Legislation Details (With Text)

File #:	Res 1465-2020	**Version:**	*	**Name:**	LU 684 - Zoning, 1510 Broadway, Brooklyn (C 200084 HAK)
Type:	Resolution			**Status:**	Adopted
				In control:	Committee on Land Use
On agenda:	10/15/2020				
Enactment date:				**Enactment #:**	

Title: Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 200084 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 1510 Broadway (Block 1489, Lot 11), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 684; C 200084 HAK).

Sponsors: Rafael Salamanca, Jr., Francisco P. Moya

Indexes:

Attachments: 1. Res. No. 1465, 2. September 16, 2020 - Stated Meeting Agenda with Links to Files, 3. Calendar of the Subcommittee Meetings - September 21, 2020 - September 25, 2020, 4. Hearing Transcript - Stated Meeting 9-16-20, 5. Hearing Transcript - Zoning 9-24-20, 6. Calendar of the Subcommittee Meetings - October 8-13, 2020, 7. Land Use Calendar - October 14, 2020, 8. October 15, 2020 - Stated Meeting Agenda with Links to Files, 9. Hearing Transcript - Stated Meeting 10-15-20, 10. Minutes of the Stated Meeting - October 15, 2020, 11. Committee Report

Date	Ver.	Action By	Action	Result
10/14/2020	*	Committee on Land Use	Approved by Committee	
10/15/2020	*	City Council	Approved, by Council	Pass

THE COUNCIL OF THE CITY OF NEW YORK
RESOLUTION NO. 1465

Resolution approving the application submitted by the New York City Department of Housing Preservation and Development ("HPD") and the decision of the City Planning Commission, ULURP No. C 200084 HAK, approving the designation of an Urban Development Action Area, an Urban Development Action Area Project, and the disposition of property located at 1510 Broadway (Block 1489, Lot 11), Borough of Brooklyn, Community District 16, to a developer selected by HPD (L.U. No. 684; C 200084 HAK).

By Council Members Salamanca and Moya

WHEREAS, the City Planning Commission filed with the Council on September 18, 2020 its decision dated September 16, 2020 (the "Decision"), on the application submitted by the New York City Department of Housing Preservation and Development ("HPD") regarding city-owned and privately-owned property located at 1510 Broadway (Block 1489, Lot 11), (the "Project Area"), approving:

a) pursuant to Article 16 of the General Municipal Law of New York State the designation of Disposition Area as an Urban Development Action Area;

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b) pursuant to Article 16 of the General Municipal Law of New York State an Urban Development Action Area Project for the Disposition Area (the "Project"); and

c) pursuant to Section 197-c of the New York City Charter the disposition of the Disposition Area to a developer to be selected by the New York City Department of Housing Preservation and Development;

which in conjunction with the related actions would facilitate the development of a new mixed-use building with approximately 107 units of affordable housing and commercial space at 1510 Broadway in the Ocean Hill neighborhood of Brooklyn, Community District 16, (ULURP No. C 200084 HAK) (the "Application");

WHEREAS, the Application is related to applications N 200082 ZRK (L.U. No. 682), a zoning text amendment to designate a Mandatory Inclusionary Housing (MIH) area; C 200083 PQK (L.U. No. 683), an acquisition of property by the New York City Department of Citywide Administrative Services (DCAS); and C 200085 ZMK (L.U. No. 685), a zoning map amendment to rezone the project area from R6/C1-3 to R7-1/C2-4;

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

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

WHEREAS, by letter dated September 18, 2020 and submitted to the Council on September 18, 2020, HPD submitted its requests (the “HPD Requests”) respecting the Application including the submission of the project summary for the Project (the “Project Summary”);

WHEREAS, upon due notice, the Council held a public hearing on the Application and Decision and the HPD Requests on September 24, 2020;

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

WHEREAS, the Council has considered the relevant environmental issues, including the Revised Negative Declaration issued November 21st, 2019, which supersedes the Negative Declaration issued October 7 th, 2019, (CEQR No. 19HPD057K) which include an (E) designation to avoid the potential for significant adverse impacts related to hazardous materials and noise (E-536) (the “Revised Negative Declaration”);

RESOLVED:

The Council finds that the action described herein will have no significant impact on the environment as set forth in the (E) Designation (E-536) and Revised Negative Declaration.

Pursuant to Section 197-d of the New York City Charter, based on the environmental determination and the consideration described in the report C 200084 HAK and incorporated by reference herein, and the record before the Council, the Council approves the Decision of the City Planning Commission and the HPD Requests.

Pursuant to Article 16 of the General Municipal Law of the New York State, based on the environmental determination and the consideration described in the report C 200084 HAK and incorporated by reference herein, the Council approves the Decision of the City Planning Commission and the HPD Requests.

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

The Council approves the designation of the Area as an urban development action area pursuant to Section 693 of the General Municipal Law.

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

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

PROJECT SUMMARY

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

2. **PROJECT:** 1510 Broadway

3. **LOCATION:**

a. **BOROUGH:** Brooklyn

b. **COMMUNITY DISTRICT:** 16

c. **COUNCIL DISTRICT:** 41

d. **DISPOSITION AREA:**

BLOCK	LOT	ADDRESS
1489	11	1510 Broadway

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

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

6. **APPROXIMATE NUMBER OF BUILDINGS:** 1

7. **APPROXIMATE NUMBER OF UNITS:** 107 dwelling units, plus 1 superintendent's unit

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8.	**HOUSING TYPE:**	Rental
9.	**ESTIMATE OF INITIAL RENTS**	Rents will be affordable to families earning from 30% - 80% of the area median income ("AMI"). Formerly homeless tenants referred by DHS and other City agencies will pay up to 30% of their income as rent.
10.	**INCOME TARGETS**	30% to 80% of AMI
11.	**PROPOSED FACILITIES:**	Approximately 9,793 square feet of commercial space
12.	**PROPOSED CODES/ORDINANCES:**	None
13.	**ENVIRONMENTAL STATUS:**	Negative Declaration
14.	**PROPOSED TIME SCHEDULE:**	Approximately 24 months from closing to completion of construction

Adopted.

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

I hereby certify that the foregoing is a true copy of a Resolution passed by The Council of The City of New York on _____, 2020, on file in this office.

City Clerk, Clerk of The Council

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