



OFFICE OF THE BROOKLYN BOROUGH PRESIDENT

E-mail/ Fax transmittal

TO Community District 2 Distribution	FROM Borough President Marty Markowitz
DATE April 18, 2007	CONTACT Kevin Parris, Land Use & Community Coordinator Phone: (718) 802-3856 E-Mail: kparris@brooklynbp.nyc.org
RE: ULURP Recommendation 070286 PPK 287 Gold Street	NO. PAGES, INCLUDING COVER 4

Attached is the recommendation report for ULURP application 070286 PPK

If you have any questions, please contact Kevin Parris at (718) 802-3856.

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Brooklyn Borough President Recommendation

CITY PLANNING COMMISSION
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INSTRUCTIONS

1. Return this completed form with any attachments to the Calendar Information Office, City Planning Commission, Room 2E at the above address.
2. Send one copy with any attachments to the applicants representatives as indicated on the Notice of Certification.

APPLICATION # 070286 PPK
287 Gold Street

In the matter of an application submitted by the Department of Citywide Administrative Services (DCAS), pursuant to Section 197-c of the New York City Charter, for disposition to 167 Johnson Street, LLC, of a negative easement interest on city-owned property located at 287 Gold Street a.k.a. 172 Tillary Street.

COMMUNITY DISTRICT NO.

2

BOROUGH OF BROOKLYN

RECOMMENDATION

- APPROVE
- APPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE WITH MODIFICATIONS/CONDITIONS
- DISAPPROVE

EXPLANATION OF RECOMMENDATION – MODIFICATIONS/CONDITIONS

- RECOMMENDATION ATTACHED
- RECOMMENDATION TO FOLLOW

SEE ATTACHED



BOROUGH PRESIDENT

April 18, 2007

DATE

**RECOMMENDATION FOR THE DISPOSITION AT 287 GOLD STREET
OF AN EASEMENT ON CITY-OWNED PROPERTY
TO FACILITATE AN INCREASE IN DEVELOPMENT
070286 PPK**

PUBLIC HEARING

On March 20, 2007 Brooklyn Borough President Marty Markowitz held a public hearing in regard to the disposition of an easement on city-owned property at 287 Gold Street to facilitate the development of an additional five stories on an adjacent property. At the hearing, a representative of 167 Johnson Street LLC explained that the project will break ground as an as-of-right project consisting of 35 stories. In addition, the as-of-right project would result in affordable housing units off-site within Community District 2, pursuant to a zoning bulk bonus. The developer is seeking to utilize an additional 75,000 square feet (sf) of building rights from an adjacent city-owned property, the 84th Police Precinct and Fire Engine Company 207/ Ladder Company 110, to increase the proposed development to 40 stories. With this increase in building capacity, the developer has offered to provide 20 percent of this 75,000 sf as on-site affordable housing for households earning up to 110 percent area median income (AMI), which approximates to \$80,000 for a family of four.

AFFORDABLE HOUSING DISCUSSION

Council Member Letitia James testified in opposition to this application at the hearing. The council member expressed her views against the limited number of proposed affordable units that will be included on-site. Council Member James' expressed that it was her position that the affordable units should be on-site.

SIDEWALK PARKING

During the hearing the borough president expressed concern about the parking of vehicles on the sidewalks around the location of this project. He questioned the developer as well as a representative of the Economic Development Corporation (EDC) as to whether any type of enforcement policies can be used to curb this practice. The representative for EDC stated how difficult it is to enforce parking regulations on these City employees. The borough president inquired about the feasibility to use bollards as a way to deter potential curb-side parkers. The EDC representative responded that the installation and use of bollards would need approval from the Department of Transportation. He further informed the borough president that the City is currently moving away from the installation and use of bollards on City streets.

Mr. Robert Iannucci, owner of the building at 325 Gold Street, testified to the parking problems found near this project. His concerns were about the future effects on parking as a result of the construction of this property. He presented the idea of having the City work with the developer to construct parking for the Police Department. He believes that this is the last opportunity to address the parking problem in this area, which sees an average of 300 cars on a daily basis.

CONTINUED

CONSIDERATION

AFFORDABLE HOUSING

The borough president favors projects which include increasing the supply of affordable housing for residents where the project is located. With the increasing demand by Brooklyn residents for affordable housing, he believes that every attempt should be made to provide these opportunities. The applicant will provide housing off-site in compliance with an as-of-right zoning bulk bonus. For a family of four, such housing would be available to families earning up to approximately \$36,000. In addition the applicant proposes to provide on-site, for-sale, affordable housing based on household incomes indexed to 110 percent of AMI. For a family of four, this is approximately \$80,000. Sales prices for the affordable units are projected to fall below \$200,000. The borough president believes that it is appropriate to support developments that provide for the inclusion of middle-income families within the project. As proposed, the project does not provide a sufficient number of such units on-site. The borough president believes the City should require the developer to substantially increase the number of affordable units to be proposed on-site.

PARKING

According to the representatives of the developer, the project as proposed is providing the minimum amount of parking pursuant to zoning. Increasing the amount of parking would be cost prohibitive based on responses from the developer's representative due to the ground water that would be encountered. As a result, conversely, the project is also providing the maximum amount of parking that is financially viable.

The borough president understands that the Police Department shares his concern about personal vehicles being parked on area sidewalks. He has been advised that the Police Department has taken actions to ameliorate this condition.

The borough president believes that the parking facility north of Tillary Street at Prince Street might be better utilized if it was made more secure through lighting and fencing improvements. He urges the city to pursue such improvements.

Recommendation

Be it resolved that the President of the Borough of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and the City Council approve the application subject to the following condition:

- 1) That consistent with the proceeds generated from the sale of the development rights, the City of New York requires the developer to substantially increase the number of affordable units on-site.

Be it further resolved that:

- 1) The Police Department should continue its actions to ameliorate the condition of parking of vehicles on sidewalks abutting private property; and,
- 2) The city takes steps to improve the parking facility north of Tillary Street at Prince Street, including lighting and more secure fencing.