Questions?

For more information on this project, including how to apply,
contact a development team project manager:

RiseBoro: dvanderburg@riseboro.org, 718-366-3800

St. Nicks Alliance: phofmann@stnicksalliance.org, 718-388-5454

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L. U. No. 357

332 Eldert Street

March 6, 2019

{**Espinal**} **L. U. No. 357** consists of the proposed disposition of one (1) city-owned vacant lot located at **332 Eldert Street** (Block 3419, Lot 24) in the Bushwick section of Brooklyn Council District 37, known as **Bushwick Alliance – 332 Eldert Street.**

The Sponsor for the project was selected through a competitive process and proposes to develop the site under HPD's Neighborhood Construction Program (NCP). The NCP funds the new construction of infill rental housing on small-but-developable sites.

The Eldert Street site is a component of a larger project known as Bushwick Alliance NCP. Upon completion, the building will contribute 4 units of rental housing that will be affordable to low-income individuals and households with incomes up to 80% of AMI. The unit mix comprises one 1-BR and three 2-BR apartments with rents targeted at tiers of 37%, 47% and 77% of AMI.

Additionally, under a separate land use action, the Bushwick Alliance project will include a second city-owned site (Block 3243, Lot 65) and

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L. U. No. 357

332 Eldert Street

March 6, 2019

a private (Block 3175 Lot 13) that will provide 24 additional units, for a total of 28 housing units. The estimated total development cost for the Bushwick Alliance project is \$14,594,898 which is subject to change.

In order to facilitate construction of this project, HPD is before the Council seeking approval of Land Use 357.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP-UDAAP

L. U. No. 358

Bushwick Alliance – 63 Stockholm Street

March 6, 2019

{Reynoso } **L. U. No. 358 (C190078HAK)** consists of a ULURP action seeking UDAAP area designation, and project and disposition approval for one (1) vacant City-owned lot located at **63 Stockholm Street (Block 3243, Lot 65)** in the Bushwick section of Brooklyn Council District 34, known as **Bushwick Alliance – 63 Stockholm Street.**

The Sponsor for the project was selected through a competitive process and proposes to develop the site under HPD's Neighborhood Construction Program (NCP). The NCP funds the new construction of infill rental housing on small-but-developable sites.

As a component of a larger project known as Bushwick Alliance NCP, the proposed development at 63 Stockholm Street will result in the new construction of a four-story building with 20 units of rental housing that will be affordable to low-income individuals and households with incomes up to 80% of AMI. The unit mixture comprises of five studios, eight 1-BR and seven 2-BR apartments with rents targeted at tiers of 27%, 37%, 47% and 77% of AMI.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT
ULURP-UDAAP

L. U. No. 358

Bushwick Alliance – 63 Stockholm Street

March 6, 2019

Amenities for tenants will include laundry facilities, storage spaces for general use and bicycles, and a planted recreational yard. The building will be built to Enterprise Green Communities standards to conserve energy and reduce environmental impacts.

The Bushwick Alliance-63 Stockholm Street development site will be developed in conjunction with Block 3419, Lot 24, which is a second city-owned site submitted as a separate land use action, along with a private site (Block 3175, Lot 13), including a total of 8 additional units.

The entire Bushwick Alliance project will provide a total of 28 units of affordable housing. The estimated development cost for the Bushwick Alliance project is \$14,594,898 which is subject to change.

In order to facilitate the development of the project, HPD is before the Council seeking approval of Land Use 358.

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 347

Cooper Square MHA

February 11, 2019

(Chin, Rivera) L. U. No. 347 consists of an exemption area containing twenty-one (21) no-equity cooperative buildings with three hundred twenty-seven (327) units and twenty-two (22) occupied commercial spaces, which sit on a Community Land Trust (CLT). The buildings are located on Block 459, Lots 59, 45, 43, 42, 39, 38, 37, 36, 16, 15, and 14; Block 460, Lots 55, 54, 53, 52, 51, 50, 49, 48 and 35; and Block 426, Lot 22 in Manhattan Council Districts 1 and 2 and are known as Cooper Square Mutual Housing Association (MHA). The buildings are planned for rehabilitation through HPD's Green Housing Preservation Program (GHPP).

The properties in the MHA portfolio were former public sites that were taken into City ownership through either condemnation or in-rem tax foreclosure between 1975 and 1989. In 1991, the City entered into a "Mutual Housing Association Program Lease" with the MHA and CLT, whereupon the City agreed to renovate the buildings and convey them to the MHA. Between 1994 and 2003, the City conveyed the buildings for \$1 each to the current owner through HPD's Mutual Housing Program and the Tenant Interim Lease II Program, with the intention of

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 347

Cooper Square MHA

February 11, 2019

converting all of the units from rental to a no-equity cooperative model. In July 2012, the conversion was completed upon approval of an Article XI tax exemption.

Recently, the shareholders entered into HPD's Green Housing Preservation Program (GHPP), which provides low- or no-interest loans to finance energy and water conservation improvements as well as lead mediation and moderate rehabilitation work. The goal of the program is to assist small- and mid-sized building owners to lower operating expenses, reduce energy consumption, and ensure the long-term physical and financial health of their buildings, as well as preserve safe and affordable housing for low- and moderate-income New Yorkers.

While subject to change, the current plan is to rehabilitate all of the buildings in the portfolio in four (4) phases over the course of three (3) years. The rehabilitation will consist of upgrades to the envelope of the buildings, installation of low-flow fixtures installation of solar panels on the roof, and upgrades to the heating and hot water systems. The first Phase consists of five (5) buildings, and Phases two through four (2-4) are planned to cover the remaining sixteen (16) buildings. For all phases, all work will be done with tenants in place. The estimated total

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

L.U. 347

Cooper Square MHA

February 11, 2019

development cost for Phase 1 is \$1,095,442. Cost estimates for future phases are not yet determined.

Incomes for future purchasers will be capped at 80% of AMI, which is approximately \$83,440 for a family of four (4), and maintenance charges range from \$431 for a studio to \$875 for a three-bedroom apartment.

In an effort to help facilitate continued affordability for these homeownership units, HPD is before the Council seeking Article XI tax benefits that will replace the current tax exemption. The 40-year exemption will run coterminous with the new HPD loan, as well as (but not contingent upon) any subsequent loans HPD will make to the remaining sixteen (16) buildings in the portfolio. The estimated cumulative value of the tax exemption is \$34,286,327 with a net present value of \$9,578,614.



Department of
Housing Preservation
& Development

nyc.gov/hpd

MARIA TORRES-SPRINGER
Commissioner

Office of the Commissioner
100 Gold Street
New York, NY 10038

February 6, 2019

Honorable Corey Johnson
Speaker of the Council
City Council
City Hall
New York, NY 10007
Attention: Jonathan Ettricks

Re: Neighborhood Construction Program
Bushwick Alliance – 63 Stockholm Street
63 Stockholm Street (Block 3243, Lot 65)
Brooklyn, Community District No. 4
Council District No. 34

Dear Mr. Speaker:

The Council currently has before it a ULURP Report (C 190078 HAK) concerning the referenced project. Enclosed for your consideration in connection with such project are a Project Summary and Site Data Sheet listing the properties to be conveyed ("Disposition Area").

Under HPD's Neighborhood Construction Program, sponsors purchase City-owned or privately owned land or vacant buildings and construct multifamily buildings in order to create up to 45 units of affordable rental housing on infill sites. Construction and permanent financing is provided through loans from private institutional lenders and from public sources including HPD, the New York City Housing Development Corporation, the State of New York, and the federal government. Additional funding may also be provided from the syndication of low-income housing tax credits. The newly constructed buildings provide rental housing to low income, moderate income, and middle income families.

Under the proposed project, the City will sell the Disposition Area to Bushwick Alliance Housing Development Fund Corporation ("Sponsor") for the nominal price of one dollar per tax lot. The Sponsor will also deliver an enforcement note and mortgage for the remainder of the appraised value. The Sponsor will then construct one building containing a total of approximately 20 rental dwelling units on the Disposition Area.

HPD respectfully requests that the Council:

1. Find that the present status of the Disposition Area tends to impair or arrest the sound growth and development of the municipality and that the proposed Urban Development Action Area Project is consistent with the policy and purposes of Section 691 of the General Municipal Law;
2. Approve the designation of the Disposition Area as an Urban Development Action Area pursuant to Section 693 of the General Municipal Law; and
3. Approve the project as an Urban Development Action Area Project pursuant to Section 694 of the General Municipal Law.

HPD recommends approval of this matter and requests that it be referred to the appropriate committee at the next scheduled meeting of the Council.



Sincerely,

A handwritten signature in black ink, consisting of several loops and a long horizontal stroke extending to the right.

Maria Torres-Springer

Enclosures

PROJECT SUMMARY

1. **PROGRAM:** NEIGHBORHOOD CONSTRUCTION PROGRAM
2. **PROJECT:** Bushwick Alliance – 63 Stockholm Street
3. **LOCATION:**
- a. **BOROUGH:** Brooklyn
 - b. **COMMUNITY DISTRICT:** 4
 - c. **COUNCIL DISTRICT:** 34
 - d. **DISPOSITION AREA:**

| <u>BLOCKS</u> | <u>LOTS</u> | <u>ADDRESSES</u> |
|---------------|-------------|---------------------|
| 3243 | 65 | 63 Stockholm Street |
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 will 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
6. **APPROXIMATE NUMBER OF BUILDINGS:** 1
7. **APPROXIMATE NUMBER OF UNITS:** 20 dwelling units
8. **HOUSING TYPE:** Rental
9. **ESTIMATE OF INITIAL RENTS** Rents will be affordable to families with incomes between up to 37% and 77% of area median income (AMI). All units will be subject to rent stabilization. Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent.
10. **INCOME TARGETS** Up to 80% of AMI.
11. **PROPOSED FACILITIES:** None
12. **PROPOSED CODES/ORDINANCES:** None
13. **ENVIRONMENTAL STATUS:** Negative Declaration
14. **PROPOSED TIME SCHEDULE:** Approximately 24 months from closing to completion of construction

SITE DATA SHEET

PROGRAM: Neighborhood Construction Program

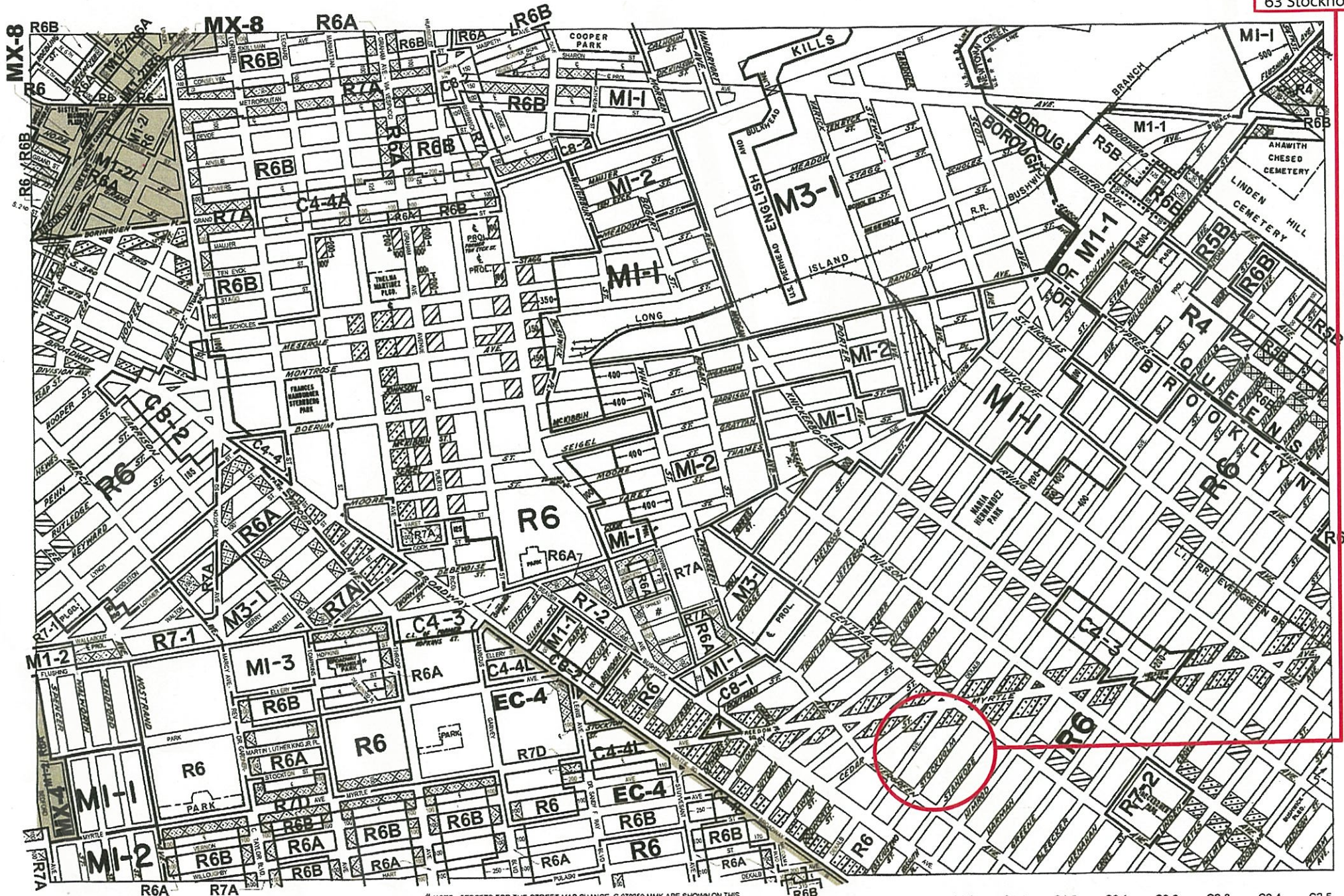
PROJECT: Bushwick Alliance – 63 Stockholm Street

BOROUGH: Brooklyn

| BLOCK NO. | LOT NO. | STREET ADDRESS | SIZE OF PROPERTY | | | CURRENT USE | NUMBER OF DUs | NON-RES FACILITIES | ASSESSED VALUE | | |
|-----------|---------|---------------------|---------------------|---------------|---------|-------------|---------------|--------------------|----------------|----------|------|
| | | | Lot Dimensions (sf) | Lot Area (sf) | Stories | | | | Land | Total | Year |
| 3243 | 65 | 63 Stockholm Street | 75.00 x 100.00 | 7,500 | 0 | Vacant Land | 0 | n/a | \$16,030 | \$16,030 | 2018 |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |
| | | | | | | | | | | | |

- Attachments: Tax Map
 Area Map
 Zoning Map

Block: 3243, Lot: 65
63 Stockholm Street



ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:

The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R – RESIDENTIAL DISTRICT
- C – COMMERCIAL DISTRICT
- M – MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution
- AREA(S) REZONED

Effective Date(s) of Rezoning:

08-21-2014 C 140111 ZMQ

Special Requirements:

For a list of lots subject to GEOR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

| | | |
|-----|------------|-----|
| 12c | 13a | 13c |
| 12d | 13b | 13d |
| 16c | 17a | 17c |

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600 0 600 1200 1800 FEET

NOTE: STREETS FOR THE STREET MAP CHANGE C 070250 MMK ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

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

ZONING MAP 13b

NOTE: Zoning information as shown on this map is subject to change. For the most up-to-date zoning information for this map, visit the Zoning section of the Department of City Planning website: www.nyc.gov/planning or contact the Zoning Information Desk at (212) 720-3291.



NYC Digital Tax Map

Effective Date : 11-09-2015 09:58:20
End Date : Current
Brooklyn Block: 3243



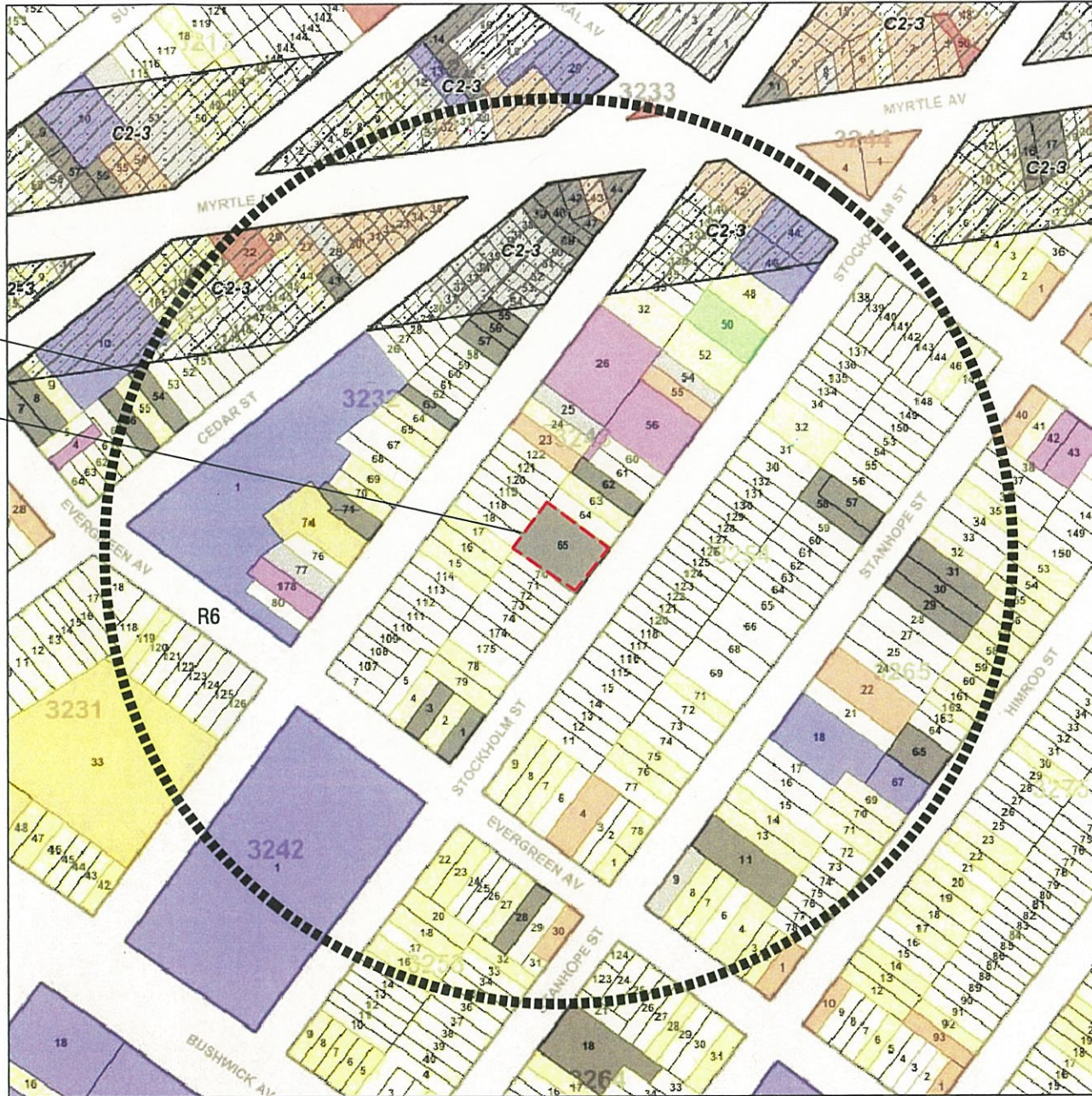
Legend

Brooklyn
Block 3243
63 STOCKHOLM ST, LOT 65

- Streets
- Miscellaneous Text
- Possession Hooks
- Boundary Lines
- Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon
- Development Site



LAND USE MAP

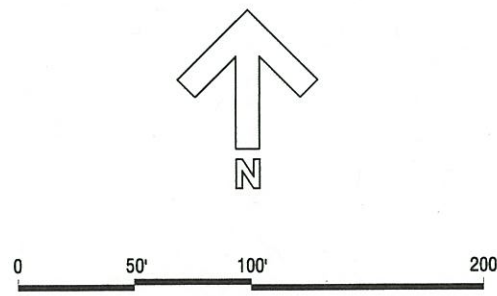


LEGEND

DEVELOPMENT SITE

600-FOOT STUDY AREA

| Zoning | Land Use |
|-----------------|----------------------------------|
| Zoning District | 1 - 2 Family Residential |
| C1-1 | Multifamily Walkup |
| C1-2 | Multifamily Elevator |
| C1-3 | Mixed Commercial/Residential |
| C1-4 | Commercial & Office |
| C1-5 | Industrial & Mfg |
| C2-1 | Transportation & Utility |
| C2-2 | Public Facilities & Institutions |
| C2-3 | Open Space |
| C2-4 | Parking |
| C2-5 | Vacant/No Data |



600 FT. RADIUS

DEVELOPMENT SITE

RISEBORO COMMUNITY PARTNERSHIP
BUSHWICK ALLIANCE
 PROJECT
63 STOCKHOLM STREET
 SHEET TITLE
LAND USE MAP

SYAT
 ARCHITECTURE
 STAT ARCHITECTURE PC
 79 MADISON AVENUE, 2ND FLOOR
 NEW YORK, NY 10016 212-400-4857

SCALE: NTS
 DATE: 4/26/2018
 DRAWING
G-4

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

167 West 133rd Street

(Perkins) This pre-considered item (*No.20195418 HAM*) consists of an exemption area containing one (1) privately-owned partially occupied building located at **167 West 133rd Street (Block 1918 Lot 7)** in Manhattan Council District 9 seeking Article XI tax benefits.

167 West 133rd Street Housing Development Fund Corporation (HDFC) is a 15 unit low income coop, which was taken into City-ownership in 1978. In December of 2000, the property was conveyed to existing tenants as part of the TIL program. The building was pulled from the Round X TPT action through Local Law No. 1197. HPD is seeking to a full Article XI exemption, with a 40-year regulatory agreement, retroactively applied, beginning in 2011, to preserve the building as affordable homeownership.

To help stabilize the building, the HDFC used the proceeds from the sale of a vacant apartment in 2018 to pay their DEP arrears in full on 10/19/2018.

Other components of the plan include maintenance increases, addressing matters regarding shareholders in arrears and the sale of four of the five vacant units; the fifth will be a rental. Additionally, the HDFC will modify their original mortgage and execute a new regulatory agreement. Under the proposed terms of the new agreement, the sale of shares for any unit that

THE DEPARTMENT OF HOUSING PRESERVATION AND DEVELOPMENT

Pre-Considered

167 West 133rd Street

becomes available will be restricted to households with income at or below 120% AMI.

The property contains a mixture of unit types which includes one (1) studio, nine (9) one-bedroom, four (4) two bedroom, and one (1) four-bedroom apartments. The AMIs for the existing shareholders range from up to 30% of AMI to 60% of AMI and maintenance charges include \$535 for the studio, \$750 for a one-bedroom unit, \$963 for a two-bedroom unit and \$1,498 for the four-bedroom unit.

The building has minimal housing code violations that will be addressed through regular maintenance. Therefore the HDFC is not planning to apply for any rehabilitation loan funding.

In an effort to help maintain continued affordability and stability in the building, HPD is before the Council seeking Article XI tax benefits dating back to 2011. The tax exemption will be for a term of 40 years that will coincide with a Regulatory Agreement. The current estimated cost of the tax benefit is \$3,121,311 with a net present value of \$1,271,545.



THE COUNCIL
THE CITY OF NEW YORK
LAND USE DIVISION
250 BROADWAY - ROOM 1602
NEW YORK, NEW YORK 10007

RAJU MANN
DIRECTOR

TEL.: 212-482-5154
RMANN@COUNCIL.NYC.GOV

FORM - LU 2 [ULURP]
[Mandatory]

TO : Council Member: **ANTONIO REYNOSO**
Members of the Subcommittee on Planning, Dispositions, and Concessions

FROM : Raju Mann, Director

RE : CPC [ULURP] No.: **20190078 HAK**
Community Board: 4 CM District: 34 Borough: **Brooklyn**

DATE : 10/10/2018

Project Name: 63 Stockholm Street

Enclosed please find a copy of an application submitted by the NYC Department of Housing Preservation and Development for designation and project approval of an Urban Development Action Area Project (UDAAP), and disposition approval of a City-owned vacant lot located at 63 Stockholm Street in the Bushwick neighborhood of Brooklyn. These actions will facilitate the development of a four-story residential building with approximately 20 units of affordable housing.

Application was certified on October 3, 2018 by the Department of City Planning and referred to CB # 4

For additional information please contact Brian Paul, Project Manager, at (212) 482-5180 or bpaul@council.nyc.gov

THIS APPLICATION IS MANDATORY

xc: *Rafael Salamanca
Emma Wong
Jeff Campagna
Amy Levitan, Dep. Dir.*

*Ben Kallos
Chaim M. Deutsch
Ruben Diaz Sr.
Vanessa L. Gibson
Andy King*

| | |
|-----------------------------------|---|
| Application # C 190078 HAK | Project Name 63 Stockholm Street |
| CEQR Number 18HPD045K | Borough(s) Brooklyn |
| | Community District Number(s) 4 |

Please use the above application number on all correspondence concerning this application

Docket Description

IN THE MATTER OF an application submitted by the Department of Housing Preservation and Development (HPD):

1. pursuant to Article 16 of the General Municipal Law of New York State for:
 - a) the designation of property located at 63 Stockholm Street (Block 3243, Lot 65) as an Urban Development Action Area; and
 - b) an Urban Development Action Area Project for such area; and
2. pursuant to Section 197-c of the New York City Charter for the disposition of such property to a developer to be selected by HPD;

to facilitate a building containing approximately 20 affordable housing units in Borough of Brooklyn, Community District 4.

2010 OCT -1 P 3 49
 CITY COUNCIL
 LAND USE DIVISION

| | | | |
|--|--|---|--|
| Related Applications | | | |
| Applicant(s): Department of Housing Preservation and Development 100 Gold Street New York, NY 10038 | | Applicant's Representative: Eunice Suh NYC Housing Preservation & Development 100 Gold Street New York, NY 10038 | |
| Contact: <i>Address questions about this application to the following DCP office:</i> DEPARTMENT OF CITY PLANNING Brooklyn Office Address: 16 Court Street, 7th Fl., Brooklyn, NY 11241-0103 Phone: 718-780-8280 Fax: 718-596-2609 | | | |
| Public Review Timeline: On October 3, 2018 the above listed application was certified as complete by the Department of City Planning. The period for community board review begins on December 3, 2018 and must be completed by January 2, 2019 | | | |



City Planning will assign and stamp reference numbers here

Land Use Review Application

Department of City Planning

120 Broadway, 31st Floor, New York, NY 10270

CITY COUNCIL
LAND USE DIVISION
OCT-1 P 3-50

190078 HAK

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

APPLICATION NUMBER

Dept. of Housing Preservation & Development^L

Lin Zeng^L

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
100 Gold Street^L

APPLICANT'S PRIMARY REPRESENTATIVE
NYC HPD^L

STREET ADDRESS

REPRESENTATIVE'S COMPANY/AGENCY OR OTHER ORGANIZATION

New York^L NY^L 10038^L
CITY STATE ZIP

100 Gold Street^L
STREET ADDRESS

212 863-8658^L 212 863-5052^L
AREA CODE TELEPHONE # FAX#

New York^L NY^L 10038^L
CITY STATE ZIP

212 863-8658^L 212 863-5052^L
AREA CODE TELEPHONE # FAX#

212 863-5327^L 212 863 5052^L
AREA CODE TELEPHONE # FAX#

* List additional applicants below:

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

Rona Reodica, Assistant Commissioner, Bkls & Land Developmt.^L (212) 863-8576^L
NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) TELEPHONE # FAX #

63 Stockholm Street^L Bushwick Alliance^L
STREET ADDRESS PROJECT NAME (IF ANY)

Bounded by Evergreen and Central Avenues^L
DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

R6^L 13b^L
EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) ZONING SECTIONAL MAP NO(S)

Block 3243, Lot 65^L Brooklyn^L 4^L
TAX BLOCK AND LOT NUMBER BOROUGH COMM. DIST.

Bushwick II Urban Renewal Area^L
URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR Item 3, Description of Proposal")

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ _____
- ZONING TEXT AMENDMENT.....ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL JACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PP \$ n/a^L
- URBAN DEVELOPMT ACTION.....HA \$ n/a^L
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe).....* \$ _____

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
 - RENEWAL \$ _____
 - OTHER \$ _____
- TOTAL FEE (For all actions) \$ _____

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Applicant is City Agency^L

Has pre-application meeting been held? NO YES

If yes Sarit Plattin / Koren Manning^L June 23, 2017^L
DCP Office/Representative Date of meeting

PLANNING
2018 SEP -6 PM 4:10
DEPT OF CITY PLANNING

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (Discuss with CEQR lead agency before completing)

LEAD AGENCY NYC Housing Preservation Development¹

CEQR NUMBER 19HPD645K¹

TYPE OF CEQR ACTION:

TYPE II Type II category: _____ Date determination was made: _____

TYPE I } Has EAS been filed? Yes No

UNLISTED } If yes, Date EAS filed: 09/08/18¹

Has CEQR determination been made? Yes No

If yes, what was determination? Negative Declaration } Date determination made: 09/08/18¹ (Attach Copy)

CND

Positive Declaration

If Positive Declaration, has PDEIS been filed? _____

Has Notice of Completion (NOC) for DEIS been issued? _____ If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? _____ If yes, date issued: _____

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

| APPLICATION NO. | DESCRIPTION/ DISPOSITION/STATUS | CAL. NO. | DATE |
|---------------------------|--|-----------------|-------------------------------|
| C 790804 HUK ¹ | Adoption of the Bushwick II Urban Renewal Plan ¹ | 48 ¹ | May 23, 1979 ¹ |
| C 848481 HUK ¹ | Amendment to the Bushwick II Urban Renewal Area ¹ | 22 ¹ | October 20, 2004 ¹ |

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

| REFERENCE NO. | DESCRIPTION/ DISPOSITION/STATUS | CAL. NO. | DATE |
|---------------|---------------------------------|----------|------|
| ↓ | ↓ | ↓ | ↓ |

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Eunice Suh, Assistant Commissioner¹
 NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

NYC Housing Preservation and Development¹
 APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

Eunice Suh 9/16/18
 SIGNATURE OF APPLICANT DATE

11. CO-APPLICANTS (Attach authorizing resolution(s), if applicable)

Scott Short, Chief Executive Officer¹
 NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

RiseBoro Community Partnership Inc.¹
 CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

358 Bushwick Avenue Brooklyn NY 11206 (718) - 621-0254¹
 STREET ADDRESS CITY STATE ZIP TEL. NO.

↓

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE

↓

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

Scott Short 9/16/18
 SIGNATURE OF CO-APPLICANT DATE

2018 SEP - 6 PM 4:10
 ADMINISTRATIVE CODE

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 16-164 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DENIED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.

Property Disposition PC

190078 HAK

APPLICATION NO.

1.

Type of disposition
(Check appropriate box)

a. DIRECT

b. GENERAL

2.

Restrictions and conditions

a. PURSUANT TO ZONING

b. RESTRICTED (Describe restrictions below, including any restrictions on disposition, term, or use of property. If additional space is required, attach separate sheet, Site Data Sheet, or Fact Sheet, and note here.)

CITY COUNCIL
LAND USE DIVISION
200 OCT - 1 P 3 50

3.

For direct disposition only

Indicate intended recipient of direct disposition*

a. FROM: NYC Dept of Housing Preservation and Development (HPD)¹

City Agency

b. TO: To be determined by HPD¹

Sponsor/ developer/ purchaser/ lessee or local public development corporation

* If recipient has not been selected or disposition is not limited to particular recipient, indicate "To be determined by agency" in Item 3.b.

UDAA/UDAAP HA

190078 HAK

APPLICATION NO.

APPLICATION NO.

Requested action
(Check applicable boxes and provide requested information)

DESIGNATION*

(Also complete Site Data Sheet, Form H)

PROJECT*†

DISPOSITION

(Also complete Form PD, above)

* FOR DESIGNATIONS AND PROJECTS, THE "DESCRIPTION OF PROPOSAL", ITEM #3 ON THE LR FORM, MUST CONTAIN INFORMATION SUPPORTING AN URBAN ACTION AREA DETERMINATION PURSUANT TO SECTIONS 693 AND 694 OF THE GENERAL MUNICIPAL LAW AND AN URBAN DEVELOPMENT ACTION AREA PROJECT PURSUANT TO SECTIONS 692 AND 694 OF THE GENERAL MUNICIPAL LAW.

† For Projects, provide a separate sheet (labeled UDAAP Project Summary) with information relative to:

- a) Proposed Land Use
- b) Proposed Public, Semi-public, Private or Community Facilities or Utilities
- c) Proposed New Codes and Ordinances
- d) Proposed Time Schedule for Effectuation

Site Data Sheet.....H

190078 HAK

APPLICATION No.

| Block No. | Lot No. | Address | UR Site No. | Owner | EXISTING | | NO. OF COMM./INST./FAC | | NO. OF DWELLINGS | | PROPOSED USES/ RESTRICTIONS | |
|-------------------|-----------------|----------------------------------|------------------|------------------|--------------------------|-----------------|------------------------|------------------|------------------|------------------|-----------------------------|--------------------------|
| | | | | | Buildings/Stories/Uses | Zoning | Occup. | Vacant | No. Empl. | Occup. | | Vacant |
| 3243 ^L | 65 ^L | 63 Stockholm Street ^L | N/A ^L | HPD ^L | Vacant Land ^L | R6 ^L | N/A ^L | N/A ^L | N/A ^L | N/A ^L | N/A ^L | Residential ^L |
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CITY COUNCIL
LAND USE DIVISION
2010 OCT-1 P. 3-50

2010 SEP-5 10:10 PM
PLANNING DEPT

LR ITEM 3: DESCRIPTION OF PROPOSAL
63 Stockholm Street
ULURP Project ID: P2017K0417
July 13, 2018

CITY COUNCIL
LAND USE DIVISION
2018 OCT -1 P 3: 50

1. Introduction

The New York City Department of Housing Preservation and Development (HPD) proposes Urban Development Action Area ("UDAA") designation and project approval ("UDAAP"), and the disposition of the City-owned vacant lot located at 63 Stockholm Street, Block 3243, Lot 65 (the "Project Area" or "Development Site") within the Bushwick neighborhood, Community District 4, Brooklyn. The proposed actions will facilitate the construction of a new four-story building with approximately 20 affordable housing units (the "Proposed Development").

2. Background

The Project Area is located on the western part of Brooklyn's Bushwick neighborhood in Community District 4. The Project Area is located within the boundaries of the Bushwick II Urban Renewal Plan ("Plan"), which was adopted in 1979 (C 780694 HUK) and amended in 2004 (C 040491 HUK); however, it is not a designated site and therefore not subject to the controls of the Plan. The major goals of the Plan include removing blight, maximizing appropriate land use and encouraging development to strengthen the area's economic base.

3. Description of the Surrounding Area

The Project Area is located on Block 3243, Lot 65 and is bounded by Central Avenue to the north, DeKalb Avenue to the west, Evergreen Avenue to the south, and Stockholm Street to the east. The surrounding area falls within an R6 zoning district and consists primarily of low- and medium-density residential buildings with a mix of two- to three-story rowhouses and four-story multi-family apartment buildings. C2-3 commercial overlays are mapped along Myrtle Avenue, the main commercial corridor of the area. The surrounding area also includes local commercial establishments, educational and continuing care facilities, places of worship, and parking facilities.

Commercial uses are concentrated along Central and Myrtle Avenues, located one and two blocks north of the Project Area. On Central Avenue, between Cedar and Himrod Streets, are three-story mixed-use buildings with ground-floor retail space consisting of bodegas and discount liquor stores. One-story commercial buildings consisting of auto and truck repair businesses are also located along this stretch of Central Avenue. Two blocks north of the Project Area along Myrtle Avenue are various commercial businesses including laundromats, pawn shops, local fast food restaurants and a Compare Foods Supermarket.

There are several institutional and public facility uses in the surrounding area. The Stockholm Family Shelter on Stockholm Street is on the same block as the Project Area and provides community-based preventive services, supportive programs for children and adults with special needs, and foster care and adoption services. The New York City Bushwick Leaders Public High School is located one block south of the Project Area at 797 Bushwick Avenue, and occupies the entire block along Stockholm Street between Evergreen and Bushwick Avenues. There are two religious institutions within 600 feet of the Project Area: the Sinai Christian Church is one block east of the Project Area and the Iglesia Evangelica Segunda Cruzada is two blocks west of the Project Area. Continuing care and medical facilities in the surrounding area include: the DeKalb Senior Residence and the Buena Vida Continuing Care, both located within two blocks west of the Project Area on Cedar Street and DeKalb Avenue, respectively; and the La Providencia Family Medicine Center, a midblock building, is located on DeKalb Avenue immediately behind the Project Area.

The surrounding area also includes a community garden and a New York Police Department (NYPD) parking facility. The Know Waste Lands Community Garden is located at 1309 DeKalb Avenue and provides multiple programs to the community such as growing vegetables and composting. Also located on DeKalb Avenue, south of the Know Waste Lands Community Garden, the NYPD has a surface parking facility that is currently used by the Bushwick Police Precinct.

The surrounding area is accessible by public transportation, and is located within the Transit Zone that encompasses all of Brooklyn Community District 4. The J, M, Z subway stations are located within a half mile of the Project Area. There is access to the M Central Avenue station

two blocks west of the Project Area, at the intersection of Central Avenue and Hart Street, and to the J and Z Kosciuszko Street station two blocks south of the Project Area, at the intersection of Broadway and Kosciuszko Street. Local bus services include the B54, which travels along Myrtle Avenue just one block north of the Project Area, and the B38, which travels along Lafayette and DeKalb Avenues. The B54 and B38 bus lines connect surrounding area residents to neighborhoods in Ridgewood, Clinton Hill, Bedford Stuyvesant and Downtown Brooklyn.

4. Description of the Proposed Project Area/Development Site

The proposed Project Area/Development Site is located at 63 Stockholm Street on Block 3243, Lot 65 in Brooklyn's Bushwick neighborhood within Community District 4. The Project Area consists of a vacant mid-block City-owned tax lot of approximately 7,500 square feet, with approximately 75 feet of lot frontage along Stockholm Street and approximately 100 feet of depth. The Project Area is located on the west side of Stockholm Street, a narrow street, and is bounded by Central Avenue to the north, DeKalb Avenue to the west, and Evergreen Avenue to the south. There is a curb cut fronting the Project Area along Stockholm Street.

The Project Area is located within an R6 zoning district, and housing may be developed under Height Factor or Quality Housing regulations. Under Height Factor regulations, residential buildings are permitted with no fixed height limits and building envelopes are regulated by a sky exposure plane, which begins at a height of 60 feet above the street line. In an R6 district, Quality Housing regulations produce high lot coverage buildings set at or near the street line. Height limitations ensure that these buildings are often more compatible with the existing buildings in the neighborhood. Quality Housing regulations allow a maximum of 2.2 residential FAR for residential uses on sites located on a narrow street. Under Quality Housing, R6 height limitations allow buildings to reach a minimum base height of 30 feet and a maximum base height of 45 feet with a 15-foot setback, on a narrow street, before reaching a maximum building height of 55 feet. Open areas between the street wall and the lot line must be planted and buildings must have interior amenities for the building's residents.

5. Proposed Development

The Proposed Development is a four-story building with approximately 20 affordable rental dwelling units. The Proposed Development will contain a mix of studio, one- and two-bedroom units and approximately 16,428 square feet of residential floor area. The Proposed Development will reach the maximum 2.19 FAR allowed under Quality Housing regulations and a total height of approximately 40 feet. The building will set back 10 feet from the lot line allowing for landscaping at the front of the building and continuing the street wall of the adjacent buildings. The proposed landscaping will serve as a buffer between the ground-floor residential units facing the street and pedestrians. The Proposed Development will include a rear yard that will be planted and seeded with grass and accessible to the building's tenants through the building's first floor and cellar. The building's cellar will contain storage space available to the tenants, a trash compactor room, an additional service door connecting the building's cellar with Stockholm Street, and, as required by zoning, approximately 12 spaces for bicycle storage. The Proposed Development will have a laundry room on the ground floor and a boiler room on the roof. The residential entrance of the Proposed Development will be located on Stockholm Street.

Pursuant to Zoning Resolution Section 25-251, accessory off-street parking is not required for income-restricted housing units in the Transit Zone; as a result, no off-street parking spaces will be provided.

The building will be built to Enterprise Green Communities standards. The building's design will incorporate sustainable features such as thermal insulation, airtightness, and energy re-capture to maintain interior temperature and air-quality while minimizing electrical loads. These sustainable features will conserve energy, reduce environmental impacts and promote the health of residents.

6. Actions Necessary to Facilitate the Project

HPD proposed the following actions to facilitate the Proposed Development:

1. Designation of an Urban Development Action Area and Approval of an Urban Development Action Area Project: The Project Area consists of underutilized City-owned 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 Project Area is therefore eligible to be an Urban Development Action Area and the proposed project 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: The Project Area (Block 3243, Lot 65) will be conveyed to a developer to be selected by HPD.

7. Conclusion

The proposed UDAAP designation, project approval, and disposition of City-owned land would facilitate the development of a new residential building with approximately 20 affordable housing units on a vacant lot in Bushwick, Brooklyn. The proposed project supports the goals of Mayor de Blasio's Housing New York 2.0, a plan to preserve and develop 300,000 units of affordable housing in 12 years for the city's most vulnerable residents.

UDAAP PROJECT SUMMARY CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3:50

| <u>BLOCK</u> | <u>LOT</u> | <u>ADDRESS</u> |
|--------------|------------|---------------------|
| 3243 | 65 | 63 Stockholm Street |

1. LAND USE: Residential
2. PROPOSED FACILITIES: None
3. PROPOSED CODES/ORDINANCES: None
4. PROPOSED TIME SCHEDULE: Approximately 24 months from closing to completion of construction.

| | | | |
|------------------------|---------------------|------------------------------------|--|
| Site Data | | List of Required Actions | |
| Block(s) | 3243 | UDAAP Designation | |
| Lot(s) | 65 | Project Approval | |
| Street Address(es) | 63 Stockholm Street | Disposition of City-Owned Property | |
| Existing Zoning | R6 | | |
| Community District | 304 | | |
| Zoning Section Map No. | 13b | | |
| Zoning Lot Area | 7500 | | |

| ZR Section | Item/Description | Permitted/Required | Proposed | Total | Compliance/Notes |
|------------------|---------------------------|---|--------------------------|-----------------|---|
| ZR23-153 | Total Max Residential FAR | 2.2 (16,500 sf) | 2.19 (16428 sf) | 2.19 (16428 sf) | Complies |
| ZR23-662 | Minimum Base Height | 30 ft | 40 ft | 40 ft | Complies |
| ZR23-662 | Maximum Base Height | 45 ft | 40 ft | 40 ft | Complies |
| ZR23-662 | Maximum Building Height | 55 ft. | 40 ft | 40 ft | Complies |
| ZR23-22 | Max. Number of DU's | Factor per DU= 680 24.3 Dus | 20 Dus | 20 Dus | Complies |
| ZR23-47 | Rear Yard | 30 ft | 41.25 ft | 41.25 ft | Complies |
| ZR25-251/ 25-261 | Parking | 25% for income restricted housing/ max 5 waived | 0 | 0 | Complies; within Transit Zone & all units are income restricted housing units |
| ZR 25-811 | Bicycle Parking | 1 per 2 Dus 10 required | 12 | 12 | Complies |
| ZR26-41 | Street Tree Planting | 1 per 25 ft 3 required | 1 existing 2 proposed | 3 | Complies |

Zoning Analysis

Borough: Brooklyn
 Block: 3243
 Lot: 65
 Address:
63 STOCKHOLM ST
 Brooklyn, NY

Primary firm
 STAT Architecture PC
 Applicant name
 Suzanna Tharian RA

Drawing Notes

Sign & Seal

Last Revised Date 4/10/2018
 Drawing Sheet Number
 Z-1

2018 OCT - 1 P 3:49
 CITY COUNCIL
 LAND USE DIVISION

ZONING MAP: 13B



600 FT. RADIUS
DEVELOPMENT SITE
BLOCK: 3243
LOT: 65

ZONING MAP
THE NEW YORK CITY PLANNING COMMISSION

Major Zoning Classifications:
The number(s) and/or letter(s) that follows on R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT
The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

Effective Date(s) of Rezoning:
08-21-2014 C 140111 ZMD

Special Requirements:
For a list of lots subject to CEQR environmental requirements, see APPENDIX C.
For a list of lots subject to "D" restrictive declarations, see APPENDIX D.
For Inclusionary Housing designated areas on this map, see APPENDIX F.

MAP KEY

| | | |
|-----|-----|-----|
| 12c | 13a | 13c |
| 12d | 13b | 13d |
| 16c | 17a | 17c |

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ZONING MAP 13b

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5
NOTE: Where no dimensions for zoning district boundaries appear on the zoning maps, such dimensions are determined in Article 24, Chapter 2 (Section of District Boundaries) of the Zoning Resolution.

RISEBORO COMMUNITY PARTNERSHIP
BUSHWICK II NCP
PROJECT
63 STOCKHOLM STREET, BROOKLYN, NY 11213
SHEET TITLE
LAND USE DIVISION
CITY PLANNING
DRAWING
G-2
DATE: 4/26/2018
SCALE: NTS

STAT ARCHITECTURE
STAT ARCHITECTURE PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016 212-400-4857

TAX MAP

CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3:49



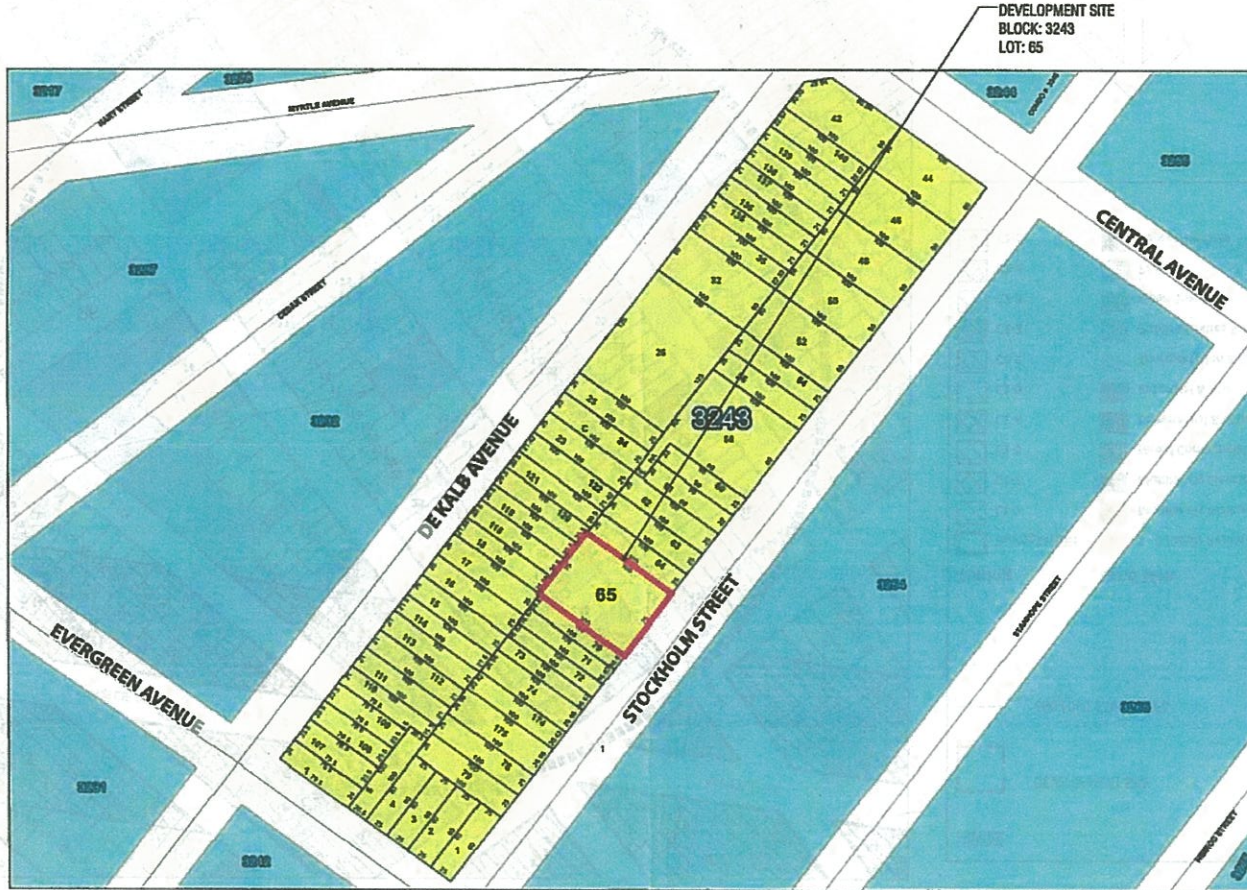
NYC Digital Tax Map
Effective Date: 11-09-2015 09:58:20
End Date: Current
Brooklyn Block: 3243



Legend

Brooklyn
Block 3243
63 STOCKHOLM ST, LOT 65

- Streets
- Manholes
- Possession Hoops
- Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon



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|-----------------|----------------|
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| DATE: 4/26/2018 | |

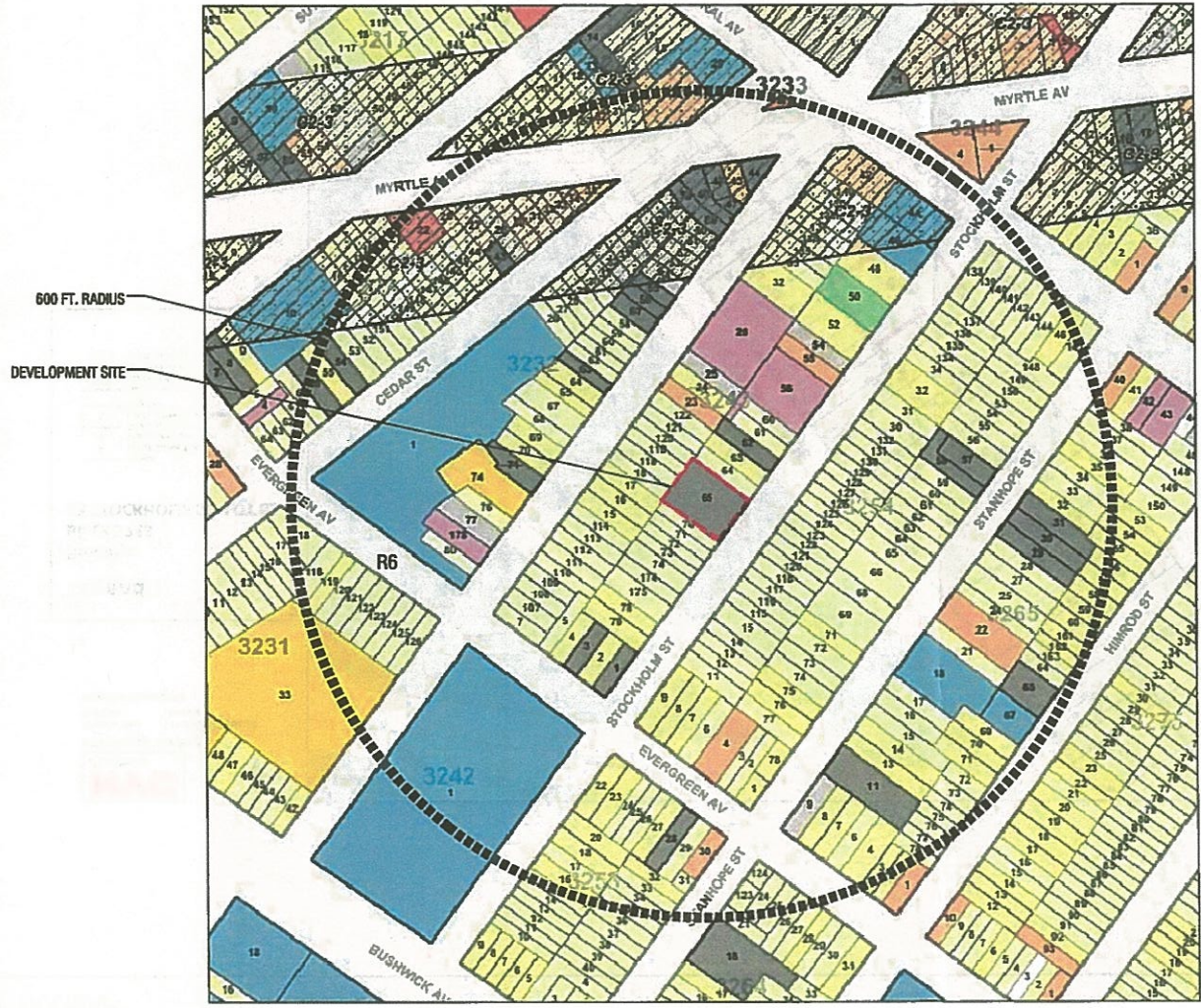
RISEBORO COMMUNITY PARTNERSHIP
BUSHWICK II NCP
PROJECT
63 STOCKHOLM STREET, BROOKLYN, NY
SHEET TITLE
TAX MAP

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ARCHITECTURE
STAT ARCHITECTURE PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016 212-400-4857

LAND USE MAP

CITY OF BROOKLYN
LAND USE DIVISION
2316 OCT -1 P 349

SCALE: NTS
DATE: 4/26/2018
DRAWING
G-4

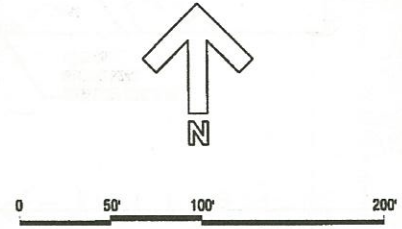


LEGEND

DEVELOPMENT SITE (dashed red line)

600-FOOT STUDY AREA (dashed black line)

| Zoning | Land Use |
|--------------------------|---|
| [Symbol] Zoning District | [Symbol] 1 - 2 Family Residential |
| [Symbol] C1-1 | [Symbol] Multifamily Walkup |
| [Symbol] C1-2 | [Symbol] Multifamily Elevator |
| [Symbol] C1-3 | [Symbol] Mixed Commercial/Residential |
| [Symbol] C1-4 | [Symbol] Commercial & Office |
| [Symbol] C1-5 | [Symbol] Industrial & Mfg |
| [Symbol] C2-1 | [Symbol] Transportation & Utility |
| [Symbol] C2-2 | [Symbol] Public Facilities & Institutions |
| [Symbol] C2-3 | [Symbol] Open Space |
| [Symbol] C2-4 | [Symbol] Parking |
| [Symbol] C2-5 | [Symbol] Vacant/No Data |



RISEBORO COMMUNITY PARTNERSHIP
BUSHWICK II NCP
PROJECT
63 STOCKHOLM STREET, BROOKLYN, NY
SHEET TITLE
LAND USE MAP

STAT ARCHITECTURE
PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016 212-400-4857

SITE PHOTOGRAPHS

CITY OF BROOKLYN
LAND USE DIVISION

2018 OCT -1 P 3:49

DEVELOPMENT SITE



P-1: VIEW FROM SOUTH OF SITE (TAKEN 7/11/17)



P-2: VIEW INTO SITE (TAKEN 7/11/17)



P-4: VIEW FROM ACROSS STREET, LOOKING EAST TOWARDS SITE (TAKEN 7/11/17)



P-3: VIEW FROM NORTH OF SITE (TAKEN 7/11/17)



SCALE: NTS

DATE: 4/26/2018

DRAWING

G-1

RISEBORO COMMUNITY PARTNERSHIP
BUSHWICK II NCP
PROJECT
63 STOCKHOLM STREET, BROOKLYN, NY
SHEET TITLE
SITE PHOTOGRAPHS

STAT
ARCHITECTURE

STAT ARCHITECTURE PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016 212-400-4857

BUSHWICK II NCP

HPD - NEW CONSTRUCTION

CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3: 49



63 STOCKHOLM STREET, BROOKLYN, NY

| SHEET LIST | |
|--------------|---|
| Sheet Number | Sheet Title |
| - | COVER |
| Z-100.00 | SITE INFORMATION, ZONING, CODE ANALYSIS |
| A-100.00 | SITE PLAN |
| A-101.00 | ARCHITECTURAL PLAN - COLLAR |
| A-102.00 | ARCHITECTURAL PLAN - FIRST FLOOR |
| A-103.00 | ARCHITECTURAL PLANS - TYPICAL (2-12) FLOORS |
| A-104.00 | ARCHITECTURAL PLAN - ROOF |
| A-201.00 | ELEVATION - FRONT |
| A-202.00 | ELEVATION - REAR |
| A-203.00 | ELEVATION - SIDE |
| A-204.00 | ELEVATION - SIDE |

OWNER:

RISEBORO COMMUNITY PARTNERSHIP

217 WYCKOFF AVENUE
BROOKLYN NY 11237
PHONE (718) 366-3800

ARCHITECT:

STAT ARCHITECTURE PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10016
PHONE (212) 400-4857

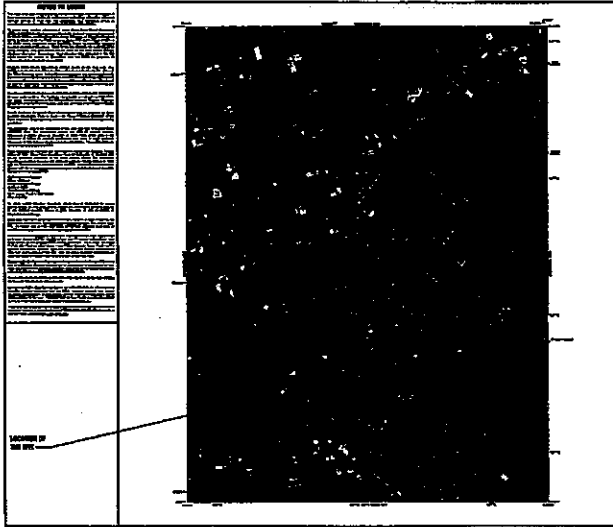
STRUCTURAL ENGINEER:

WEXLER ASSOCIATES
12 WEST 32ND STREET, 8TH FLOOR
NEW YORK, NY 10001
TEL: (212) 643-1500 X244

MECHANICAL ENGINEER:

ALLEN ROSENTHAL PE
ROSENTHAL CONSULTING, LLC
126 ATLANTIC AVENUE, SUITE 3
LYNBROOK, NY 11563
TEL: (516) 592-1612

FLOOD MAP (FEMA)



REQUIREMENTS

- 1. ALL BUILDINGS SHALL BE CONSTRUCTED TO RESIST FLOODING TO THE DESIGNATED FLOOD ELEVATION.
- 2. ALL BUILDINGS SHALL BE CONSTRUCTED TO RESIST FLOODING TO THE DESIGNATED FLOOD ELEVATION.
- 3. ALL BUILDINGS SHALL BE CONSTRUCTED TO RESIST FLOODING TO THE DESIGNATED FLOOD ELEVATION.

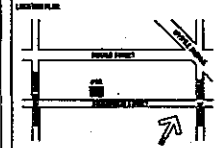
| QUALITY/HOUSING REQUIREMENTS | | Required/ Allowed | Proposed | FAR Deductions |
|------------------------------|---|--|--|---|
| 28-11 | Elevated Ground Floor Units | Entrance is at sidewalk level | Not Applicable | None Taken |
| 28-12 | Refuse Storage & Disposal | (when there are 9 or more units in the vertical core, hence applicable) 20 units x 2.9 cu.ft.=58 cu. ft. One for Residential @ 2.9 cu.ft./du | Trash storage room= 422 sq ft (3376 cu. ft) 34 sq. ft (min 3'-10") | 12 sq ft |
| 28-13 | Laundry Facilities | (OPTIONAL) 20/20= 1 washing machine 20/40= .5 dryers | Not Provided 1 washing machine 1 dryer not applicable not applicable | Laundry area = 36 sq ft No deductions are taken for the laundry area |
| 28-14 | Daylight in Corridors | (OPTIONAL) a clear non tinted glazed area of 20 sf visible from 50% of corridor b facing street/ yard per Art II, Ch3 | Not Provided first floor lobby/corridor directly faces the street | |
| 28-20 | Recreation Space & Planting Areas | | | |
| 28-21 | Required Recreation Space | Maybe indoors or outdoors 3.5% of residential floor area = 541 sq. ft | Outdoor recreation space is provided at rear yard Complies: 2625 sq. ft of outdoor space is provided at rear yard | No indoor space is provided as outdoor is provided. |
| 28-22 | Standards for Recreation Space | | | |
| | a Accessible to all residential tenants | | Accessible to all residents | |
| | b Min dimension | 15 ft | Complies (> 30 ft) | None |
| | Min. size of outdoor recreation | 225 sf | Complies | None |
| | Min. size of indoor recreation | 300 sf | Not applicable | None |
| | c Outdoor recreation to be open to sky | | Complies; rear yard | |
| | d Indoor recreation to have windows more than 9.5% of total floor space | | Not applicable | None |
| 28-23 | Planting Areas | Between street line & building wall | Entire front yard is planted | |
| 28-30 | Safety & Security | | | |
| 28-31 | Density per Corridor | (OPTIONAL) Max 11 dus per corridor (RG) | Complies: 5 dus maximum | 50% of corridor can be included (see plans for all corridors) |
| 28-40 | Parking for Quality Housing | No Parking provided or required | | |
| 28-51 | Screening | All open off street parking shall be screened from dwelling units | Not Applicable | |
| 28-42 | Regulations for Off Site Parking | Maybe unenclosed on a zoning lot w non residential use | Not Applicable | |
| 28-43 | Location of Accessory Parking | Not permitted between Street Line & Street wall of Building | Not Applicable | |

BUSHWICK ALLIANCE

BROOKLYN, NY

OWNER:
RISEBORO COMMUNITY PARTNERSHIP
217 WYCKOFF AVENUE
BROOKLYN NY 11227
PHONE (718) 366-3888

REVISIONS/NOTES:
10/16 OCT - 1 P 3:49
CITY COUNCIL LAND USE DIVISION



CONTRACT NUMBER: 79-100-0000-0001
DATE: 10/16/00
PROJECT NO: 79-100-0000-0001
SCALE: AS SHOWN

SIAT ARCHITECTURE
STAT ARCHITECTURE PC
79 WYCKOFF AVENUE, 2ND FLOOR
NEW YORK, NY 11226 212-462-4627

PROJECT ADDRESS:
63 STOCKHOLM STREET
BROOKLYN, NY

DRAWING NAME:
SITE INFORMATION, ZONING,
CODE ANALYSIS

SCALE & SIGNATURE:
DATE: 10/16/00
PROJECT NO: 79-100-0000-0001
DRAWN BY: [Signature]
CHECKED BY: [Signature]
DATE: 10/16/00
DRAWING NO: Z-100.00

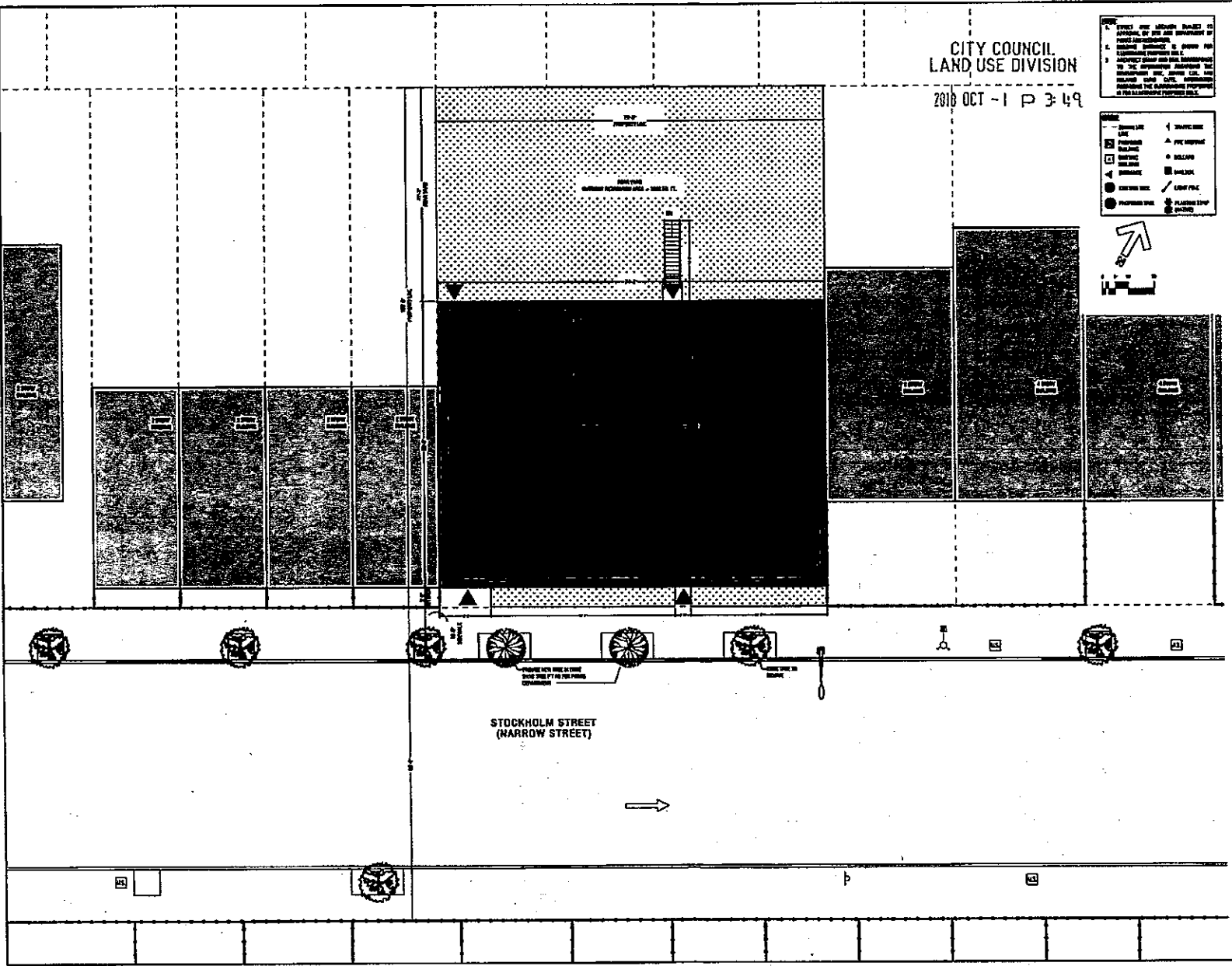


CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3:49

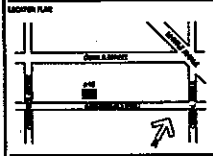
1. REVIEW THE DESIGN PROJECT TO APPROVAL BY THE LAND USE DIVISION
2. REVIEW THE PROJECT TO APPROVAL BY THE CITY ENGINEER
3. REVIEW THE PROJECT TO APPROVAL BY THE CITY COMMISSIONER
4. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF HEALTH
5. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF EDUCATION
6. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF SOCIAL SERVICES
7. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF FIRE
8. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF WATER SUPPLY
9. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF TRANSPORTATION
10. REVIEW THE PROJECT TO APPROVAL BY THE CITY BOARD OF LAND USE

- | | |
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| 99. SHADING | 100. SHADING |



BUSHWICK
ALLIANCE
BROOKLYN, NY

RISEBORO COMMUNITY
PARTNERSHIP
211 WYCKOFF AVENUE
BROOKLYN, NY 11237
PHONE (718) 344-3888



STRUCTURAL ENGINEER: WELLS FARGO
12 WEST 100TH STREET, FARMING
LICHES, NY 11731
REGISTERED NO. 000 3044

MECHANICAL ENGINEER: ALAN NORDMAN, PE
MECHANICAL ENGINEER, 100
100 W. 100TH STREET, 100
L10000, NY 11731
REG. NO. 000 3044

STAT
ARCHITECTURE
STAT ARCHITECTURE P.C.
75 MADISON AVENUE, 14th FLOOR
NEW YORK, NY 10017 212-686-4837

PROJECT ADDRESS:
63 STOCKHOLM STREET
BROOKLYN, NY

DRAWING NAME:
SITE PLAN

SCALE & SIGNATURE

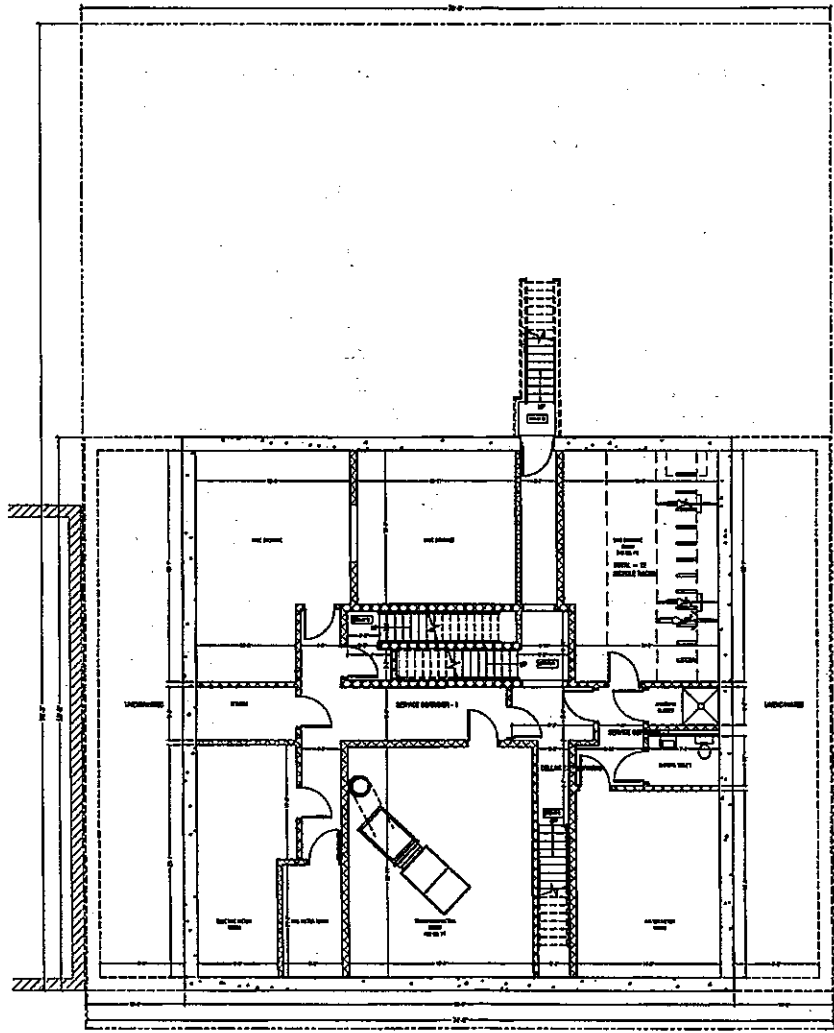
DATE: 10/1/18
PROJECT NO.: 1800
DRAWING NO.: 001
SHEET: 1/1

STAT ARCHITECTURE P.C.
75 MADISON AVENUE, 14th FLOOR
NEW YORK, NY 10017 212-686-4837

PROJECT NO.:
A-100.00

DATE: 10/1/18

CITY COUNCIL
 LAND USE DIVISION
 2018 OCT -1 P 3 49



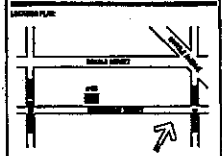
CELLAR PLAN
 TOTAL OVER AREA =
 262 S.F. T.T.

**BUSHWICK
 ALLIANCE**

BROOKLYN, NY

CLIENT:
**RISEBORO COMMUNITY
 PARTNERSHIP**
 217 WYCKOFF AVENUE
 BROOKLYN NY 11237
 PHONE (718) 566-3888

ARCHITECT/FIRM:



STRUCTURAL ENGINEER: **WOLFE ASSOCIATES**
 15 WEST 10TH STREET 4TH FLOOR
 BROOKLYN, NY 11211
 TEL: 718-524-1888 FAX: 718-524-1888

MECHANICAL ENGINEER: **SKIDMORE OWINGS & MERRILL ARCHITECTS LLP**
 100 WALL STREET 10TH FLOOR
 NEW YORK, NY 10038
 TEL: 212-512-2000

ARCHITECT:
SIAT
 ARCHITECTURE
SIAT ARCHITECTURE PC
 79 MADISON AVENUE, 2ND FLOOR
 NEW YORK, NY 10017 212-462-4827

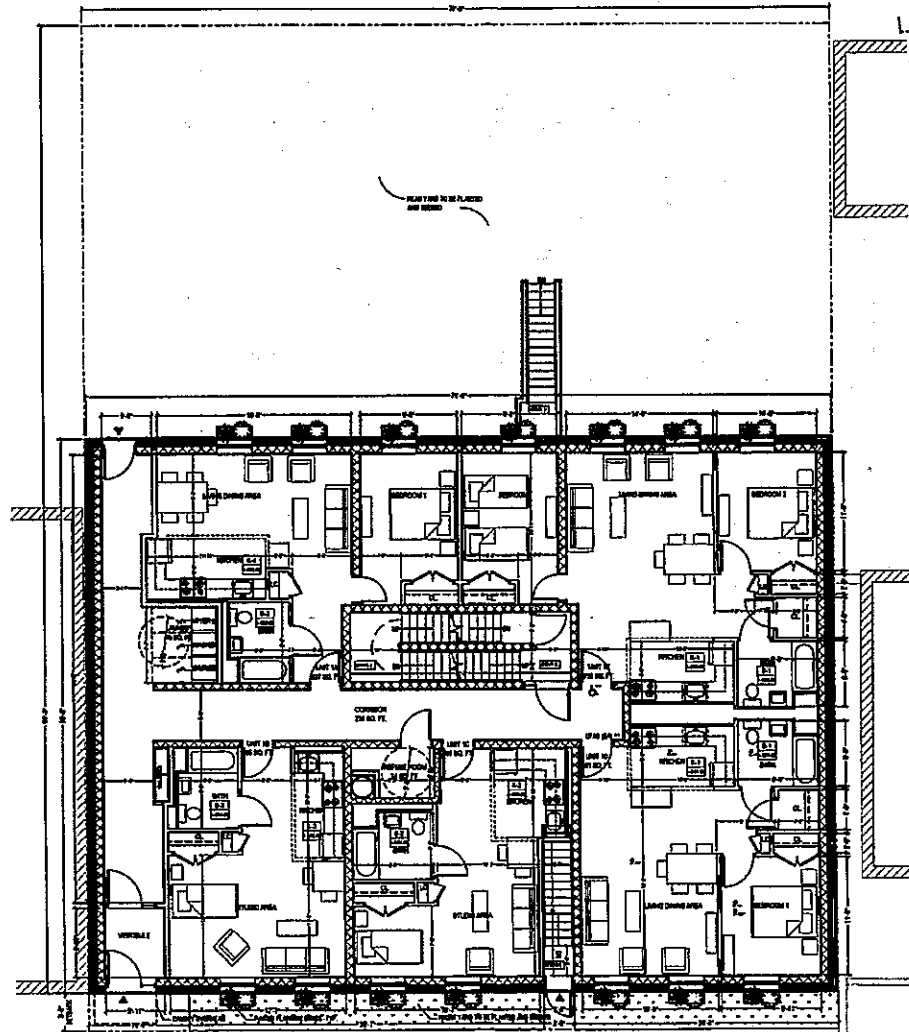
PROJECT ADDRESS:
**83 STOCKHOLM STREET
 BROOKLYN, NY**

DRAWING NAME:
**ARCHITECTURAL PLAN -
 CELLAR**

SEAL & SIGNATURE

DATE: 4/24/2018
 PROJECT NO.: 2018-01
 DRAWN BY: [Signature]
 CHECKED BY: [Signature]
 SCALE: 3/8" = 1'-0"
 DRAWING NO.:
A-101.00

CITY COUNCIL
LAND USE DIVISION
2012 OCT -1 P 3-49



FIRST FLOOR PLAN

(NO BEAMS REQUIRED)
TOTAL FLOOR AREA = 1507 SQ. FT.

1. ALL ROOMS MUST BE MECHANICALLY VENTILATED AS PER CODE

DOOR SCHEDULE

| NO. | DOOR | SIZE | FINISH |
|-----|------|-----------|--------|
| 10 | DOOR | 36" X 80" | WOOD |
| 11 | DOOR | 30" X 80" | WOOD |
| 12 | DOOR | 36" X 80" | WOOD |
| 13 | DOOR | 36" X 80" | WOOD |

WINDOW SCHEDULE

| NO. | WINDOW | SIZE | FINISH |
|-----|--------|-----------|--------|
| 20 | WINDOW | 36" X 80" | WOOD |
| 21 | WINDOW | 36" X 80" | WOOD |
| 22 | WINDOW | 36" X 80" | WOOD |
| 23 | WINDOW | 36" X 80" | WOOD |

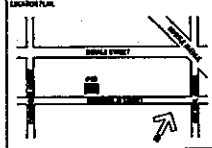
- 1. ALL ROOMS MUST BE MECHANICALLY VENTILATED AS PER CODE
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- 10. ALL ROOMS MUST BE MECHANICALLY VENTILATED AS PER CODE

THE OWNER'S OBLIGATION IS TO PROVIDE ALL NECESSARY INFORMATION TO THE ARCHITECT AND TO OBTAIN ALL NECESSARY PERMITS AND APPROVALS FROM THE CITY OF BROOKLYN AND THE STATE OF NEW YORK. THE ARCHITECT'S RESPONSIBILITY IS TO DESIGN AND CONSTRUCT THE BUILDING IN ACCORDANCE WITH THE CITY OF BROOKLYN AND THE STATE OF NEW YORK. THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION PROVIDED BY THE OWNER.

BUSHWICK ALLIANCE
BROOKLYN, NY

OWNER:
RISEBORO COMMUNITY PARTNERSHIP
217 WYCKOFF AVENUE
BROOKLYN NY 11227
PHONE: (718) 364-3800

DESIGNER/ARCHITECT:
STAT ARCHITECTURE INC.
78 MANHATTAN AVENUE, 3RD FLOOR
NEW YORK, NY 10002 212-405-4857



MECHANICAL ENGINEER:
WORLD ARCHITECTURE
100 WEST 11TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: (212) 405-4854

MECHANICAL ENGINEER:
ALLEN ENGINEERING PC
100 WEST 11TH STREET, 10TH FLOOR
NEW YORK, NY 10011
TEL: (212) 405-4854

PROJECT ADDRESS:
**63 STOCKHOLM STREET
BROOKLYN, NY**

DRAWING NAME:
**ARCHITECTURAL PLAN -
FIRST FLOOR**

SCALE & SIGNATURE

DATE: 10/12/12
PROJECT NO.: 1000000000
DRAWN BY: [Signature]
SCALE: 3/8" = 1'-0"
DRAWING NO.: A-102.00
REVISIONS: NONE AT THIS DATE

CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3 50

**BUSHWICK
ALLIANCE**

BROOKLYN, NY

OWNER:

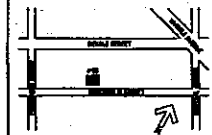
**RISEBORO COMMUNITY
PARTNERSHIP**

27 WYCKOFF AVENUE
BROOKLYN NY 11227

PHONE (718) 344-3800

ARCHITECT:

LEGEND:



STRUCTURAL ENGINEER:

WALTER ANTONIOVIC
12 WEST 20TH STREET 2ND FLOOR
NEW YORK, NY 10011
TEL: (212) 646-4666 2004

MECHANICAL ENGINEER:
JAMES HERRINGTON, PE
HERRINGTON ENGINEERING LLC
605 CLAYTON AVENUE, SUITE 1
BRONX, NY 10461
TEL: (914) 288-4112

ARCHITECT:

SIAT
ARCHITECTURE
STAT ARCHITECTURE PC
79 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10017 212-468-4857

PROJECT ADDRESS:

**63 STOCKHOLM STREET
BROOKLYN, NY**

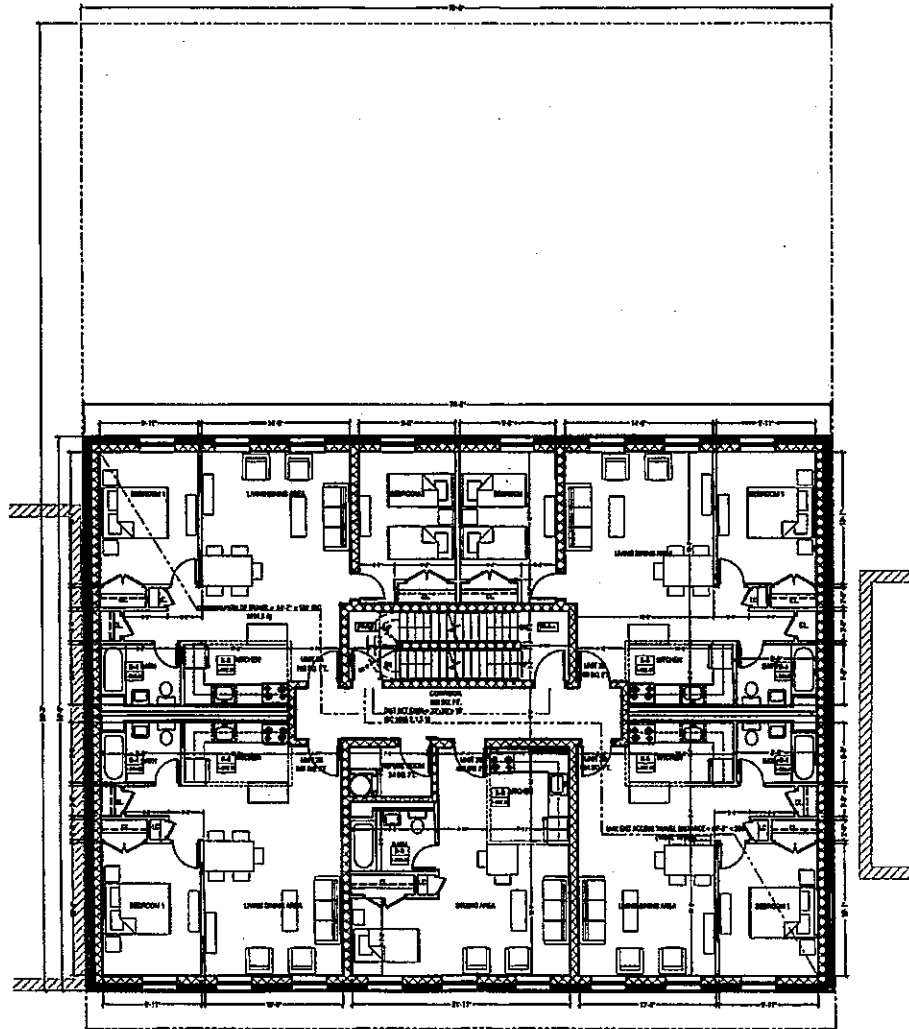
DRAWING DATE:

**ARCHITECTURAL PLANS -
TYPICAL (2-4) FLOORS**

SCALE & SIGNATURE:

DATE: 4/28/2018
PROJECT NO.: 1802-01
DRAWING NO.: 103
SCALE: 3/8" = 1'-0"

DRAWING NO.:
A-103.00
PREPARED BY: J. HERRINGTON



TYPICAL (2-4) FLOOR PLAN

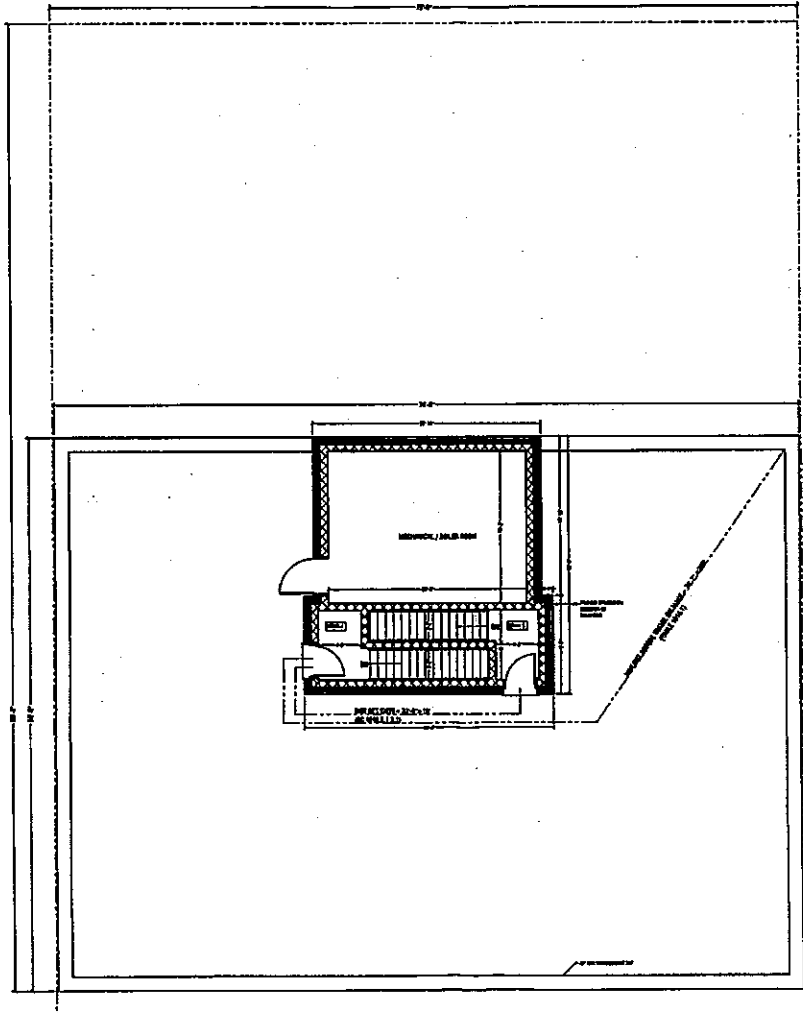
THIS FLOOR AREA = 4000 SQ. FT.

1. ALL SPACING AND DIMENSIONS SHALL BE INDICATED BY DIMENSIONS ON THIS CASE

| NO. | DESCRIPTION | AREA | PERCENT |
|-------|-------------|---------|---------|
| 20-01 | OFFICE | 1200.00 | 30.00% |
| 20-02 | CONFERENCE | 400.00 | 10.00% |
| 20-03 | RECEPTION | 200.00 | 5.00% |
| 20-04 | LOBBY | 300.00 | 7.50% |
| 20-05 | STAIRS | 100.00 | 2.50% |
| 20-06 | RESTROOMS | 100.00 | 2.50% |
| 20-07 | MEETING | 100.00 | 2.50% |
| 20-08 | RECEPTION | 100.00 | 2.50% |
| 20-09 | OFFICE | 100.00 | 2.50% |
| 20-10 | OFFICE | 100.00 | 2.50% |
| 20-11 | OFFICE | 100.00 | 2.50% |
| 20-12 | OFFICE | 100.00 | 2.50% |
| 20-13 | OFFICE | 100.00 | 2.50% |
| 20-14 | OFFICE | 100.00 | 2.50% |
| 20-15 | OFFICE | 100.00 | 2.50% |
| 20-16 | OFFICE | 100.00 | 2.50% |
| 20-17 | OFFICE | 100.00 | 2.50% |
| 20-18 | OFFICE | 100.00 | 2.50% |
| 20-19 | OFFICE | 100.00 | 2.50% |
| 20-20 | OFFICE | 100.00 | 2.50% |
| 20-21 | OFFICE | 100.00 | 2.50% |
| 20-22 | OFFICE | 100.00 | 2.50% |
| 20-23 | OFFICE | 100.00 | 2.50% |
| 20-24 | OFFICE | 100.00 | 2.50% |
| 20-25 | OFFICE | 100.00 | 2.50% |
| 20-26 | OFFICE | 100.00 | 2.50% |
| 20-27 | OFFICE | 100.00 | 2.50% |
| 20-28 | OFFICE | 100.00 | 2.50% |
| 20-29 | OFFICE | 100.00 | 2.50% |
| 20-30 | OFFICE | 100.00 | 2.50% |
| 20-31 | OFFICE | 100.00 | 2.50% |
| 20-32 | OFFICE | 100.00 | 2.50% |
| 20-33 | OFFICE | 100.00 | 2.50% |
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| 20-35 | OFFICE | 100.00 | 2.50% |
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| 20-41 | OFFICE | 100.00 | 2.50% |
| 20-42 | OFFICE | 100.00 | 2.50% |
| 20-43 | OFFICE | 100.00 | 2.50% |
| 20-44 | OFFICE | 100.00 | 2.50% |
| 20-45 | OFFICE | 100.00 | 2.50% |
| 20-46 | OFFICE | 100.00 | 2.50% |
| 20-47 | OFFICE | 100.00 | 2.50% |
| 20-48 | OFFICE | 100.00 | 2.50% |
| 20-49 | OFFICE | 100.00 | 2.50% |
| 20-50 | OFFICE | 100.00 | 2.50% |

INDICATED BY DIMENSIONS ON THIS CASE
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DIMENSIONS SHALL BE INDICATED BY DIMENSIONS ON THIS CASE

CITY COUNCIL
LAND USE DIVISION
2018 OCT -1 P 3-50



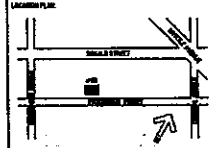
ROOF PLAN
SHOWING WALLS TO BE BUILT AS
PER APPROVED PERMITS

**BUSHWICK
ALLIANCE**

BROOKLYN, NY

OWNER:
**RISEBORO COMMUNITY
PARTNERSHIP**
271 WICKORY AVENUE
BROOKLYN NY 11237
PHONE: (718) 346-3989

REVISIONS/NOTES:



CONVULSIVE DISORDER:
STRUCTURAL ENGINEER: **WYLER ASSOCIATES**
12 WEST 29TH STREET, 10TH FLOOR
NEW YORK, NY 10001
TEL: 212-249-1300 FAX: 212-249-1304
MECHANICAL ENGINEER: **ALLEN ENGINEERING PC**
100 ALBANY STREET, SUITE 100
ROCKY HILL, CT 06151
TEL: 860-399-1200

ARCHITECT:
STAT
ARCHITECTURE
STAT ARCHITECTURE PC
79 SANDHOG AVENUE, 2ND FLOOR
NEW YORK, NY 10038 212-400-4857

PROJECT ADDRESS:
**63 STOCKHOLM STREET
BROOKLYN, NY**

DRAWING DATE:
**ARCHITECTURAL PLAN -
ROOF**

| | | |
|--|--|--------------|
| | DATE: | 4/24/2018 |
| | PROJECT NO.: | 10000 |
| | DRAWN BY: | RW |
| | SCALE: | 3/8" = 1'-0" |
| | DRAWING NO.: | A-104.00 |
| | <small>EXCEPT AS NOTED, ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.</small> | |

CITY COUNCIL
LAND USE DIVISION

2018 OCT -1 P 3:50

BUSHWICK
ALLIANCE

BROOKLYN, NY

OWNER:

RISEBORO COMMUNITY
PARTNERSHIP

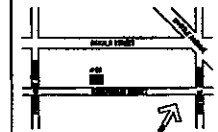
217 WYCKOFF AVENUE

BROOKLYN NY 11227

PHONE (718) 346-3888

REVISIONS/NOTES:

SCALE/PLAN:



STRUCTURAL ENGINEER:

WALTER MONTAGNA
79 BROADWAY, 2ND FLOOR
NEW YORK, NY 10002-3034

MECHANICAL ENGINEER:
ADP-DESIGN, PC
100 BROADWAY, 2ND FLOOR
NEW YORK, NY 10002-3034

ARCHITECT:

STAT
ARCHITECTURE
STAT ARCHITECTURE PC
79 BROADWAY, 2ND FLOOR
NEW YORK, NY 10002-3034

PROJECT ADDRESS:

63 STOCKHOLM STREET
BROOKLYN, NY

DRAWING NAME:

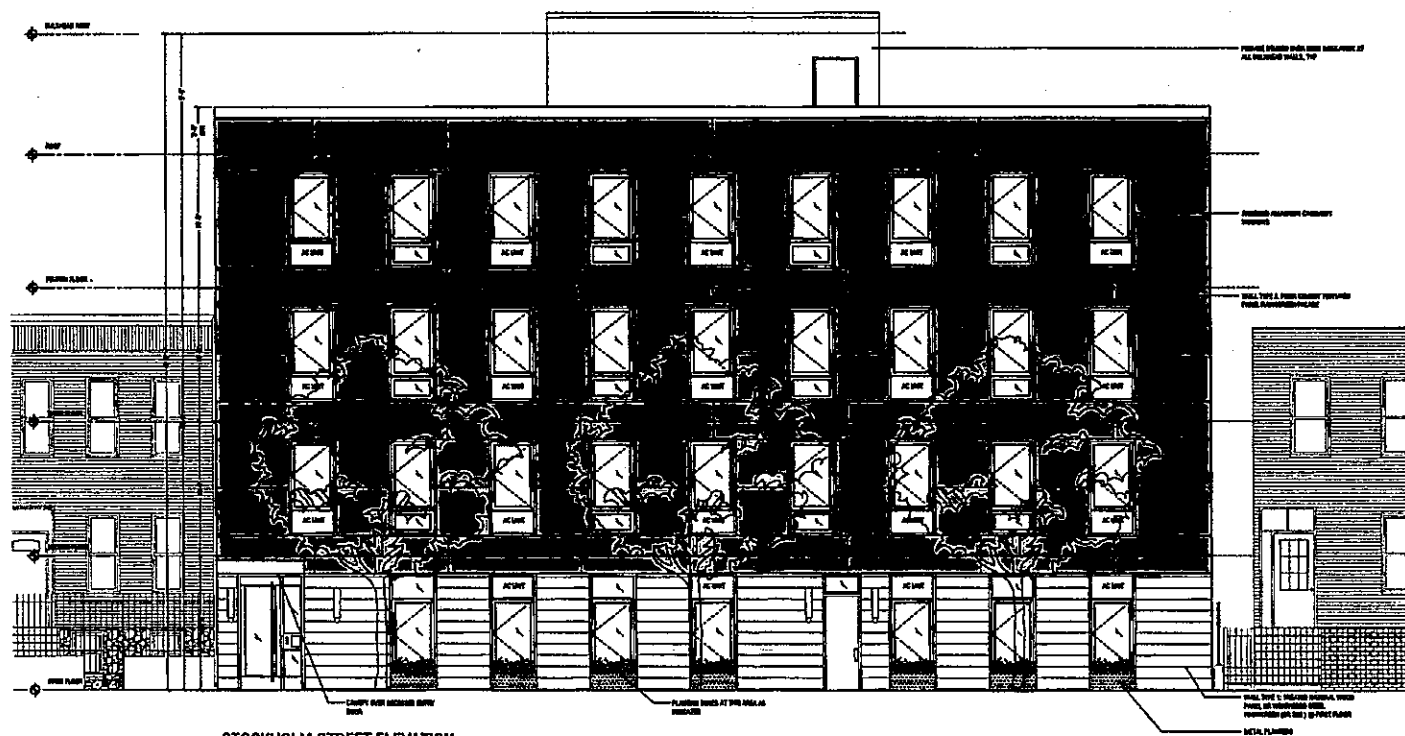
ELEVATION - FRONT

SCALE & SIGNATURE

DATE: 1/18/18
PROJECT NO.: 1802-01
DRAWN BY: JAM
SCALE: 1/4" = 1'-0"

PRINTING NO.:
A-200.00

DATE: 01/18/18



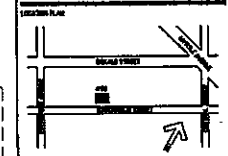
STOCKHOLM STREET ELEVATION

CITY COUNCIL
LAND USE DIVISION
2018 OCT -1 P 3:50

BUSHWICK
ALLIANCE
BROOKLYN, NY

OWNER:
RISEBORO COMMUNITY
PARTNERSHIP
227 WYCKOFF AVENUE
BROOKLYN NY 11227
PHONE: (718) 364-3888

PROVIDER/ARCHITECT:



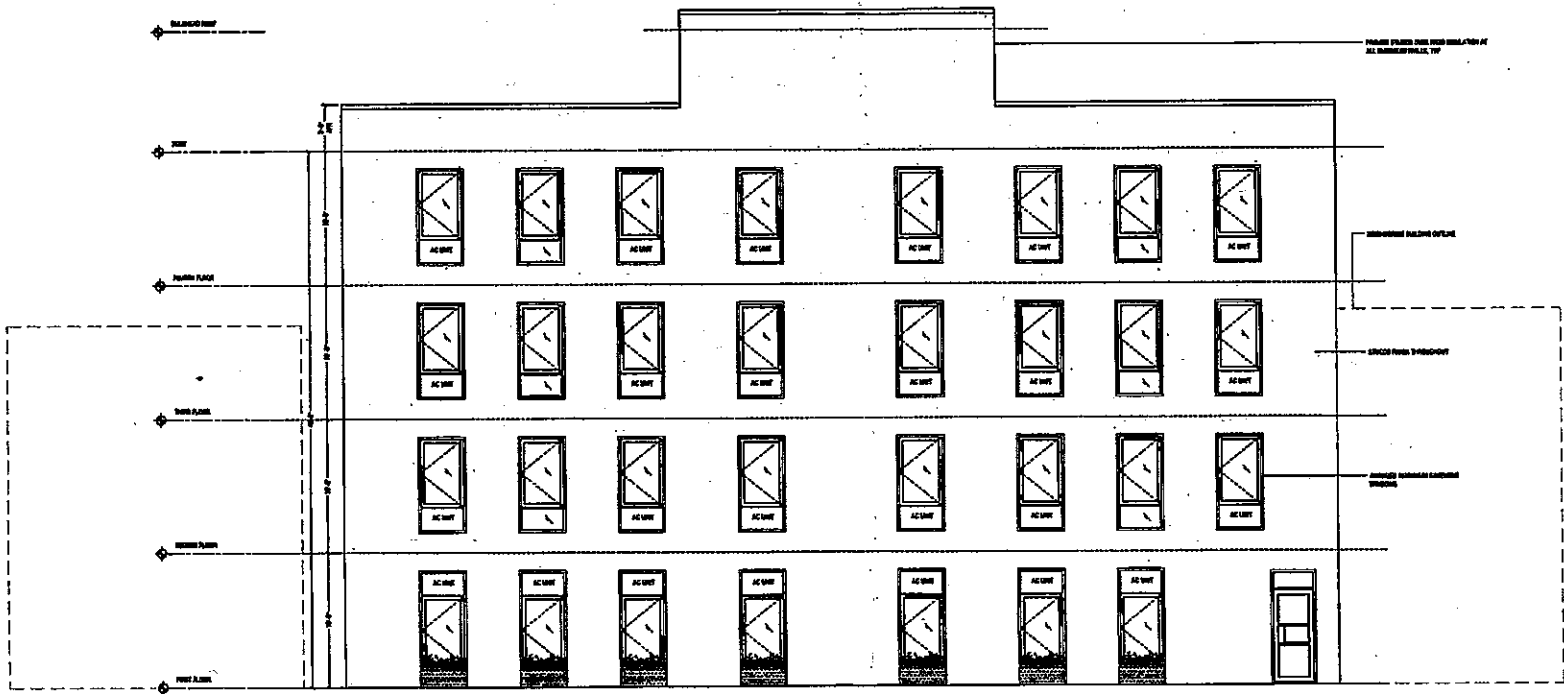
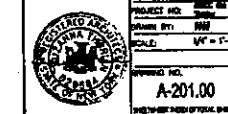
CONSTRUCTION CONDITIONS:
STRUCTURAL ENGINEER: WOLFE ASSOCIATES
1100 2ND STREET, BROOKLYN
NEW YORK, NY 11215
TEL: (718) 646-0800, 2014
MECHANICAL ENGINEER: ALAN HORNBERGER, P.E.
1200 1ST AVENUE, 2ND FLOOR
LONGWOOD, NY 11763
TEL: (815) 363-1111

ARCHITECT:
STAT
ARCHITECTURE
STAT ARCHITECTURE PC
75 MADISON AVENUE, 2ND FLOOR
NEW YORK, NY 10017 212-460-4657

PROJECT ADDRESS:
63 STOCKHOLM STREET
BROOKLYN, NY

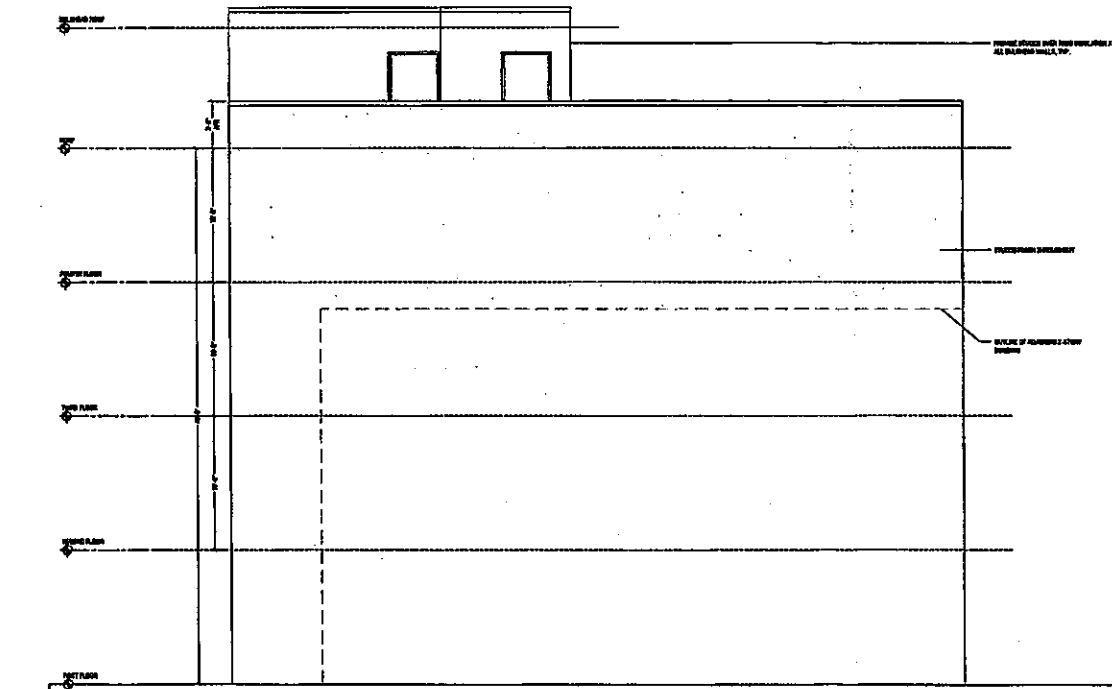
DRAWING TITLE:
ELEVATION - REAR

DATE & DIMENSIONS: 4/24/2018
PROJECT NO: 2018-001
DRAWN BY: RFB
SCALE: 1/4" = 1'-0"
APPROVED NO. A-201.00
DATE: 10/1/2018



REAR ELEVATION

CITY COUNCIL
 LAND USE DIVISION
 2018 OCT -1 P 3 50



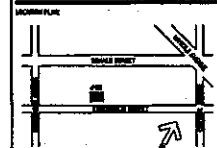
SIDE ELEVATION (SOUTH)

**BUSHWICK
 ALLIANCE**

BROOKLYN, NY

OWNER:
**RISEBORO COMMUNITY
 PARTNERSHIP**
 217 WYCKOFF AVENUE
 BROOKLYN NY 11237
 PHONE (718) 346-3828

NO. AND DATE OF REVISIONS:
 NO. DATE



DESIGNER'S LICENSE:
 PROFESSIONAL ENGINEER: MICHAEL ANASTASIOU
 11 WEST 20TH STREET, 8TH FLOOR
 NEW YORK, NY 10011
 TEL: (212) 693-8989 FAX: 212-693-8989
 MECHANICAL ENGINEER: ALLEN HARTFORD JR.
 HARTFORD ENGINEERING, LLC
 300 A LAFAYETTE AVENUE, SUITE 1
 BROOKLYN, NY 11201
 TEL: (718) 592-7422

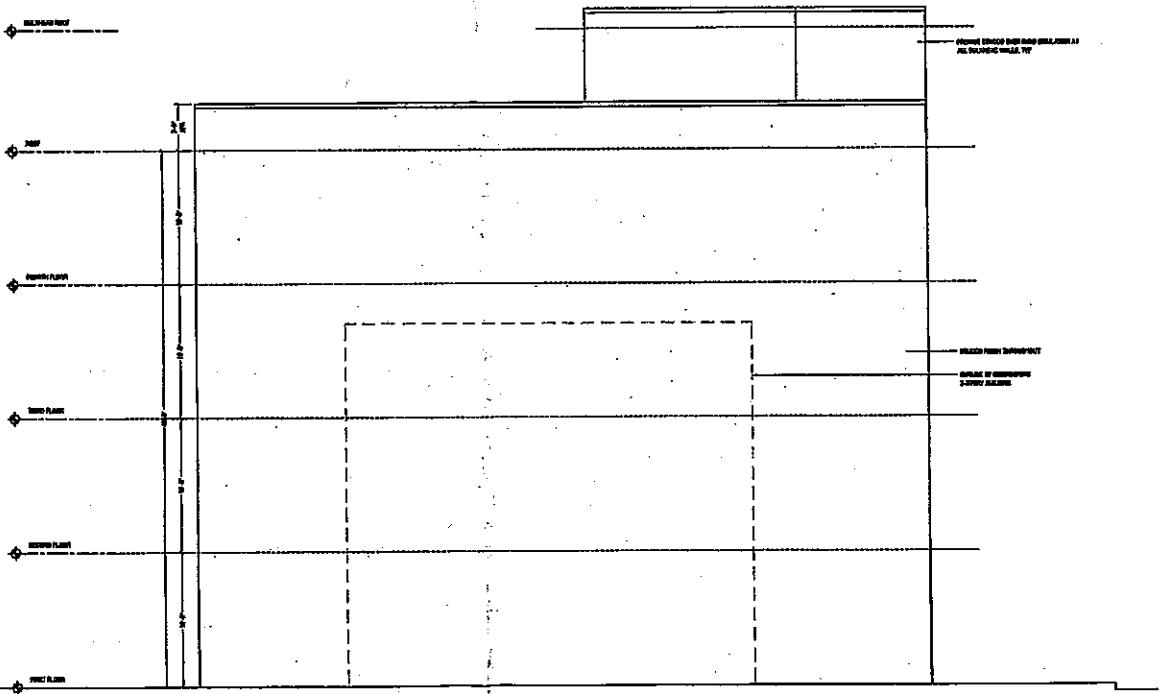
ARCHITECT:
SIAT
 ARCHITECTURE
STAT ARCHITECTURE PC
 72 MADISON AVENUE, 3RD FLOOR
 NEW YORK, NY 10017 212-480-4887

PROJECT ADDRESS:
**63 STOCKHOLM STREET
 BROOKLYN, NY**

DRAWING NAME:
ELEVATION - SIDE

DATE: 4/16/2018
 PROJECT NO.: 2018-001
 DRAWN BY: MMS
 SCALE: 1/4" = 1'-0"
 DRAWING NO.:
A-202.00
 (Seal of the City of Brooklyn)

CITY COUNCIL
 LAND USE DIVISION
 2016 OCT -1 P 3:50

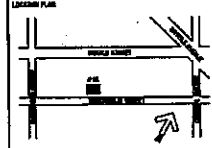


SIDE ELEVATION (NORTH)

**BUSHWICK
 ALLIANCE**
 BROOKLYN, NY

OWNER:
**RISEBORO COMMUNITY
 PARTNERSHIP**
 217 WYCKOFF AVENUE
 BROOKLYN NY 11227
 PHONE (718) 364-3880

REVISIONS/NOTES:



PROFESSIONAL ENGINEER:
 MICHAEL ARONSON
 12 WEST 200TH STREET, FIVE FLOOR
 NEW YORK, NY 11238
 TEL: (718) 364-3880

MECHANICAL ENGINEER:
 ALLEN HANCOCK P.E.
 100 WASHINGTON STREET, SUITE 200
 BROOKLYN, NY 11201
 TEL: (718) 364-3880

ARCHITECT:
**SIAT
 ARCHITECTURE**
 STAT ARCHITECTURE P.C.
 73 JANDSON AVENUE, 2ND FLOOR
 NEW YORK, NY 10012 212-498-4857

PROJECT ADDRESS:
**63 STOCKHOLM STREET
 BROOKLYN, NY**

DRAWING NAME:
ELEVATION - SIDE

| | | |
|--------------|--------------|--------------|
| | DATE: | 4/9/2016 |
| | PROJECT NO.: | SIAT-16 |
| | DRAWN BY: | AW |
| | SCALE: | 1/4" = 1'-0" |
| DRAWING NO.: | | A-203.00 |

COOPER SQUARE MUTUAL HOUSING ASSOCIATION

59-61 East 4th Street, 4th Floor New York, NY 10003 Phone: 212-477-5340 Fax: 212-477-9328

Testimony before the City Council Land Use Committee **March 6, 2019**

Dave Powell, Executive Director, Cooper Square Mutual Housing

Thank you Chairperson Kallos and members of the Committee for this opportunity to submit testimony supporting the Cooper Square Mutual Housing Association's participation in the Green Housing Preservation Program.

Cooper Square Mutual Housing Association (CSMHA) is a low-income housing cooperative and non-profit organization formed in 1991 on the Lower East Side of Manhattan. Our mission is to manage and preserve a scattered-site co-op of 21 buildings so that they are permanently affordable to low-income resident-shareholders, under principles of economic and social justice embodied in our community's history. CSMHA is the product of local residents organizing against their own displacement and governance of the co-op by local residents remains a central dynamic in our organization. The CSMHA also acts as managing agent to several other HDFC and mixed-use cooperative buildings outside of the CSMHA co-op. All together, the organization is responsible for maintaining over 400 units of affordable housing. Most of our buildings are located in City Council District 2, with one being located in City Council District 1.

To achieve our mission, CSMHA works closely with two historically affiliated organizations:

- The Cooper Square Community Land Trust, which owns and stewards the land under our buildings;
- The Cooper Square Committee, which created our organization and provides advocacy services to our residents while continuing to organize against the displacement of low-income residents in our larger community.

The Green Housing Preservation Program (GHPP) will assist our coop in maintaining deep and permanent affordability (by paying for needed capital improvements) while increasing energy efficiency and reducing the carbon footprint of five of our buildings.

The monthly maintenance fees of our housing are currently affordable to households at 25-40% of AMI (without subsidy; see chart of sample monthly fees below) and our buy-in price is set at \$1,800 per unit.

COOPER SQUARE MUTUAL HOUSING ASSOCIATION

59-61 East 4th Street, 4th Floor New York, NY 10003 Phone: 212-477-5340 Fax: 212-477-9328

| APT. SIZE (by type) | LOCATION | APT SIZE (by sq. feet) | POST-REHAB BASE RENT (1) | CURRENT RENTS + Unmetered Gas Fee (2) | AFFORDABILITY BY ANNUAL INCOME LEVEL (% OF AMI) (3) |
|---------------------|--------------------------------|------------------------|--------------------------|---------------------------------------|---|
| Studio | 23 East 3 rd Street | 300 SF | \$285.00 | \$448.00 | \$17,920.00 24.5% of AMI |
| One-BR | 13 Stanton Street | 484 SF | \$379.00 | \$596.00 + \$10.00* = \$606.00 | \$24,240.00 31.0% of AMI |
| Two-BR | 71 East 4 th Street | 631 SF | \$431.00 | \$679.00+\$11.00* = \$690.00 | \$27,600.00 29.4% of AMI |
| Three-BR | 83 Second Avenue | 1,104 SF | \$578.00 | \$910.00+\$12.00* = \$922.00 | \$36,880 35.4% of AMI |

(1) When rents were first restructured by NYC HPD in 1996/97

(2) Half of the buildings are not sub metered; individual residents are charged gas fees: \$9.00 for studios; \$10.00/1BR; \$11.00/2-BR and \$12.00/ 3-BR.

(3) NYC 4/2018 Average Median Income (Assumed Occupancy= 0-BR (1 person); 1-BR (1.5 people); 2-BR (3 people); 3-BR (4 people)

In addition to a depth of affordability that reaches households generally excluded from contemporary home ownership programs, our limited equity co-op is one of the few in New York that was designed from inception around the concept of permanent affordability. This is due in large part to our unique structure; of the land under our buildings being owned by a separate entity, the Cooper Square Community Land Trust, with whom we have a renewable, 99-year land lease. Our co-op was the only one of its kind in New York State up until recently when HPD and the Enterprise Foundation granted \$1.65 million dollars to burgeoning land trusts across the City including East Harlem/El Barrio CLT, Interboro CLT and Mott Haven/Port Morris CLT to name a few. Needless to say, we are thrilled with this development and we look forward to working with City Council in expanding opportunities to support CLT-based, permanently affordable housing in the near future.

The scope of work for this project was both a negotiation and a collaboration with HPD. I am proud that we have arrived at a scope that helps meet our capital needs and HPD's programmatic priorities while avoiding hard debt for our organization. This last point was a priority for CSMHA and has historically been part of our success in maintaining high quality, low-income housing.

Our participation in GHPP will also be our co-op's first experience with solar energy and energy independence. As a Super storm Sandy-impacted community, we are enthusiastic about taking this important step.

###

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: DAR YASKIL

Address: 3540 OCEAN PARKWAY BK NY 11218

I represent: HPD

Address: 100 GOLD ST, NY NY 10038

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 347 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPD

Address: _____

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. _____ Res. No. _____

in favor in opposition

Date: 3/6/19

(PLEASE PRINT)

Name: Dave Powell

Address: 59-61 East 4th St, NYC 10003

I represent: Cooper Square MHA

Address: as above

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 357 Res. No. 358

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Drew Vanderburg

Address: _____

I represent: Rise Boro Community Partnership

Address: 217 Wyckoff Avenue

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

I intend to appear and speak on Int. No. 357 & 358 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Lacey Tauber

Address: _____

I represent: HPTD

Address: _____

Please complete this card and return to the Sergeant-at-Arms

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 167 W. 133 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Mrs Boncak

Address: _____

I represent: HPD

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀

**THE COUNCIL
THE CITY OF NEW YORK**

Appearance Card

[]

I intend to appear and speak on Int. No. 167 W. 133 Res. No. _____

in favor in opposition

Date: _____

(PLEASE PRINT)

Name: Genevieve Michel

Address: _____

I represent: HPD

Address: _____

▶ Please complete this card and return to the Sergeant-at-Arms ◀