

Broadway Triangle ULURP Application

Department of Housing Preservation & Development

CEQR No.: 09HPD019K

ULURP Nos.: 090413 ZMK, 090414 ZRY, 090415 HUK, 090416 HAK

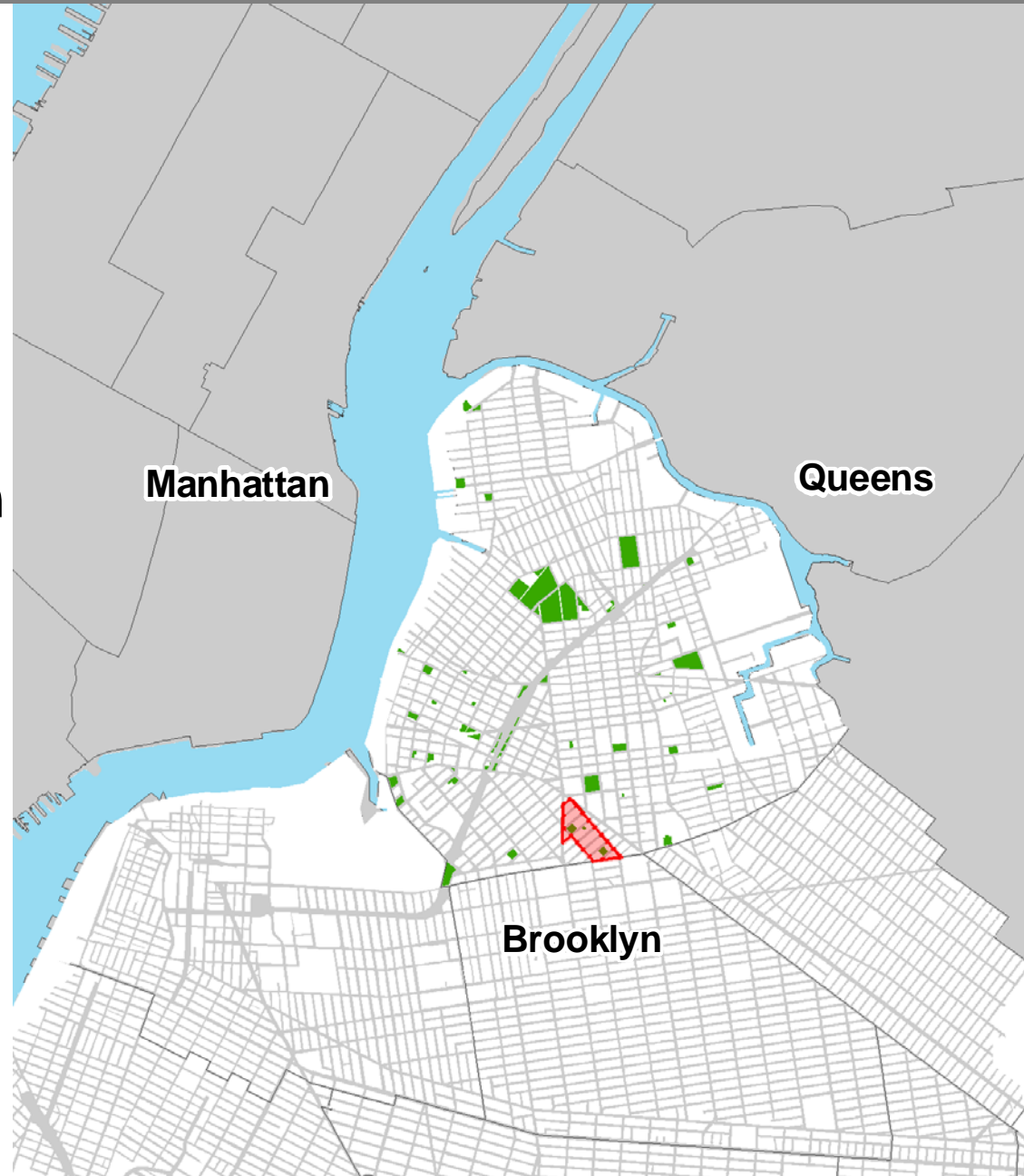
June 23, 2009

The objectives of the rezoning include:

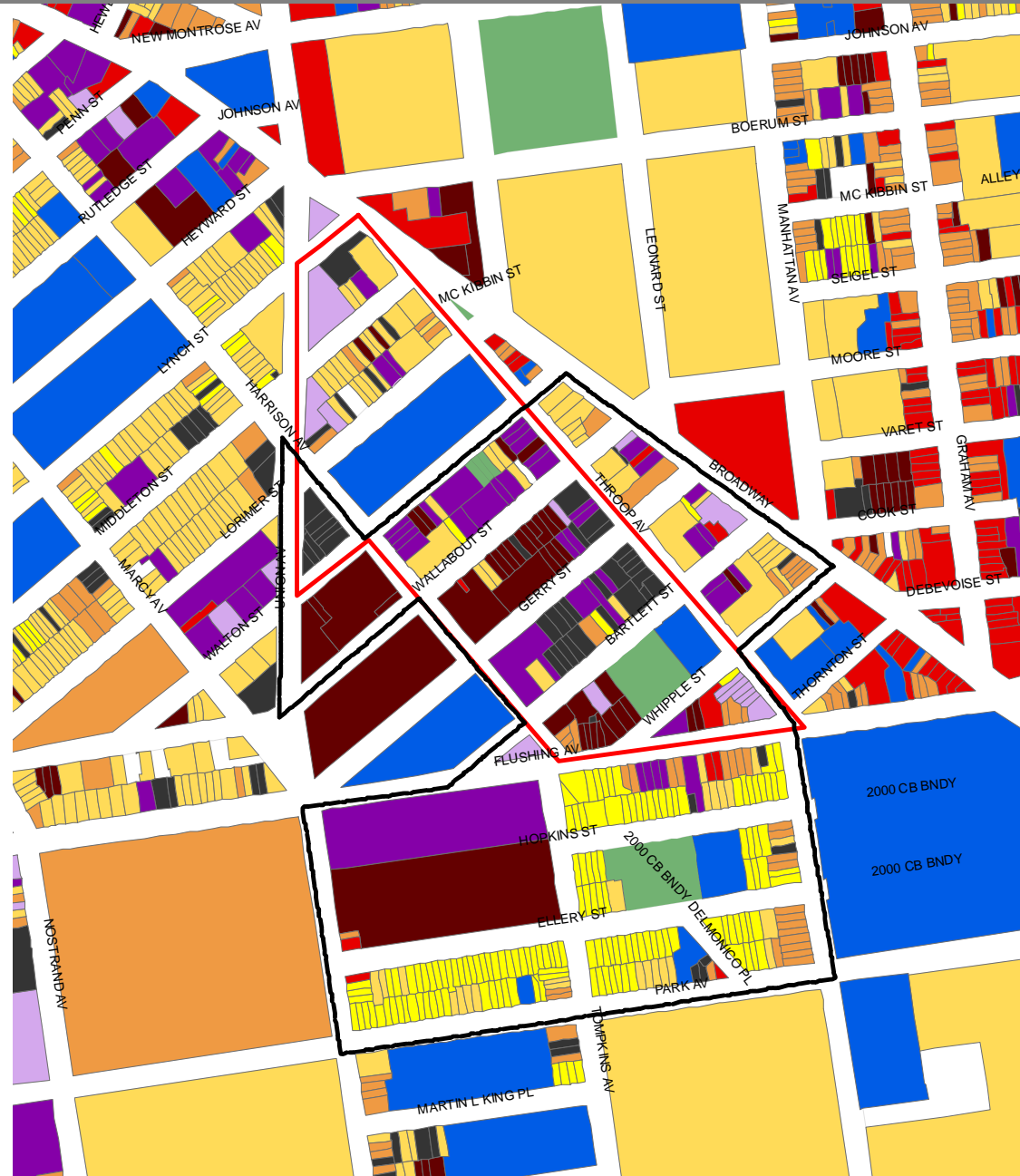
- **Maximize the production of housing on private and city-owned sites**
- **Develop affordable housing on city-owned sites that are currently vacant or under utilized**
- **Provide incentive to develop affordable housing on private sites**
- **Provide mix of uses and create new jobs**
- **Allow future developments that are consistent with surrounding built context and density**

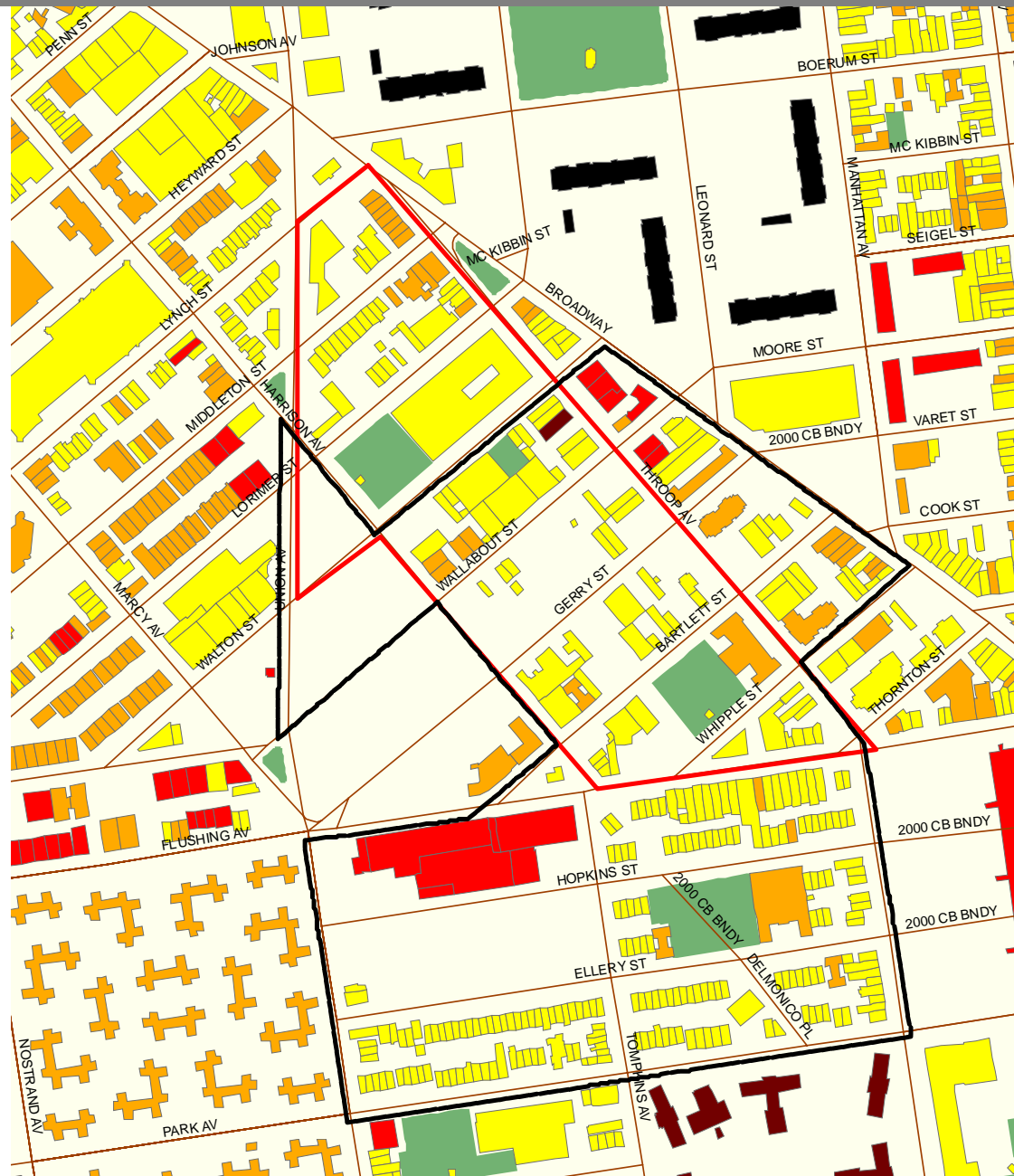
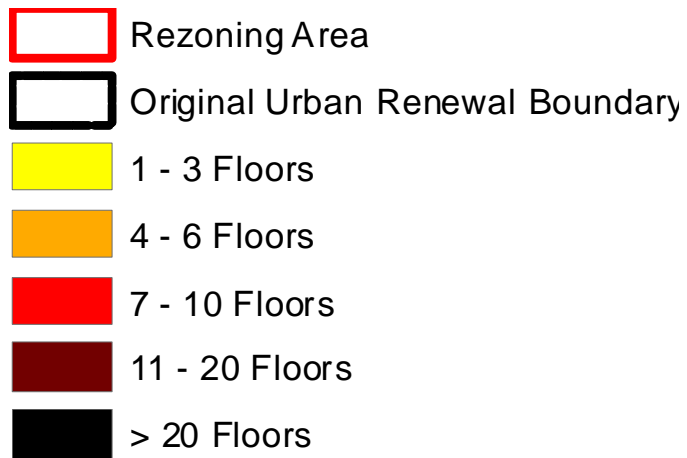
ULURP Actions

- Zoning map amendment
- Zoning text amendment
- First amendment to the Broadway Triangle Urban Renewal Plan
- UDAAP Designation & Disposition



Existing Land Use





Neighborhood Context



- C8-2 district to the north
- M1-2 district covers most of the rezoning area
- M3-1 district on western edge



Zoning	FAR		
	Manufacturing	Commercial	Community Facility
M1-2	2.0	2.0	4.8
M3-1	2.0	2.0	-
C8-2	-	2.0	4.8

Existing Conditions – Vacant and Underutilized Properties



- The area is undergoing change. While industrial base has declined, the demand for housing has increased.
- Approximately 20 new residential developments were approved through BSA variances in and around the Rezoning Area which would result in 300 units.

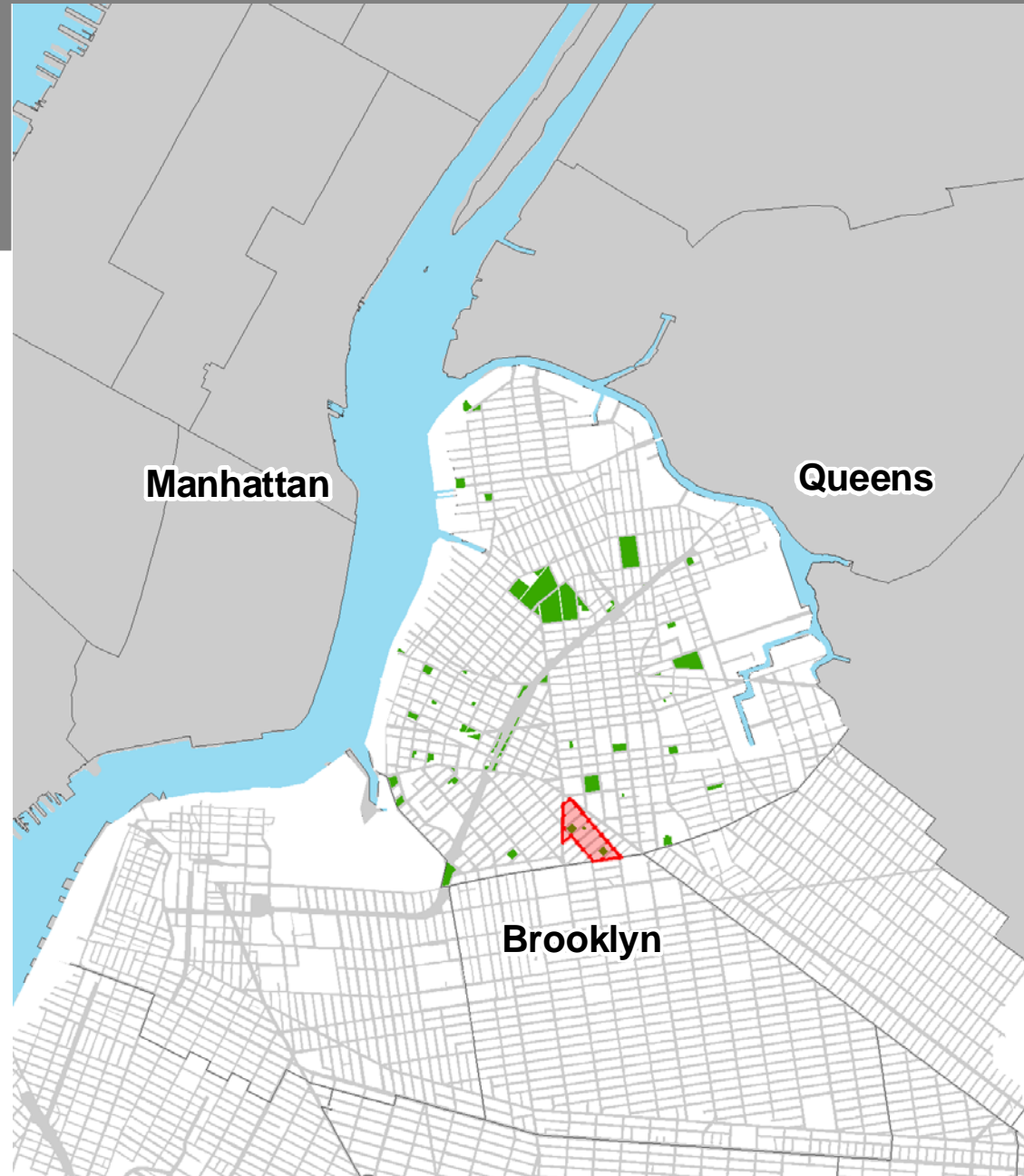


Zoning Map Amendment

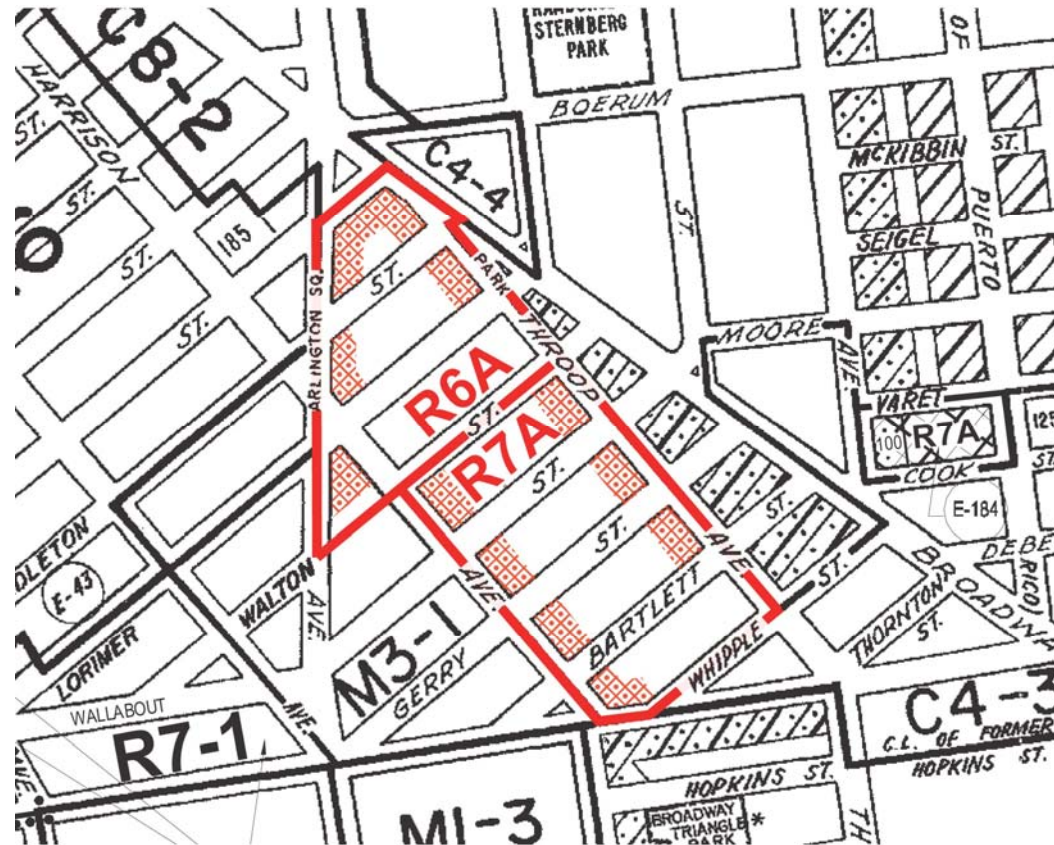
Zoning text amendment

First amendment to the
Broadway Triangle Urban
Renewal Plan

UDAAP Designation &
Disposition



- Rezone C8-2 to R6A and R6A with a C2-4 overlay
- Rezone M1-2 and M3-1 to R6A and R6A with a C2-4 overlay
- Rezone M1-2 to R7A and R7A with a C2-4 overlay
- Rezone M1-2 to C4-3
- Map a C2-4 overlay along certain frontages on the avenues up to a depth of 100'

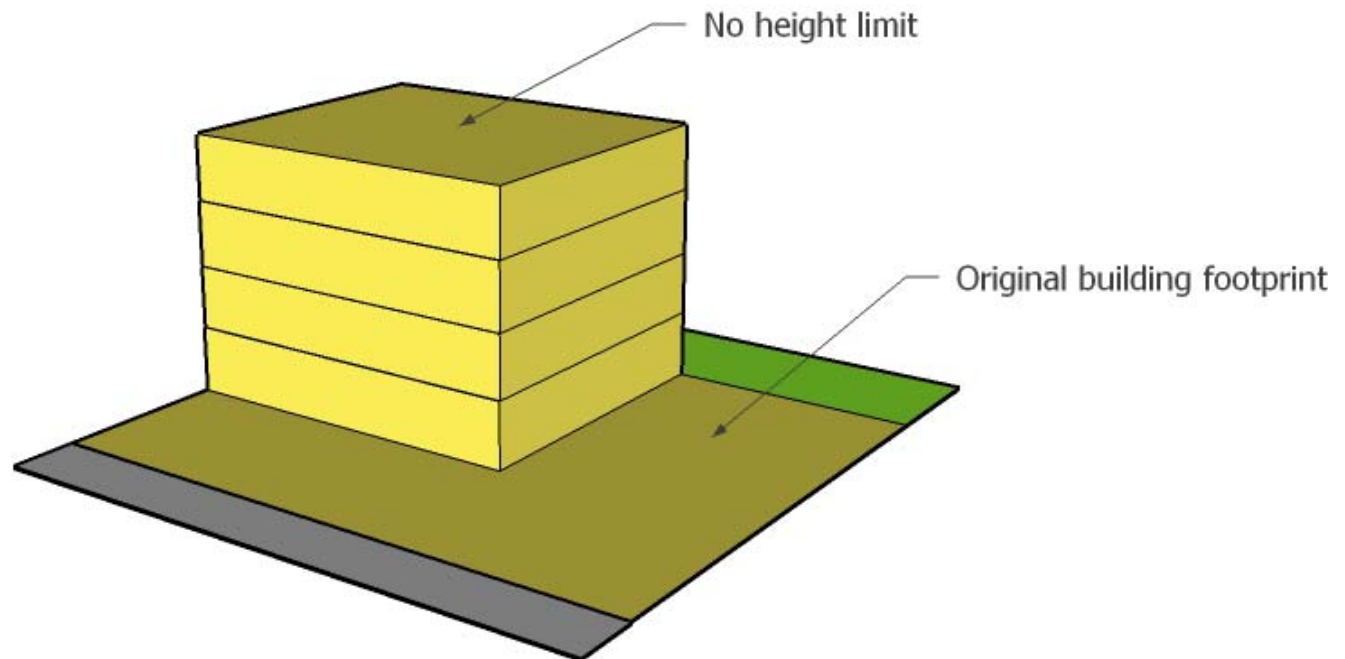
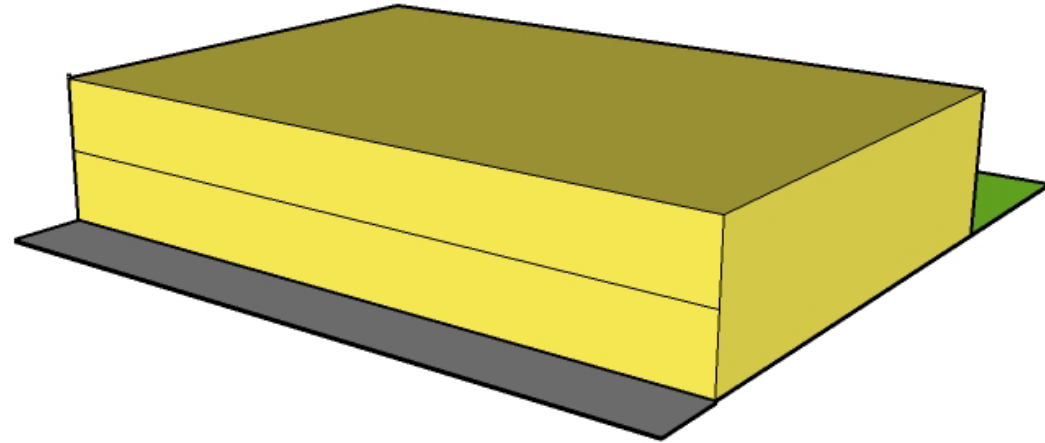


Zoning	FAR			
	Residential		Commercial Overlay	Community Facility
	Base	Bonus		
R6A*	2.7	3.6	2.0	3.0
R7A*	3.45	4.6	2.0	4.0
C4-3	2.43	-	3.4	4.8

*IHP option provided

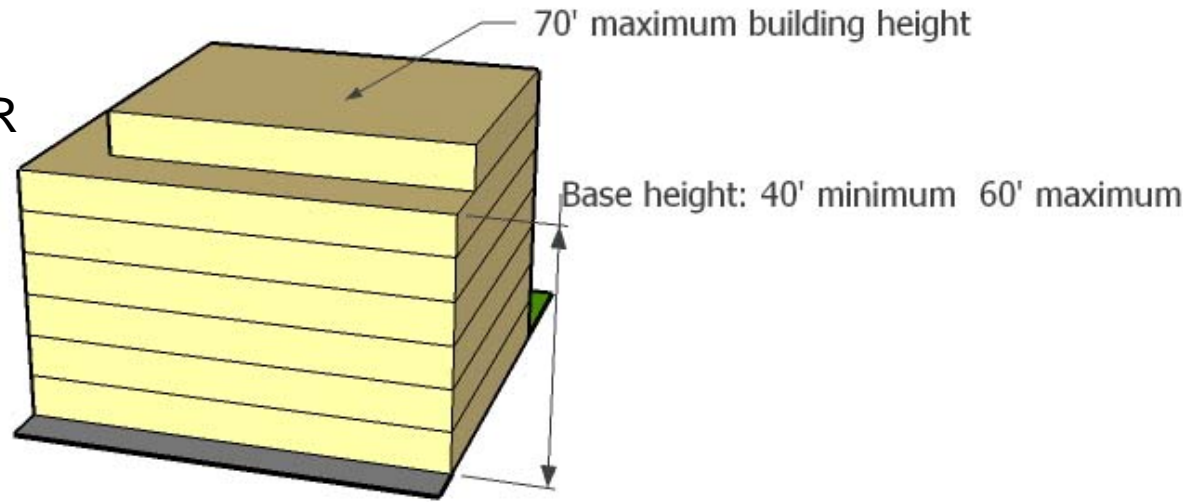
M1-2, M3-1, C8-2

- Building cannot penetrate sky exposure plane
- No height limit
- Maximum FAR of 2.0
- Parking required



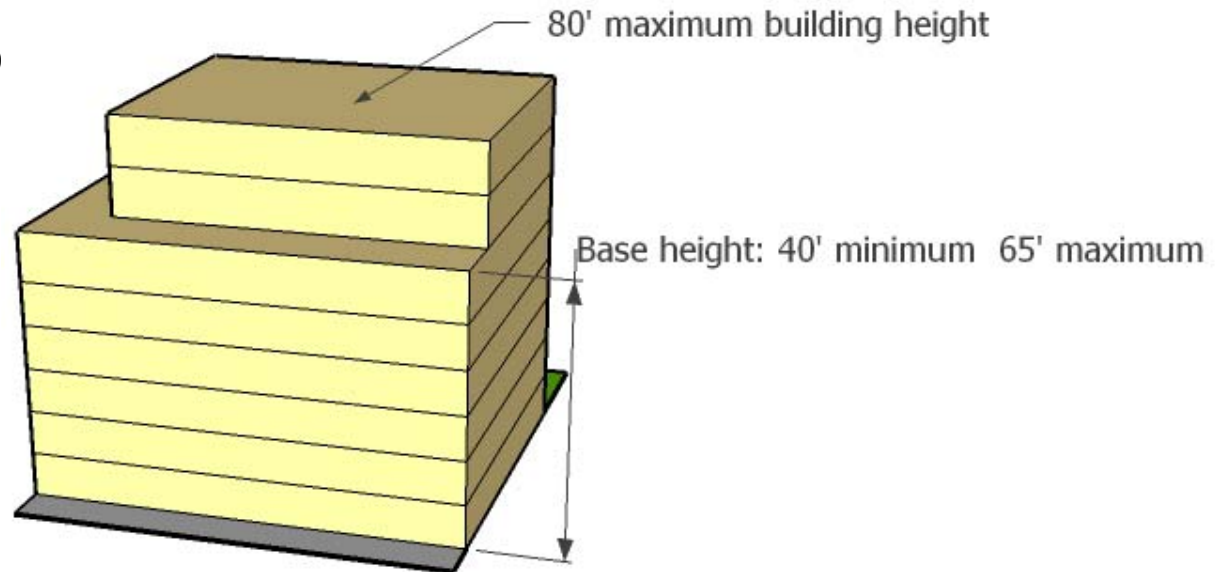
R6A with IHP

- Base FAR 2.7, Bonus to 3.6 FAR
- Base height is 40'-60'
- Building can reach a maximum height of 70'



R7A with IHP

- Base FAR 3.45, Bonus to 4.6 FAR
- Base height is 40'-65'
- Building can reach a maximum height of 80'

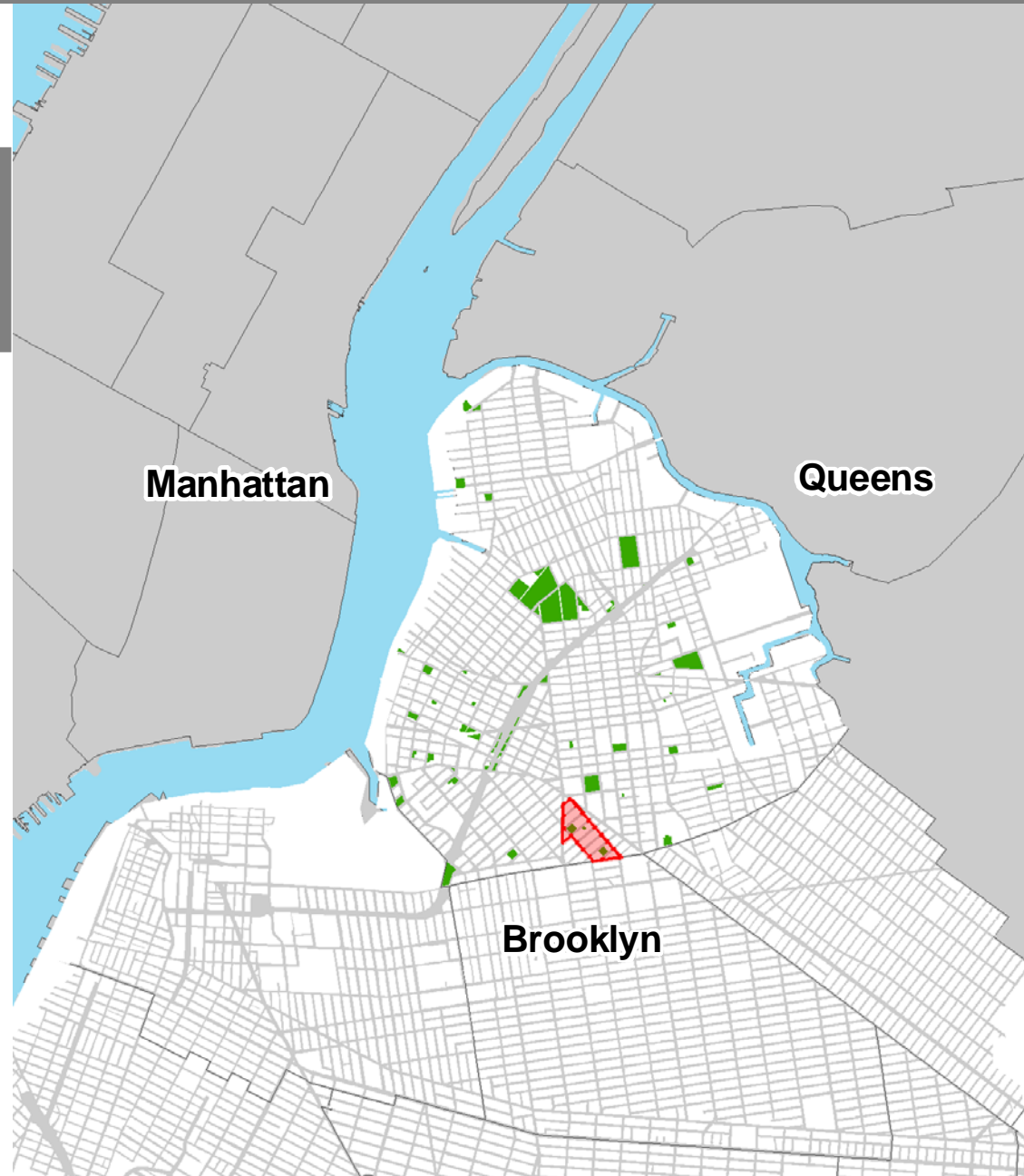


Zoning Map amendment

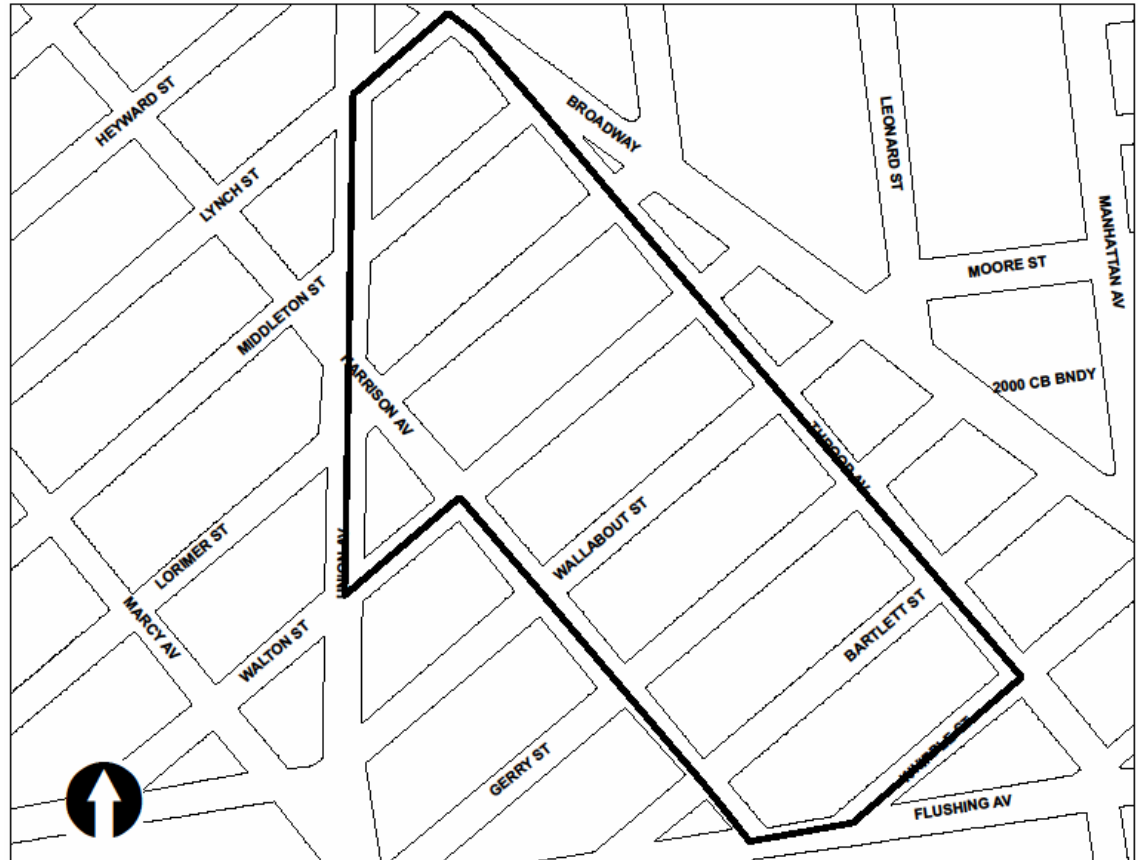
Zoning text Amendment

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UDAAP Designation &
Disposition



- Amend ZR 23-922 to permit the use of the Inclusionary Housing Program (IHP) in the R6A and R7A districts within the Rezoning Area.
- Developments qualify for the maximum FAR by providing 20% of residential floor area for households having incomes below 80% of the HUD-established income levels.
- Affordable units can be provided either on the same site as building receiving the bonus, or off-site either through new construction or preservation of existing affordable units.



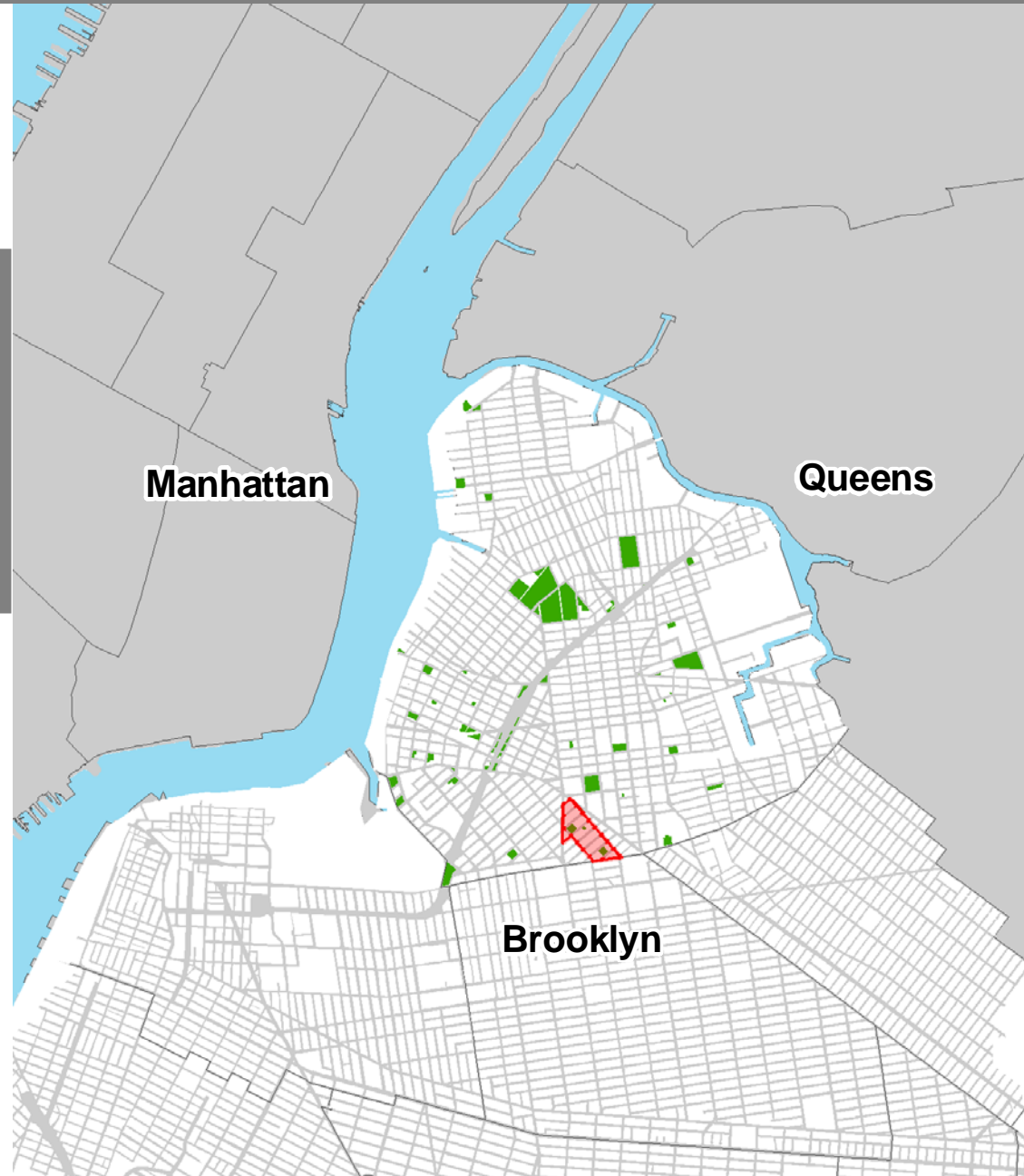
IZ	Base	Bonus
R6A	2.7	3.6
R7A	3.45	4.6

Zoning map amendment

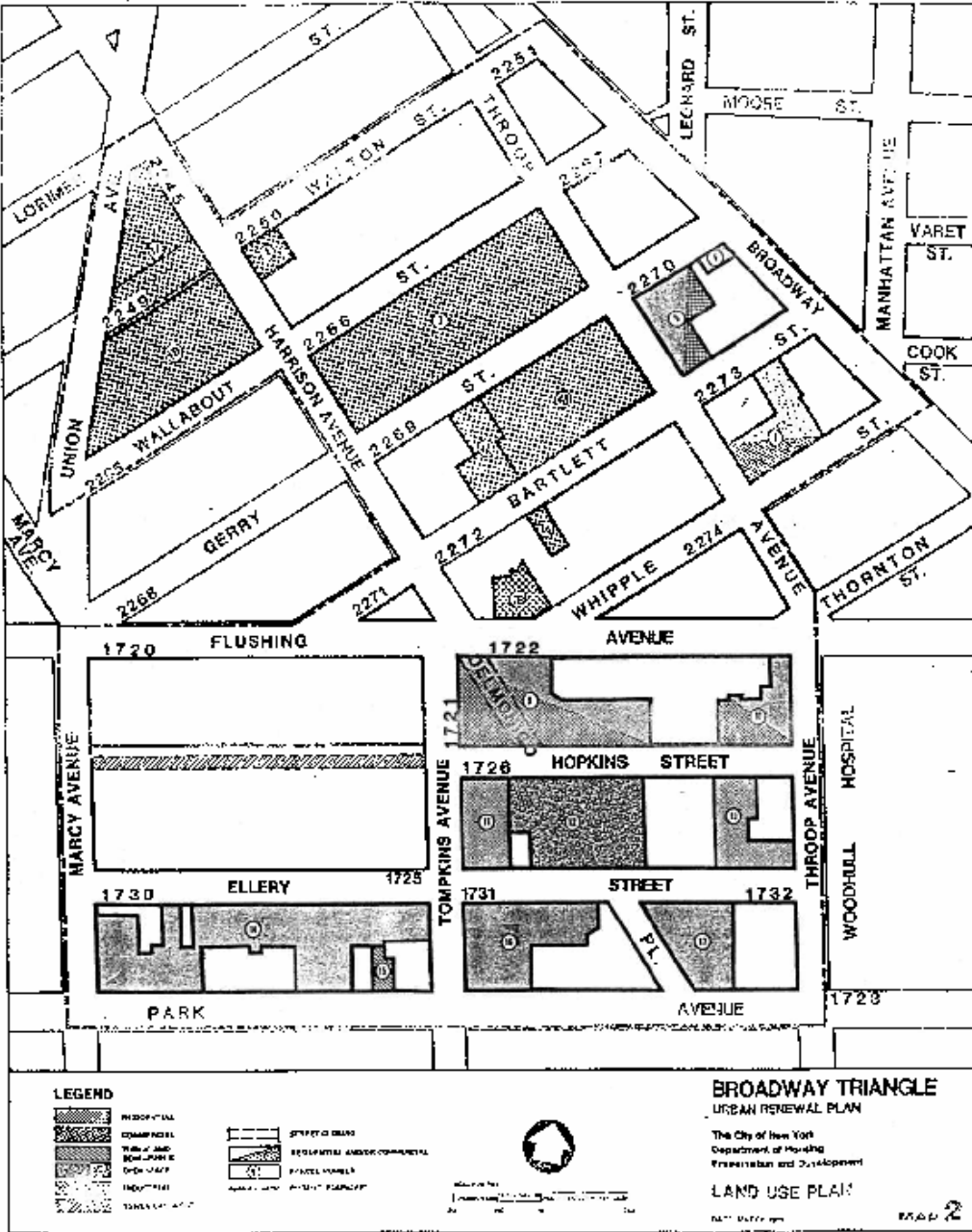
Zoning text amendment

First Amendment to the Broadway Triangle Urban Renewal Plan

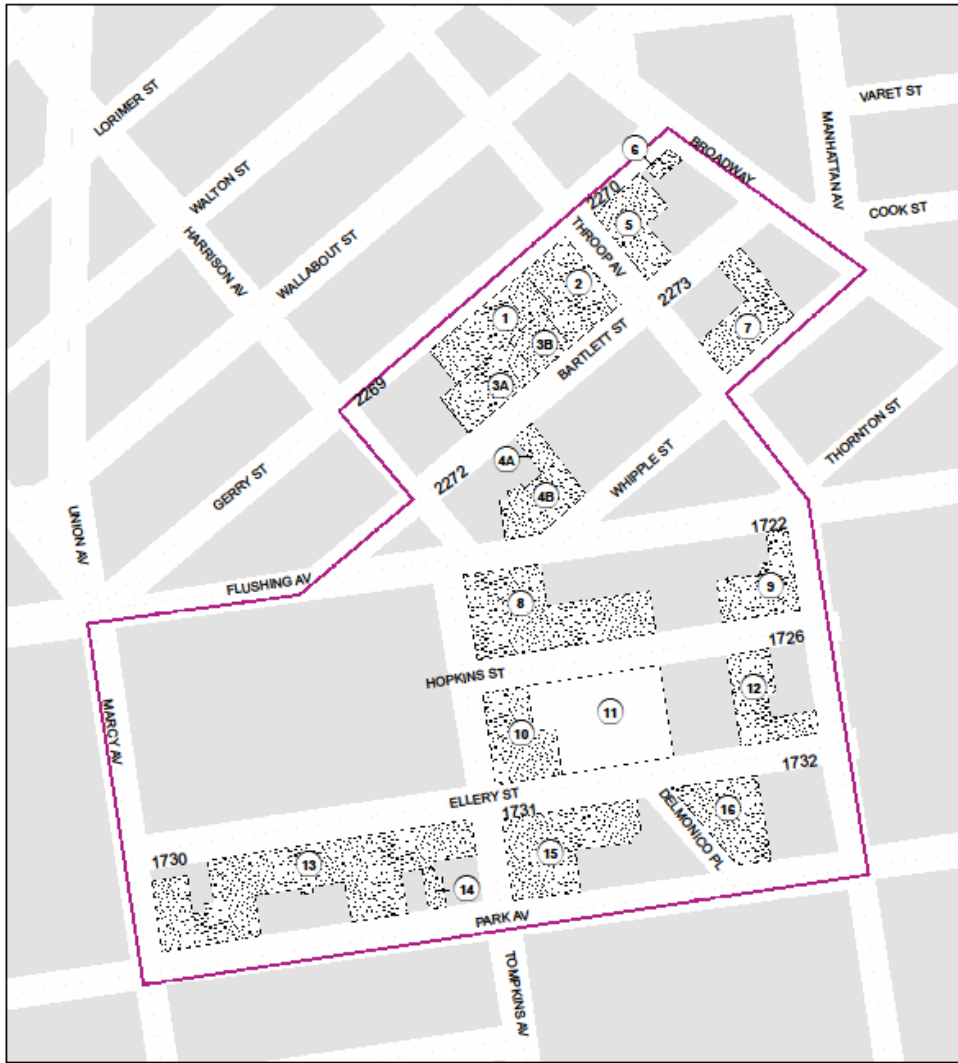
UDAAP Designation &
Disposition



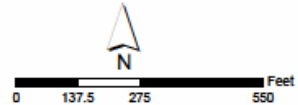
- Original Urban Renewal Plan was adopted in 1989 to facilitate industrial and residential growth
- Sites north of Flushing Avenue are designated as Industrial and Residential and/or Commercial
- Sites south of Flushing Avenue are designated as Residential or Public open space
- 313 units of housing produced on Sites 8-17



- Eliminate industrial sites.
- Change existing land use for existing Sites 4A, 4B, 7A, and 7B from industrial to residential. De-designate remaining industrial sites, 1A, 1B, 2, and 3. These sites were not acquired pursuant to the Plan.
- Add three privately owned properties, Block 2272, Lots 45, 46, and 147, to existing Sites 7A and 7B to form new Site 4A and 4B.
- Renumber the sites to reflect site de-designations and reconfigurations.
- Modify the boundary of the Area to reflect site de-designations.
- Acquisition of Lots 19, 24, 39, 40, 42 and 43 on Block 2269 and Lots 45, 46 and 147 on Block 2272.



LEGEND
Project Boundary
Residential
Public Open Space







BROADWAY TRIANGLE Urban Renewal Plan

City of New York
Department of Housing
Preservation and Development

LAND USE MAP
February 2009

Data Source: City of New York, DCP 2008-104, LICN 104, Map/LTO - 08; HPD Office of Development, Map No: 10184-01, Date: 10/9, Scale: 1:1,149, Author: SB

- 9 properties are proposed for acquisition
- Includes 6 properties approved for acquisition in 1989 and 3 newly designated properties
- Original acquisition was proposed to facilitate new industrial development
- Properties currently proposed for acquisition will facilitate new construction of affordable housing
- Acquisition follows post-ULURP proceedings

-  Rezoning Area
-  City-owned sites
-  Proposed for acquisition - 1989
-  Proposed for acquisition - 2009

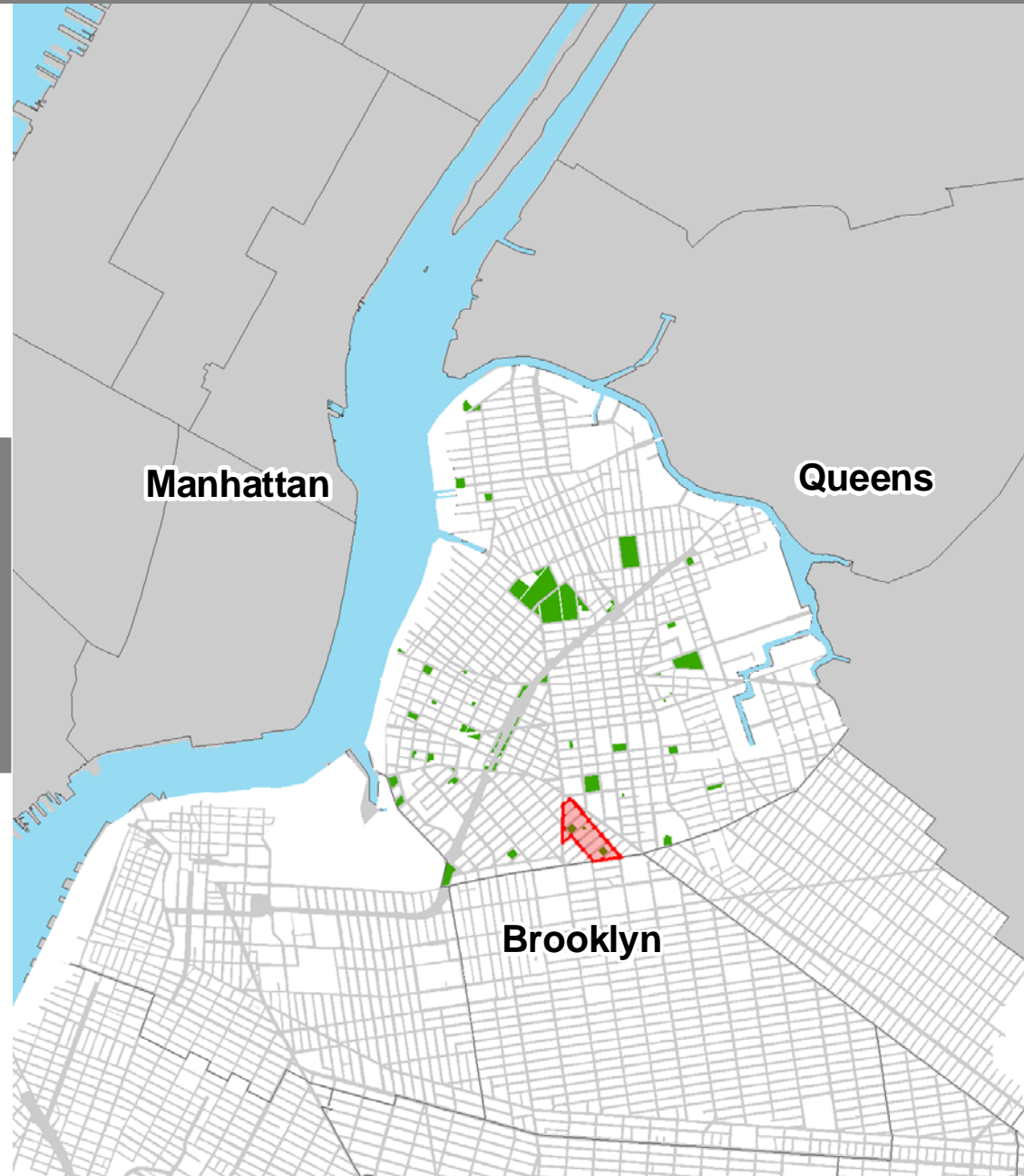


First amendment to the
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Zoning Map amendment









Zoning text amendment

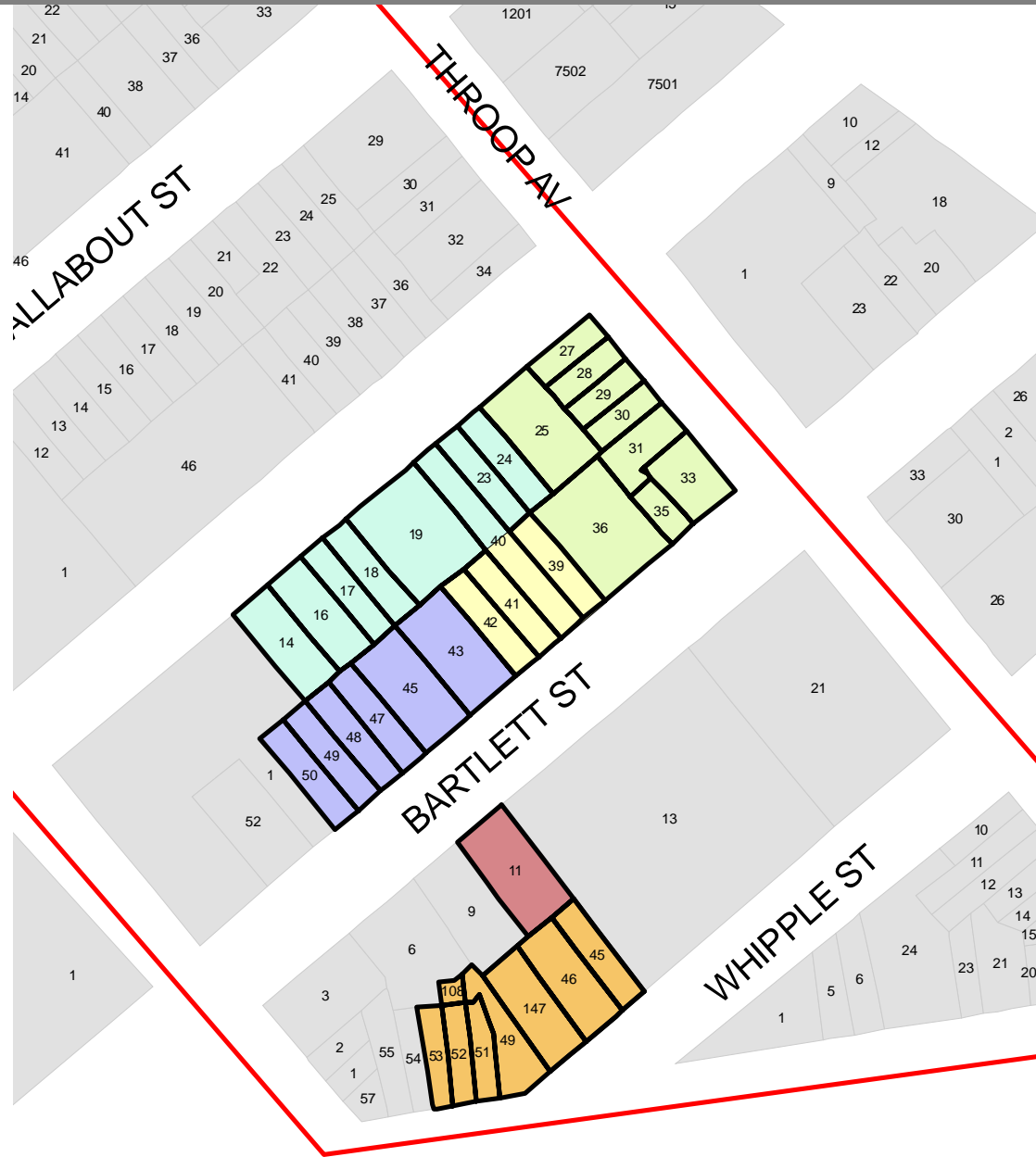
UDAAP Designation & Disposition



UDAAP approval provides the City the authority to dispose of the sites.

Disposition will facilitate the development of 488 units of affordable housing on City-owned sites.

-  Rezoning Area
-  Disposition lots
-  Site 1
-  Site 2
-  Site 3A
-  Site 3B
-  Site 4A
-  Site 4B



The proposed zoning, urban renewal amendment, zoning map and text changes will:

- Facilitate development of up to 1,851 new housing units, of which 905 will be affordable
- Allow commercial and retail opportunities that will create new jobs
- Remove blighted conditions that inhibit connectivity between the Williamsburg, Bedford Stuyvesant and Bushwick communities
- Allow development that is respectful of the surrounding built context and density

DEIS Alternatives

In addition to analyzing the impacts of proposed actions, DEIS analyzed the following alternatives:

1) No Action Alternative - same as No-Action condition assessed in DEIS

2) No Impact Alternative

- Rezone to R5B, R5B/C2-4, and C4-3
- Reduces development density (661 total units, of which 223 are affordable)
- Results in no significant adverse impacts
- Not consistent with the goals of the Proposed Action

3) Lesser Density Alternative

- Rezone to R6A, R6A/C2-4
- Reduces development density (1,662 total units, of which 796 are affordable)
- Effects are generally similar to the Proposed Action; eliminates traffic impacts
- Not consistent with the goals of the Proposed Action

4) Higher Density Alternative

- Rezone to R8A, R8A/C2-4, R9A, R9A/C2-4, and C4-3
- Increases development density (3,731 total units, of which 1,818 are affordable)
- Results in new significant adverse impacts:
- Not consistent with the objectives of the rezoning

DEIS can be downloaded from the following website:

http://www.nyc.gov/html/hpd/html/developers/Broadway_Triangle_Proposal.shtml

Next Steps

ULURP APPLICATION CERTIFIED - MAY 18, 2009

Community Board 1 Review:

Public Hearing and Recommendations

Brooklyn Borough President:

Public Hearing and Recommendations

City Planning Commission:

Public Hearing on ULURP and DEIS

Issuance of FEIS

City Planning Commission:

Vote on ULURP and DEIS

City Council:

Public Hearing and Decision

Post-ULURP:

Acquisition proceedings