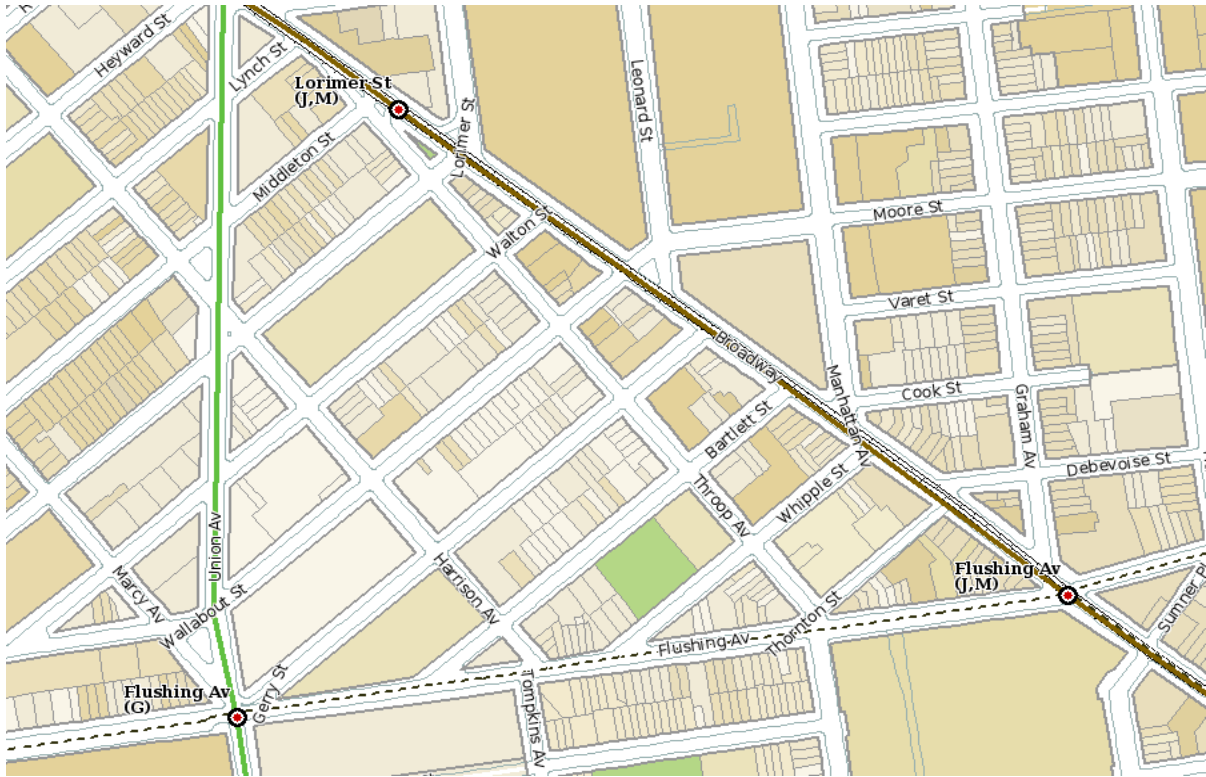


**Pre-Nomination Study**  
of the  
**Broadway Triangle Urban Renewal Area**  
Williamsburg, Brooklyn



Prepared for the:  
**Broadway Triangle Collaborative**

by  
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## Table of Contents

<i>Description of Project and Boundary</i>	<b>Page Number</b>
<b>Community Overview and Description</b>	3
<b>Project Overview and Description</b>	5
<b>Community Vision and Goals and Objectives</b>	6
<b>Brownfield Opportunity Area Boundary Description and Justification</b>	6
<b>Community Participation</b>	7
<i>Preliminary Analysis of the Brownfield Opportunity Area</i>	
<b>Existing Land Use and Zoning</b>	9
<b>Brownfield Sites</b>	10
<b>Land Ownership</b>	13
<b>Natural Resources</b>	16
<b>Recommendations</b>	

## ***Section 1. Description of Project and Boundary***

### **1-A. Community Overview and Description**

The Broadway Triangle Brownfields Opportunity Area (BOA) is located in the Williamsburg neighborhood of Brooklyn, New York. It is part of Brooklyn Community District One. Over the past seven years, the surrounding area has been experiencing a rapid change in land use from manufacturing to residential. The BOA is situated at the eastern most part of the South Williamsburg community (defined by the street boundaries of Broadway, Flushing Avenue, Kent Avenue). The South Williamsburg community is made up of 12 Census Tracts. The 12 census tracts that make up the South Williamsburg area are predominantly low income large families. Based on an analysis of 2000 Census data, the greatest need is for affordable housing for large families.

Recent but separate efforts have been undertaken to develop the 20 blocks in the Broadway Triangle BOA. In 2003, a rezoning application was submitted to the Department of City Planning for blocks 2250 and 2249. 11 blocks are inside the Urban Renewal Area. This BOA pre-nomination study has been conducted with strong input from three community based organizations acting as a partnership. It is the first time that the entire Broadway Triangle area has been the subject of a unified planning endeavor with broad based community support and participation.

#### **Demographic and Socio-Economic Composition:**

There are two areas for study: primary and secondary. The primary area is two census tracts that make up the BOA: 507 and 509. The secondary catchment area is Brooklyn Community District One (Williamsburg and Greenpoint).

<b>Social Indicator</b>	<b>BOA Area</b>	<b>Brooklyn Community District One</b>	<b>Brooklyn</b>
<b>Total Population</b>	2,392	160,338	2,434,000
<b>Persons living below Federal Poverty Level</b>	1,294 (54%)	55,416 (34%)	610,476 (25%)
<b>Persons living below 200% of Federal Poverty</b>	1,821 (76%)	93,729 (56%)	-
<b>Overcrowded rental housing units</b>	-	10,850 (19%)	15.5%
<b>16 years or Older /Percent in Labor Force</b>	40%		55%

Source: 2000 Census NYC Department of City Planning

**Analysis:** The BOA area and the surrounding Community District One area both have a high concentration of poor and moderate income people. The BOA area has more than twice the percentage number of poor people (defined as below the Poverty Level) than the borough of Brooklyn. 19% of the renter population are living in overcrowded housing (as defined by the Census). Any proposed land use planning must take into account both the need for economic self-sufficiency as well as more affordable housing.

**Recent investment and housing trends:** Over the past ten years, much of Community District One has been experiencing a transformation of its building stock from manufacturing and commercial into residential use. In 2003, Brooklyn Community District One ranked number for all NYC Community Districts for having the most building permits approved by the NYC Buildings Department (a permit can be for either new construction or renovation). New units of market rate housing in the area surrounding the Broadway Triangle are selling for a \$300 per square foot or around \$360,000 for a three bedroom apartment. Without significant subsidy, these apartments are far beyond the reach of most families living within a half mile of the BOA. With the passage of the Greenpoint-Williamsburg Rezoning Plan in 2005, an estimated 12,000 new units of housing (mostly market rate) will be developed along the waterfront blocks.

**Institutional Use:** there are three schools located in the Broadway Triangle Area: New York City Department of Education Middle School with 1,096 students, All Saints Elementary School, 165 students (a Catholic parochial school) and the United Talmudical Academy (UTA), with an enrollment of 1,100 students, (Yeshiva school).

*See attached Map showing relation of BOA to Brooklyn.*

## **1-B. Project Overview and Description**

**Overview:** There are twenty city blocks in the BOA area comprising 117 acres of land. The BOA is located in the Williamsburg section of Brooklyn. The Williamsburg BOA neighborhood is made up of residential, manufacturing, commercial and mixed use lots. While the area was predominantly a mix of manufacturing and commercial, in the past six years, there has been a strong trend in residential construction in the streets

that border the BOA area. Major rezoning applications have been approved and are opening the way to a massive conversion of manufacturing and commercial buildings into residential use.

**Brownfield Sites:** Due to the fact that land ownership in the BOA is mostly private, we have not undertaken investigation of all lots in the 20 block area. However, based on Phase I and Phase II investigations already completed, we have sufficient information to determine that at least 48 properties will require a Remedial Action Work Plan with oversight and final sign off from the New York State Department of Environmental Conservation (as per the guidelines and regulations of the New York State DEC Brownfields Clean Up Program).

**Development potential:** At this point in the community planning process, there are two areas of need that the UJO-RBSCC-CUC Partnership would like to address: 1) creating new affordable housing opportunities 2) creating opportunities for community economic and workforce development. The Broadway Triangle BOA area has excellent potential for addressing the housing needs of low and moderate income people. There is 81,340 square feet of land on HPD City owned property alone. The Pfizer owned property is 97,000 square feet. As of right zoning would allow a 198,000 buildable square feet to be constructed on this currently vacant land. This site might also have potential for mixed use with a third and fourth floor for housing (depending on final zoning change approval)

## **1-C. Community Vision and Goals and Objectives**

Below are a set of goals that will guide the BOA community planning process:

- *To create new and affordable housing opportunities for low and moderate income people on government owned sites.*
- *To make the zoning map conform to recent land use trends in the greater Williamsburg area. This zoning change will result in stimulating private sector housing development.*
- *To bring together all key stakeholders (property owners, elected officials, government agencies, community organizations) for the purpose of creating a community vision and plan for the BTURA*
- *To clean and transform underutilized and contaminated land so that it will greatly benefit the entire Williamsburg community.*

- *To maximize all existing resources, including government, private and community,*
- *To create community economic development opportunities to help people become and stay economically self-sufficient*

All of the above stated goals are consistent with the 197-A Plan of Brooklyn Community Board One, the 2005 approved Greenpoint-Williamsburg Rezoning Plan, Flushing Avenue Rezoning and the rules governing the use of Urban Renewal Areas.

### **1-D. Brownfield Opportunity Area Boundary Description and Justification**

The BOA boundaries are a triangle bounded by Union, Flushing Avenue and Broadway. This is a twenty block area. 11 of the blocks make up the BTURA. The Broadway Triangle Urban Renewal Area (BTURA) is under the administrative control of the NYC-Department of Housing Preservation and Development (HPD). The BTURA is the last remaining large assemblage of City owned property in Williamsburg. Any new development activities that involve the City owned property must be undertaken in conjunction with HPD's active participation and approval. The other nine blocks complete a triangle of street boundaries: Union Ave, Broadway, Flushing Ave. These three main streets form a well recognized neighborhood area. The URA is inside the triangle. To ensure that the entire area within the triangle benefits, planning and rezoning efforts must take into account both the properties inside the URA boundaries and the surrounding blocks of the Broadway Triangle boundaries. This is the rationale for making the boundaries to include the whole Broadway Triangle and not just the URA.

The three streets that make up the Broadway Triangle are all major thoroughfares. One of them, Broadway, is both a 4 lane street with an elevated subway line. The blocks that are on the other side of the Broadway Triangle boundaries are inside neighborhood areas where the zoning and planning issues have already been acted on or there are no present plans for rezoning. These neighborhoods have their own demographic and physical boundaries.

## 1-E. Community Participation

To ensure that any planning is conducted with significant community participation, a partnership was established pursuant to the Broadway Triangle BOA. The partnership is comprised of three well known organizations with deep roots in the Williamsburg area. The partnership also represents the main ethnic communities of Williamsburg.

- **The United Jewish Organizations of Williamsburg (UJO):** The UJO is community based organization that operates in the greater Williamsburg area of Brooklyn New York. Its primary purpose is to help families achieve stability and economic independence. The UJO runs programs in social services and workforce, economic and housing development. The UJO has served the Williamsburg Yiddish speaking community for the past 38 years. Its Board of Directors consists of leadership of major congregations, education institutions and service providers. It serves as the umbrella organization for more than 140 social, educational and charitable institutions, tenant and community organizations in South Williamsburg.
- **Ridgewood Bushwick Senior Citizens Council (RBSCC):** The Ridgewood Bushwick Senior Citizens Council, Inc. (RBSCC) a 501(C)(3) non-profit was founded in 1973 as a senior service provider in the Ridgewood and Bushwick communities. In the years that have elapsed, RBSCC has grown tremendously and its mission has extended far beyond that of its early years. Today, our agency provides a vast array of social services to residents of all ages within the Bushwick, Williamsburg, Greenpoint, Ridgewood, Glendale, and surrounding communities.
- **Catholic Charities Progress of Peoples Development Corporation:** is the housing and community development arm for the Catholic Church parishes in the Williamsburg area (and all of Brooklyn and Queens). Over the past 20 years, it has built thousands of units of affordable housing.

The partnership will closely with the following agencies on the planning process:

- **City of New York-Department of Housing Preservation and Development:**
- **City of New York-Department of City Planning**
- **City of New York- Department of Environmental Protection**
- **City of New York- Office of the Deputy Mayor for Economic Development**
- **Brooklyn Community Board One**
- **Office of the Brooklyn Borough President**
- **New York State Department of Environmental Conservation**
- **Brooklyn Navy Yard Development Corporation**

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## ***Section 2. Preliminary Analysis of the Brownfield Opportunity Area***

### ***2-A. Existing Land Use and Zoning***

• **location of study area as it relates to the community:** The BOA area is located in northern top of Brooklyn in the Williamsburg neighborhood. It is surrounded by high density residential blocks. The housing on these residential blocks is a mix of rental and ownership. During the past five years, there has been a large amount of new residential construction (condominiums) in the area surrounding the BOA. Across Broadway, the neighborhood has been dramatically transformed through years of gentrification. Each year, the supply of housing affordable to low and moderate income families decreases.

• **The total land area is 117 acres.**

• **existing and adjacent land and water uses including but not limited to residential, retail and commercial, industrial, private and publicly owned land, vacant or underutilized, dedicated parks and open space, institutional uses and cultural uses;**

See attached land use map.

• **all brownfield sites and other underutilized, abandoned, or vacant properties that are privately or publicly owned;**

A complete and professional inventory of all lots located inside the BOA has not yet been completed. However, according to already completed professional investigations, there are 15 privately owned brownfield sites on blocks 2242 and 2250 that have a history of hazardous material use. Block 2249 is a brownfields site (there are four lots on this block). There are 29 City owned lots that also are brownfields sites on blocks 2269, 2272 and 2268. So far, we have identified 48 lots that are brownfield sites.



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- **existing zoning and other relevant local laws or development controls guiding land use including historic districts;**

The area includes the following zoning designations: manufacturing (M-3) (M-1), commercial (C-4) (C-8) and two residential (R-6). A detailed block by block zoning map of the BOA has been included.

- **and local, county, state or federal economic development designations such as but not limited to Urban Renewal Areas, NYS Empire Zones, Environmental Zones, Federal Enterprise Business Zones, Business Improvement Districts, Industrial Parks, Special Assessment Districts, etc.**

Three blocks inside the BOA are part of the North Brooklyn New York State Empire Zone. Eleven blocks inside the BOA make up the New York City Department of Housing Preservation and Development Broadway Triangle Urban Renewal Area

**See attached ZONING MAP of the Broadway Triangle BOA**

### ***2-B Brownfield, Abandoned, and Vacant Sites***

Over the past five years, there have been two separate environmental investigations conducted in the BOA area. One Phase I study was conducted of the City owned properties under the jurisdiction of the Department of Housing Preservation and Development. The other investigation was undertaken of blocks 2242 and 2250. These two blocks were part of an application for rezoning (the application was denied). Preliminary research has identified the following brownfield sites in the BOA. This research covers the blocks that have the greatest potential for redevelopment.

### 1. Professional Survey of Privately Owned Lots in Blocks 2250, 2242

Map #	Address	Block; Lot	Potential Hazardous Materials Issues
1	161-163 Harrison Ave	2250; 4	site was formerly a motor freight station; currently a storefront fabricator
2	86-90 Walton Street	2250; 10, 11 and 12	site was formerly a truck builder; adjacent to former motor freight station
3	94-100 Walton Street	2250, 14	site was formerly a truck builder; adjacent to former plastic products
4	291-293 Wallabout Street	2250, 46	site was formerly a truck builder; adjacent to former plastic products
5	305-309 Wallabout Street	2250; 41	part of site was formerly blacksmith/junkyard
6	295-303 Wallabout Street	2250, 38, 40	Formerly plastic products
7	116 Walton Street	2250; 25	Adjacent to former factory
8	52-56 Throop Avenue	2250; 27-29	Former factory (candy packing)
9	58-60 Throop Avenue	2250; 129	Adjacent to former truck repair
10	62 Throop Avenue	2250; 32	Former truck repair; current storefront fabricator
11	323 Wallabout Street	2250, 33	adjacent to former auto repair shop
12	313 Wallabout Street	2250; 36	Adjacent to former truck repair, current storefront fabricator
13	196 Middleton Street	2242; 22	Currently auto body work and painting
14	151-155 Lorimer Street	2242; 53, 54, 55	Adjacent to transit substation
15	165-169 Lorimer Street	2242; 45, 46, and 47	part of the site was formerly an auto body shop

Source: Rezoning application for

**2. City of New York HPD Owned Property**

At the request of HPD, the New York City Department of Environmental Protection, Office of Environmental Planning and Assessment has already undertaken various stages of Phase II investigation for all of the HPD owned lots. The Phase II investigations were conducted by Earth Tech Inc in 2005. Due to access restrictions, these studies have not been fully completed. However, the Phase II investigation has already identified hazardous materials on each of the sites that exceed NYSDEC TAGM guidance levels (source: letter from Department of Environmental Protection to Department of Housing Preservation and Development September 22, 2005) and will require a Remedial Action Plan in conjunction with the New York State Department of Environmental Conservation (DEC). For a detailed description of the Phase II investigation and the status of the City owned sites, see attached letter in the Appendix. HPD has agreed to set aside funds to assist the owners of the privately owned properties (blocks 2269,2268 and 2272) with conducting site environmental investigations.

29 sites

<b>Block</b>	<b>Lot</b>	<b>Brownfield Status Summary</b>
<b>Site 3</b>		
Block 2266	18	A DEC approved Remedial Action Work Plan will be necessary for clean up.
Block 2266	20	
Block 2266	36	
<b>Site 4-A</b>		
Block 2269	14	A DEC approved Remedial Action Work Plan will be necessary for cleanup. A site specific construction health and Safety plan will have to be prepared for any work that involves soil disturbance
Block 2269	16	
Block 2269	17	
Block 2269	18	
Block 2269	45	
Block 2269	47	
Block 2269	48	
Block 2269	49	
Block 2269	50	
<b>Site 4-B</b>		
Block 2269	23	Two underground storage tanks were removed during the Phase II site investigation. A DEC approved Remedial Action Plan will be necessary for clean up.
Block 2269	25	
Block 2269	27	
Block 2269	28	
Block 2269	29	
Block 2269	30	
Block 2269	31	
Block 2269	33	
Block 2269	34	
Block 2269	35	
Block 2269	36	
Block 2269	41	
<b>SITE 7</b>		
Block 2272	11	A DEC approved Remedial Action Work Plan will be necessary for clean up. A site specific construction Health and Safety Plan will have to be prepared for any work that involves soil disturbance
Block 2272	49	
Block 2272	51	
Block 2272	52	
Block 2272	53	
Block 2272	108	

*For a detailed description of the Phase II investigation and the status of the City owned sites, see attached New York City Department of Environmental Protection letter in the Appendix.*

**2-C. Land Ownership**

There are twenty city blocks in the BOA study area. At this point, our main interest is in determining the potential of city owned property and privately owned property that can be used for housing and community economic development. There are two assemblages that are relevant here: 1) Pfizer owned block 2249 2) HPD owned properties on blocks 2269, 2272, and 2268.

**Privately owned properties:** Pfizer owned block: all of block 2249 is owned by the Pfizer Corporation. Block 2245 is owned by Willboro Properties and one lot by HPD.

**Block and Lot Description**

	<b>Lot Square Feet</b>	<b>Ownership</b>	
<b>Block 2249</b>			
Lot 41		Pfizer	
Lot 23		Pfizer	
Lot 122		Pfizer	
Total	97,000		

Source: www.OASISNYC.net

**City of New York HPD owned properties:** On blocks 2268, 2269 and 2272, there are 29 lots that are owned by the City of New York Department of Housing Preservation and Development (HPD). Most of these lots are on block 2269.

**1-B) Site description of the three blocks (2269, 2272 and 2268 ).with City owned property:**

There are three blocks with HPD city owned property: The city owned property comes to a total of 76,340 square feet. HPD is in the process of considering preparing a zoning change for the area. Most of the city owned land is on block 2269.

- **Block 2269:** Block 2269 has two of pieces of contiguous property: 1) Throop side corner and 2) Mid-Block Section. Throop corner properties: together the 8 lots cover a total of 21,148square feet. The Mid block section contains 9 properties with a total of 27,500 square foot. These two

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assemblages of city owned property could be used with one government housing production program or two different programs -- one for each assemblage.

There are four more city owned properties that are very close to the Throop corner assemblage. The Throop corner assemblage could be increased by purchasing adjacent private property. (see map). Using a 3.0 FAR, the two assemblages of property could produce two developments with a total buildable space of 145,944 square feet. There is a third city owned property on Bartlett. This 5,000 square foot site is surrounded on three sides by property owned by Pfizer. The following five contiguous lots are appropriate for acquisition (surrounded on both sides by HPD owned lots): 24, 25, 51, 39, 40.

- **Block: 2272:** there are two assemblages of property: 5,000 square feet and 8,923 square feet. Using a 3.0 FAR, these two properties could yield 15,000 and 26,769 square feet. They are comparable in size with the HPD Cornerstone Round IV RFP sites.
- **Block: 2266:** only has three lots that are HPD owned. The lots are small. Single small lots are being disposed of through the Cornerstone Round IV RFP. However, it may be better to auction off these lots and use the proceeds to purchase the contiguous lots on Block 2269. This action would increase the total allowable bulk for housing development and create a better construction economy of scale.

**HPD City Owned Lots in the Broadway Triangle Study Area**

Block	Street	Lots	Total Square Footage	front	depth	vacant
2266	Wallabout	20	2500	25	100	Y
	Wallabout	18	2500	25	100	Y
	Gerry	36	2500	25	100	Y
2269	Throop	27	1750	25	70	Y
	Throop	28	1750	25	70	Y
	Throop	29	1750	25	70	Y
	Throop	30	1750	25	70	Y
	Throop	31	2250	34.3	75	Y
	Throop	33	3283	50	66.6	Y
	Bartlett	35	1385	25	54	N
	Bartlett	36	7500	75	100	Y
	Gerry	23	2500	25	100	N
	Bartlett	41	2500	25	100	Y
	Bartlett	45	5000	50	100	Y
	Bartlett	47	2500	25	100	Y
	Bartlett	48	2500	25	100	Y
	Bartlett	49	2500	25	100	y
	Bartlett	50	2500	25	100	y
	Bartlett	52	5,000	50	100	n
	Gerry	14	3750	37.5	100	Y
	Gerry	16	3750	37.5	100	y
Gerry	17	2500	25	100	y	
Gerry	18	2500	25	100	y	
2272	Bartlett	11	5000	50	100	n
	Flushing	53	2000	25	80	n
	Flushing	51	2150	25	86	Y
	Whipple	49	3272	27.5	119	y
		108	500	25	20	Y
	Flushing	52	2000	25	80	n
				0		
<b>TOTAL</b>			81,340			

source: [www.oasisnyc.net](http://www.oasisnyc.net)

**Institutional use:** The New York City department of Education operates a middle school on block 2246. The rest of the block is a public park under the authority of the New York City Department of Parks and Recreation.

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**SEE ATTACHED LAND OWNERSHIP MAP*****2-D. Natural Resources -***

The study area is located in an urban neighborhood. The majority of building development took place between 100 and 150 years ago. There aren't any wetlands or open space requirements that would impact on the study area. According to our research using HUD data, the BOA is not located on a flood plan.

***2-E. Summary of Preliminary Analysis and Recommendations***

We believe that the BOA land should be used to respond to the greatest unmet housing and economic development needs in South Williamsburg. The following adaptive reuse and development opportunities require further research:

**Action Strategy Recommendations:**

- **Rezoning amendment:** Further research and community participation is necessary to determine which zoning change will ensure conformity to the long term private market and City owned land development trends in the neighborhood.
- **Affordable housing opportunities:** with a successful rezoning of the BOA area, the 81,340 square feet of City owned land has the potential to yield an estimated 243,000 buildable square feet of housing. Issues that require additional research: what type of affordable housing is most needed? Which available government programs will offer the best match to documented need? The cost of clean up will have to factored into any affordable housing development.
- **Community economic and housing mixed use development on block 2249:** this 97,000 square foot block has great potential for a mixed use site: community facility and housing. Additional research will be necessary to determine how an incubator model could be financially feasible, which group of businesses (and people) would benefit the most from an incubator model, and how a mixed use building could be developed using air rights (the first two floors could be devoted to community economic development, and the upper floors, depending on zoning approval, could be used for housing).
- **Environmental Remediation:** Additional research will be required to prepare a comprehensive clean up plan, including financing, for all identified brownfields sites.

## Appendices

1. Letter from New York City Department of Environmental Protection to the Department of housing Preservation and Development