

Application #: **C 190179 HAR**

Project Name: **BAY STREET CORRIDOR
Urban Dev't Action Area**

CEQR Number: 16DCP156R

Borough(s): **STATEN ISLAND**

Community District Number(s): **1**

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 539 Jersey Street, aka 100 Brook Street (Block 34, Lot 1) as an Urban Development Action Area, and;
 - b) Urban Development Action 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 the HPD;
- to facilitate a mixed-use development containing approximately 108 affordable residential units and commercial and/or community facility space; Borough of Staten Island, Community District 1.

RECOMMENDATION:

- | | |
|-------------------------------------|---|
| <input type="checkbox"/> Approve | <input checked="" type="checkbox"/> Approve with Modifications / Conditions |
| <input type="checkbox"/> Disapprove | <input type="checkbox"/> Disapprove with Modifications / Conditions |

Explanation of Recommendation, Conditions or Modification:

Be it resolved that the Borough President of Staten Island, pursuant to Section 197-c of the New York City Charter, recommends that the City Planning Commission and City Council **approve** the referenced land use action with the following conditions and modifications:

1. That in order to facilitate the disposition of city-owned property at Tax Block 34, Tax Lot 1, known as 539 Jersey Street, and to make housing available to the broadest sample of end-users and include the widest band of incomes, the City Planning Commission (CPC), the New York City Department of Housing Preservation and Development (HPD) and City Council support and require all available Mandatory Inclusionary Housing (MIH) options for the re-development of this city-owned property. The current housing market conditions will support new construction but not the feasibility of reaching lower-income levels without the use of subsidy. With the creation of moderate-income housing contributing to neighborhood housing affordability, CPC and the City Council should choose to apply the Workforce Option and other available options in addition to Options 1 and 2. Imposing all available options to provide availability from 40% to 115% of Area Median Income (AMI) establishes the broadest housing plan with opportunities for both affordability and workforce housing. Subsidy should also be considered for workforce housing when deeper affordability is pursued in response to specific needs. These options will provide permanent affordability and the greatest opportunities for affordability to families of all income bands where the city can control the most diversified and desired outcomes into the future.
2. That prior to the Urban Development Action Area Program (UDAAP) designation, the CPC and City Council require and articulate restrictions to be incorporated in the property deed, including the addition of mandatory design requirements, facilities and community needs into the development programming for the city-owned property, prior to disposition as indicated herein:
 - All open spaces are publically-accessible from dawn to dusk.
 - All access walkways be connected to the city sidewalk system at all street frontages
 - Outdoor play areas and minimum equipment and accessibility standards be developed and required
 - A neighborhood recreation center is designed and programmed in concert with community input and constructed with direct accessibility from appropriate public open spaces
 - All proposed retail facilities along Jersey and Brook Streets meet the diverse service and community facility needs of the local community

Related Application(s): C 190113 ZMR, C 190114 ZRR, C 190114A ZRR, C 190115 PPR

Address all questions about this Recommendation to:

**OFFICE OF THE STATEN ISLAND BOROUGH PRESIDENT
ATTN: LAND USE DIRECTOR**

Address: 10 Richmond Terrace, Room G-12
Staten Island, NY 10301

Phone: 718-816-2112


James S. Oddo
President, Borough of Staten Island

02/21/2019
Date