

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 applicant's representatives as indicated on the Notice of Certification.

Application: **Admiral's Row Plaza**

Application #: 110375 - 110378 ZSK; 110379 ZCK; 110380 PQK; 110381 PPK; 110382 ZMK; 110383 ZRK.

In the matter of applications submitted by the Brooklyn Navy Yard Development Corporation pursuant to Sections 197-c and 201 of the New York City Charter for: a) the grant of special permits pursuant to Sections 74-743(a)(2); 74-744(c); 74-53; and, 74-922 of the Zoning Resolution; (b) the acquisition of property located at the Brooklyn Navy Yard; (c) disposition to the Brooklyn Navy Yard Development Corporation of city-owned property, subject to restrictions; and, (d) an amendment of the Zoning Map from an M1-2 District to an M1-4 District. This would facilitate 153,000 square feet of retail development, including a 74,000 square foot supermarket, and 127,000 square feet of industrial space.

COMMUNITY DISTRICT NO.

2

BOROUGH OF BROOKLYN

RECOMMENDATION

APPROVE

APPROVE WITH

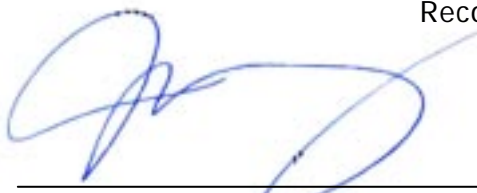
MODIFICATIONS/CONDITIONS

DISAPPROVE

DISAPPROVE WITH

MODIFICATIONS/CONDITIONS

Recommendation report on following pages



BOROUGH PRESIDENT

August 10, 2011

DATE

**RECOMMENDATION FOR THE PROPOSED
ADMIRAL'S ROW PLAZA
110375 - 110378 ZSK; 110379 ZCK; 110380 PQK;
110381 PPK; 110382 ZMK; 110383 ZRK**

Public Hearing

On July 27, 2011 the borough president held a public hearing on these actions. There was one speaker in opposition who cited that the size of the proposed supermarket would worsen the area's traffic and that the properties of Admiral's Row needed to be landmarked and preserved.

Community Board 2 voted to approve these applications.

CONSIDERATION

The Admiral's Row Plaza project is a component of the City's policies to both build on existing industrial land uses throughout the five boroughs, by creating approximately 127,000 square feet (sf) of new, light industrial space to be integrated into the Brooklyn Navy Yard industrial park, and expand access to fresh food by the development of a 74,000 sf supermarket. The supermarket would be part of a 153,000 sf shopping center that would serve the neighboring residents and workers.

In regard to concerns raised with the demolition of most of the existing structures, the Borough President defers to the analysis of the experts in terms of what can feasibly be preserved for the benefit of future generations. Unfortunately, as documented in the Draft Environmental Impact Statement, the remaining buildings of Admiral's Row have been neglected making their preservation a cost-prohibitive effort. These structures have endured a substantial deterioration that has led to unstable, unsafe conditions – though a means was found to productively incorporate them into the development.

As part of the disposition, mitigation measures have been put in place in order to preserve the historical significance of the existing buildings and site context including photo documentation, architectural salvaging, and preservation of the mature trees. In spite of these conditions, the Brooklyn Navy Yard Development Corporation (BNYDC) has committed to making best efforts in rehabilitating and/or reconstructing both Building B and the Timber Shed – the last of its kind in the nation – as part of its plan despite the estimated \$10 - \$15 million dollar cost to rehabilitate those buildings.

The Borough President applauds the efforts of BNYDC that would ensure that those structures would be saved. The Borough President does not agree with the view suggested at his hearing that a smaller grocery store would suit the needs of the neighborhood better. This proposal provides a unique opportunity for this section of Brooklyn where there are few sites available to accommodate larger stores. Larger grocery stores provide an opportunity to purchase a wide range of goods, often at low prices due to the economy of scale that such stores may operate. By producing a plan that respects the historic character present while providing opportunities for growth, the Borough President believes this project aims for what is best for Brooklyn.

It is the policy of the Borough President to support developments that provide employment opportunities and provide access to fresh foods. The need for more employment options throughout Brooklyn is a demand that he believes should be met at every appropriate opportunity. The Borough President sees that rejuvenating America's industrial base is an appropriate way to not only ensure jobs for today, but for the generations to come. Promoting entrepreneurship and employment among all our diverse communities is one way to empower our citizens and create economic growth. BNYDC provides opportunities for businesses to invest in their businesses through incentives such as reasonable rent rates as well as access to tax credits that can lower the cost of doing business. These factors thus lead to the improvement of businesses and the creation of City assets.

The Borough President notes that access to affordable fresh food and vegetables are lacking in many neighborhoods. One of his top priorities has been to provide access to healthy food stores in those neighborhoods that are underserved. In order for all of Brooklyn to flourish, it is imperative that residents have an adequate supply of supermarkets and grocery stores in their neighborhoods to access fresh and affordable foods. The proposed project would directly support the City's policy to provide more grocery stores offering a full line of grocery products in underserved neighborhoods throughout the City. The project's proposed supermarket would provide both residents and workers within the area with access to fresh food. The proposed land use actions would facilitate the development of a large grocery store as well as a wider range of categories of larger size retailers.

The Borough President supports the efforts of BNYDC to enhance and diversify Brooklyn's industrial and retail base through this proposed action. These actions will allow for the continued growth of Brooklyn-based businesses as well as bring a quality, fresh foods supermarket to an area in need of such grocery options. Opportunities would be provided to more businesses that would benefit from leasing from BNYDC, shielded from a market where rents are speculation-based.

Bus Service

In recognition of families that would be relying on bus transit for grocery shopping, the Borough President believes that it would be appropriate to: provide shelter structures to one or more bus stop locations to provide adequate protection from the elements for shoppers waiting for bus service, and extend the B69 for weekend service. Ensuring that the public transit experience for patrons to this proposed development, and adding vital weekend service, would be paramount to encouraging mass transit use to and from this location. In addition, there are those constituents that might not have access to cars and might find car service an option beyond their means.

To that end, the Borough President has requested in a letter to DOT to evaluate the feasibility of installing bus shelters at the bus stops for the B57, B62, and B69 in proximity to the proposed Admiral's Row Plaza. Furthermore, the Borough President is sharing his concerns with MTA to evaluate for future B69 weekend service to provide better access for residents of Fort Green and Clinton Hill.

RECOMMENDATION

Be it resolved that the Borough President of Brooklyn, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council approve the land use actions that will facilitate the redevelopment of Admiral's Row.