

# **625 Fulton Street Rezoning Environmental Assessment Statement**

CEQR # 19DCP107K

Prepared for:  
**625 FULTON LLC**

Prepared by:  
**Philip Habib & Associates**

December 10, 2018



# **625 Fulton Street Rezoning**

## **Environmental Assessment Statement**

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**Environmental Assessment Statement  
(EAS) Form**





## City Environmental Quality Review

### ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))

#### Part I: GENERAL INFORMATION

**PROJECT NAME** 625 Fulton Street Rezoning

#### 1. Reference Numbers

CEQR REFERENCE NUMBER (to be assigned by lead agency)  
19DCP107K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)

OTHER REFERENCE NUMBER(S) (if applicable)  
(e.g., legislative intro, CAPA)

#### 2a. Lead Agency Information

NAME OF LEAD AGENCY

New York City Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader

ADDRESS 120 Broadway, 31<sup>st</sup> Floor

CITY New York

STATE NY

ZIP 10271

TELEPHONE (212) 720-3493

EMAIL

oabinad@planning.nyc.gov

#### 2b. Applicant Information

NAME OF APPLICANT

625 Fulton LLC

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Tucker Reed

ADDRESS 55 Washington Street, Suite 710

CITY Brooklyn

STATE NY

ZIP 11201

TELEPHONE (718) 422-0403

EMAIL

tucker@totembrooklyn.com

#### 3. Action Classification and Type

##### SEQRA Classification

UNLISTED  TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): NYC Executive Order 91 of 1977, as amended, §6-15(a)(2)

**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)

LOCALIZED ACTION, SITE SPECIFIC

LOCALIZED ACTION, SMALL AREA

GENERIC ACTION

#### 4. Project Description

The Applicant, 625 Fulton LLC, seeks City Planning Commission approval of discretionary actions to facilitate the development of a site on Brooklyn Block 2094, Lots 1, 10, and 35 (the "Project Area") in the Downtown Brooklyn neighborhood of Brooklyn, Community District 2. The Project Area consists of a single zoning lot and is located within a C6-4 zoning district within the Special Downtown Brooklyn (DB) District. The Applicant proposes to develop Lots 1 and 35 (the "Development Site") with a mixed residential, commercial, and community facility use building (the "Proposed Project").

The Proposed Actions would facilitate the construction of a 1,833,706-gross-square-foot (gsf) mixed-use development. The Proposed Project would include 739,000 gsf of commercial office space (a portion of which may include office space and similar support space for non-profit cultural organizations), 50,547 gsf of commercial retail space, a 640-seat (up to 82,500 gsf) public elementary school, and 902 dwelling units (DUs) (up to 843,346 gsf). \* The Proposed Project would also include up to approximately 350 below-grade accessory parking spaces on two sub-cellar levels (up to 115,903 gsf), a total of 0.25 acres (10,913 sf) of publicly accessible outdoor open space, and a 2,410-sf enclosed publicly accessible area.

Lot 10, which is not a part of the Applicant-owned Development Site, is developed with a 36-story, 335,187-gsf mixed-use building containing 369 residential DUs, 5,392 gsf of ground floor local retail uses, and a parking garage with 126 parking spaces. 141,464 zoning square feet (zsf) of development rights were distributed from Lot 1 to Lot 10 in 2007 through a Zoning Lot Development and Easement Agreement (ZLDEA) between the owners of Lot 10 and Lot 1 to facilitate the development of the 36-story, mixed-use 80 DeKalb building. The ZLDEA states that any additional development rights created by an amendment to the Zoning Resolution (ZR) (or any other change in existing law) would be solely allocated to Lot 1. Thus, the Proposed Actions would not result in any additional development on Lot 10.

The Applicant seeks the following discretionary actions to facilitate the Proposed Project: (i) a zoning map amendment to rezone the Project Area from a C6-4 district to a C6-9 district within the Special Downtown Brooklyn (DB) District; (ii) a

zoning text amendment to add provisions to the Special Downtown Brooklyn District to allow by Special Permit: (a) a maximum FAR in certain C6-9 (DB) districts of up to 20.0 and, if the zoning lot includes school uses, up to 21.0; and (b) modifications of the underlying bulk and loading regulations in such C6-9 (DB) districts, provided that the site and proposed development meets certain conditions; and (iii) a Special Permit pursuant to the special permit created by the zoning text amendment to allow the Applicant to construct the Proposed Project at 21.0 FAR with a school use and with certain modifications of underlying bulk and loading regulations in accordance with that provision (collectively, the "Proposed Actions"). The Proposed Actions will undergo coordinated review under City Environmental Quality Review ("CEQR"), with the New York City Department of City Planning (DCP) serving as lead agency.

Pursuant to the proposed zoning text amendments, the City Planning Commission (CPC) may permit the maximum floor area ratio (FAR) of a zoning lot to be increased from 18.0 to 20.0 (or 21.0 if the zoning lot includes a school), provided that the development site meets certain conditions regarding lot area, commercial FAR, and publicly accessible space.

In the existing C6-4 (DB) zoning district, the maximum permitted FAR for the Project Area is 12.0, but because approximately 141,464 zsf of development rights were distributed from Lot 1 to Lot 10 under a ZLDEA, the maximum permitted buildable FAR for the Development Site absent the Proposed Actions would be 8.57.

Absent the Proposed Actions, the Applicant would demolish the existing three-story building on Lot 35 and construct a new 78-story, 837,624-gsf (761,776 zsf) mixed-use residential building with ground floor retail as-of-right. The Applicant would provide an approximately 0.68-acre (29,632 sf) public plaza fronting Fulton Street.

The analysis year for the Proposed Actions is 2023.

\*The Proposed Project will satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable.

**Project Location**

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 625-635 Fulton Street
TAX BLOCK(S) AND LOT(S) Block 2094, Lots 1, 10, 35	ZIP CODE 11201	

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The affected area is bounded by Fulton Street to the south, Hudson Avenue to the west, DeKalb Avenue to the north, and Rockwell Place to the east.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY C6-4, Special Downtown Brooklyn District	ZONING SECTIONAL MAP NUMBER 16c
--	---------------------------------

**5. Required Actions or Approvals** (check all that apply)

**City Planning Commission:**  YES  NO  UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

CITY MAP AMENDMENT  ZONING CERTIFICATION  CONCESSION

ZONING MAP AMENDMENT  ZONING AUTHORIZATION  UDAAP

ZONING TEXT AMENDMENT  ACQUISITION—REAL PROPERTY  REVOCABLE CONSENT

SITE SELECTION—PUBLIC FACILITY  DISPOSITION—REAL PROPERTY  FRANCHISE

HOUSING PLAN & PROJECT  OTHER, explain:

SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION ZR Sections 101-20, 101-40

**Board of Standards and Appeals:**  YES  NO

VARIANCE (use)

VARIANCE (bulk)

SPECIAL PERMIT (if appropriate, specify type:  modification;  renewal;  other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

**Department of Environmental Protection:**  YES  NO If "yes," specify:

**Other City Approvals Subject to CEQR** (check all that apply)

LEGISLATION  FUNDING OF CONSTRUCTION, specify:

RULEMAKING  POLICY OR PLAN, specify:

CONSTRUCTION OF PUBLIC FACILITIES  FUNDING OF PROGRAMS, specify:

384(b)(4) APPROVAL  PERMITS, specify:  
 OTHER, explain:

**Other City Approvals Not Subject to CEQR** (check all that apply)

PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)  LANDMARKS PRESERVATION COMMISSION APPROVAL  
 OTHER, explain:

**State or Federal Actions/Approvals/Funding:**  YES  NO If "yes," specify:

**6. Site Description:** *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

**Graphics:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

SITE LOCATION MAP  ZONING MAP  SANBORN OR OTHER LAND USE MAP  
 TAX MAP  FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)  
 PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

**Physical Setting** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): ~88,898 sf Waterbody area (sq. ft.) and type: N/A  
 Roads, buildings, and other paved surfaces (sq. ft.): ~88,898 sf Other, describe (sq. ft.): N/A

**7. Physical Dimensions and Scale of Project** (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 1,833,706 gsf GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): 1,833,706 gsf  
 NUMBER OF BUILDINGS: 1 NUMBER OF STORIES OF EACH BUILDING: 79  
 HEIGHT OF EACH BUILDING (ft.): ~942 feet

Does the proposed project involve changes in zoning on one or more sites?  YES  NO  
 If "yes," specify: The total square feet owned or controlled by the applicant: 75,270 sf (Lots 1, 35)  
 The total square feet not owned or controlled by the applicant: 13,628 sf (Lot 10)

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading?  YES  NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):  
 AREA OF TEMPORARY DISTURBANCE: ~75,270 sq. ft. (width x length) VOLUME OF DISTURBANCE: ~1,765,659 cubic ft. (width x length x depth)  
 AREA OF PERMANENT DISTURBANCE: ~75,270 sq. ft. (width x length)

**8. Analysis Year** [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2023

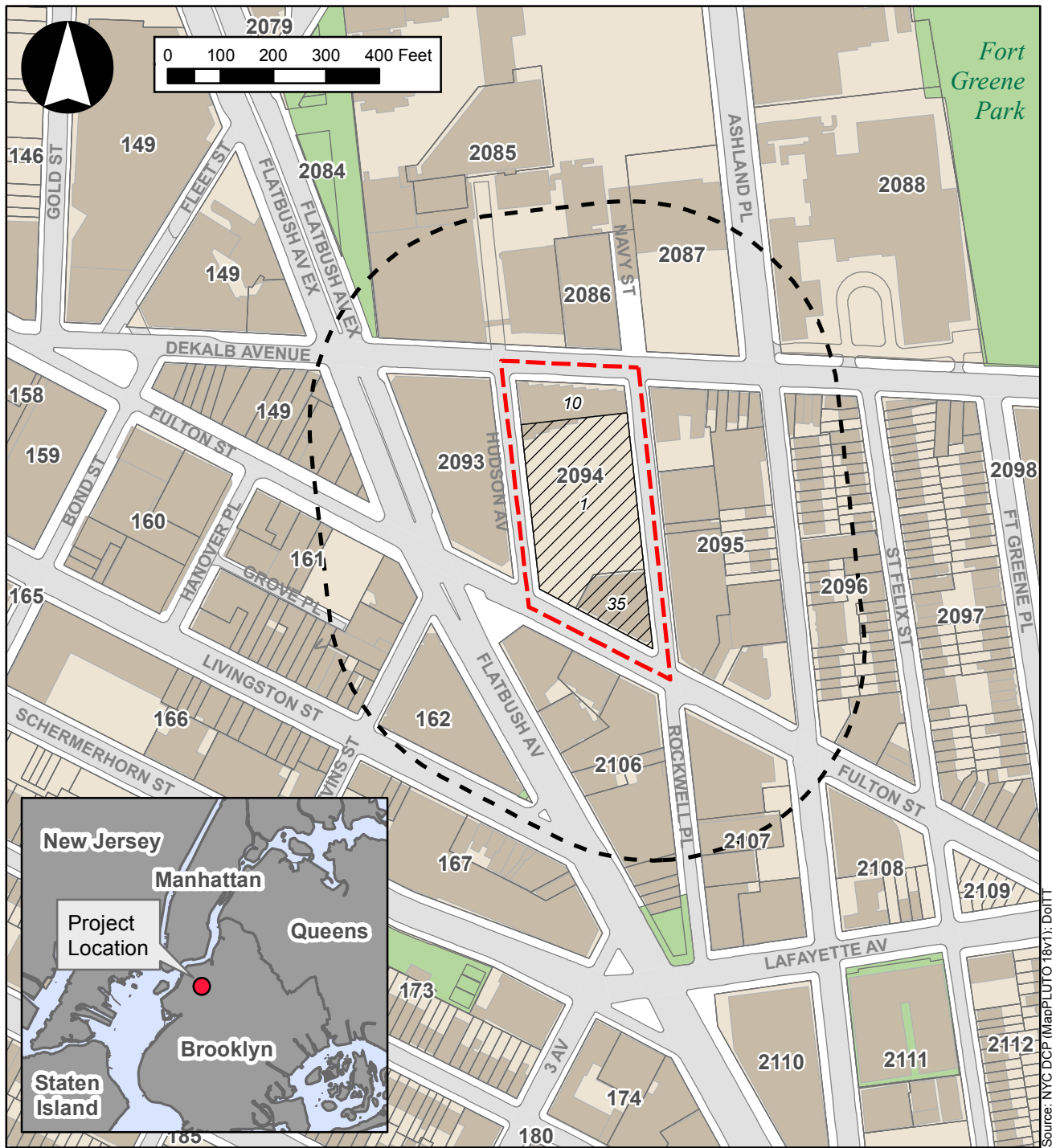
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 36

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?  YES  NO IF MULTIPLE PHASES, HOW MANY?

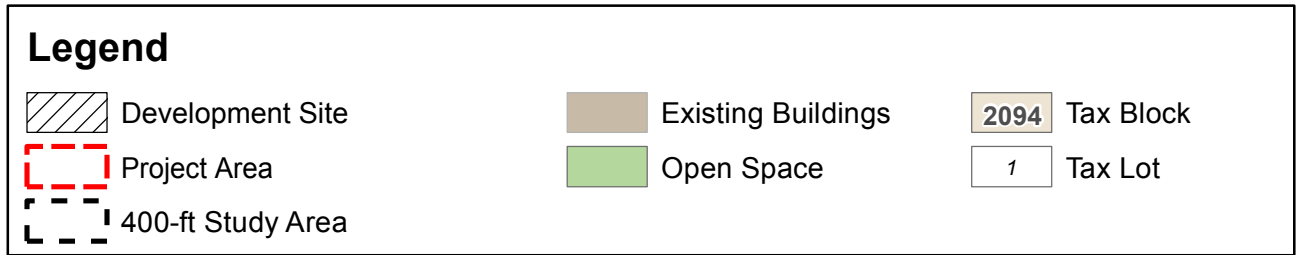
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: See Attachment B

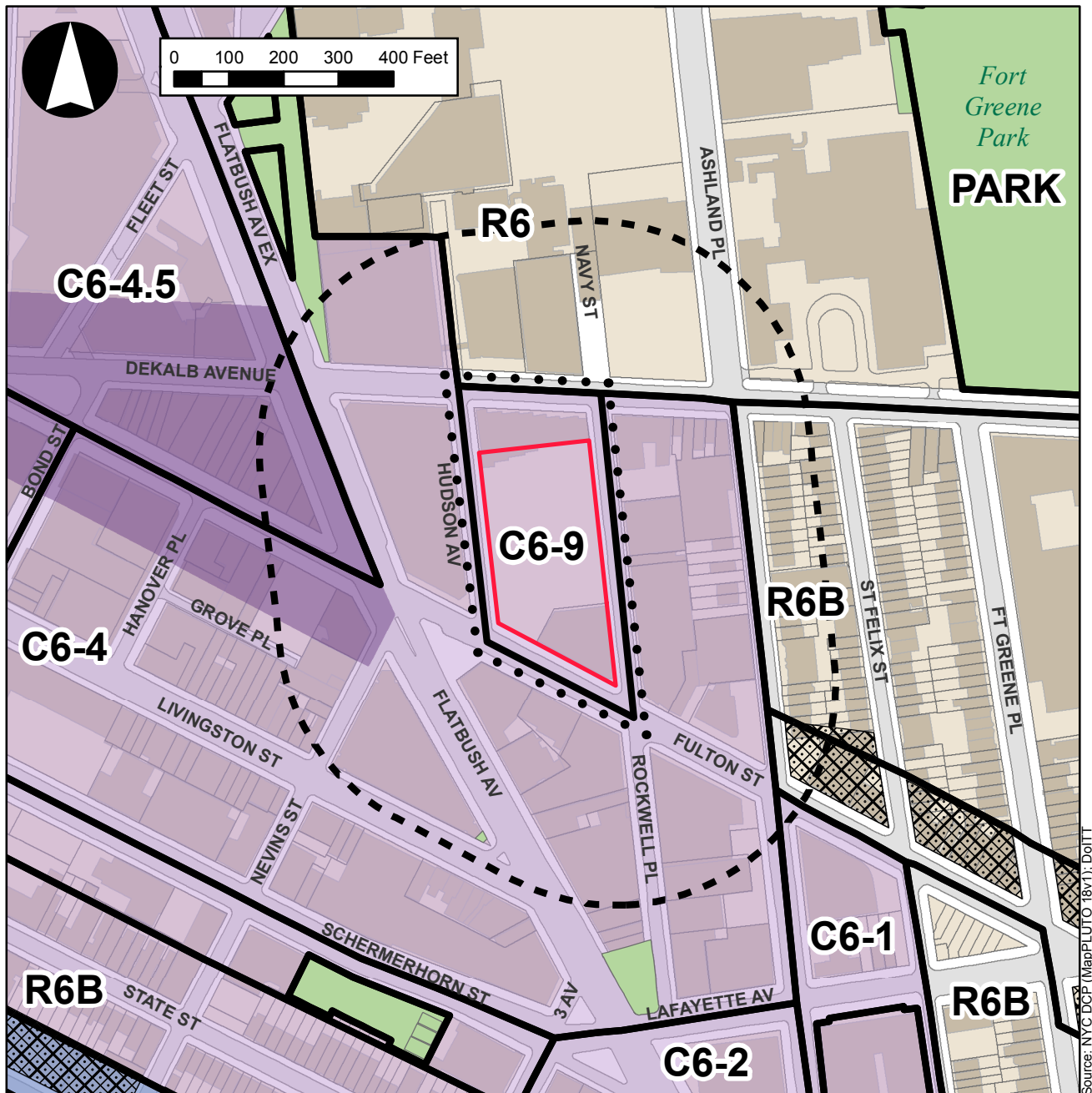
**9. Predominant Land Use in the Vicinity of the Project** (check all that apply)

RESIDENTIAL  MANUFACTURING  COMMERCIAL  PARK/FOREST/OPEN SPACE  OTHER, specify: Public Facility/Institutional

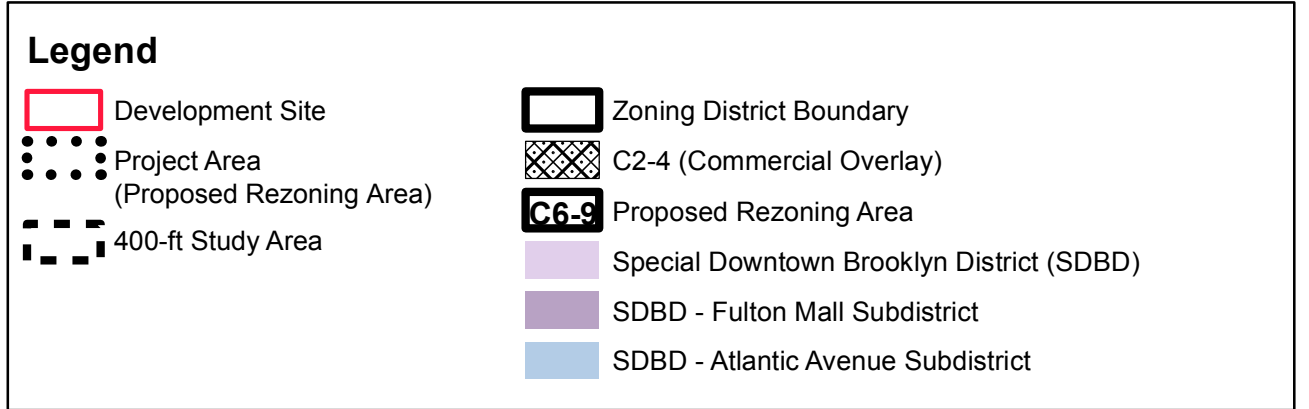


Source: NYC DCP (MapPLUTO 18V1); DoIT





Source: NYC DCP (MapPLUTO 18v1); DoIT







### ZONING MAP

THE NEW YORK CITY PLANNING COMMISSION

**Major Zoning Classifications:**  
 The number(s) and/or letter(s) that follows an R, C or M District designation indicates use, bulk and other controls as described in the text of the Zoning Resolution.

- R - RESIDENTIAL DISTRICT
- C - COMMERCIAL DISTRICT
- M - MANUFACTURING DISTRICT
- SPECIAL PURPOSE DISTRICT  
 The letter(s) within the shaded area designates the special purpose district as described in the text of the Zoning Resolution.
- AREA(S) REZONED

**Effective Date(s) of Rezoning:**  
 09-26-2018 C 180216 ZMK

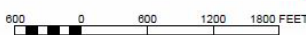
**Special Requirements:**  
 For a list of lots subject to CEQR environmental requirements, see APPENDIX C.  
 For a list of lots subject to "D" restrictive declarations, see APPENDIX D.  
 For Inclusionary Housing designated areas and Mandatory Inclusionary Housing areas on this map, see APPENDIX F.

**MAP KEY**

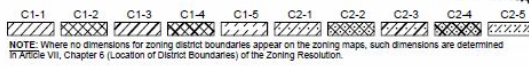
12b	12d	13b
16a	16c	17a
16b	16d	17b

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**ZONING MAP 16c**



# NOTE: STREETS FOR THE DOWNTOWN BROOKLYN STREET MAP CHANGES (C 030514MMK - C 030516MMK) ARE SHOWN ON THIS MAP PRIOR TO BECOMING EFFECTIVE IN ORDER TO LOCATE ZONING DISTRICT BOUNDARIES.

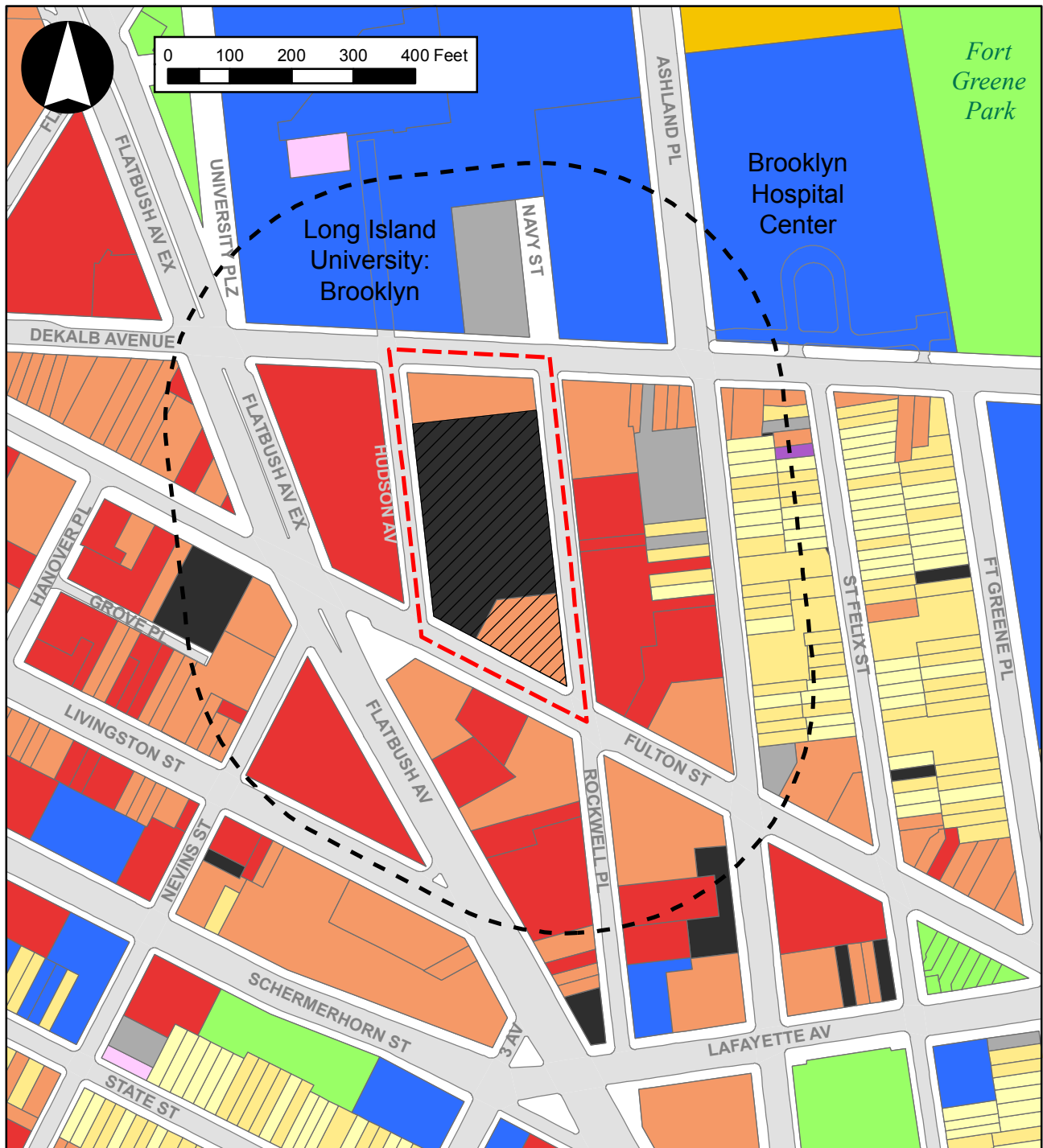


- Development Site
- Project Area
- 400-foot Study Area
- Proposed Zoning Change  
*(Separate Application)*

**625 Fulton Street Rezoning EAS**

**Figure 3  
Zoning Map 16c**

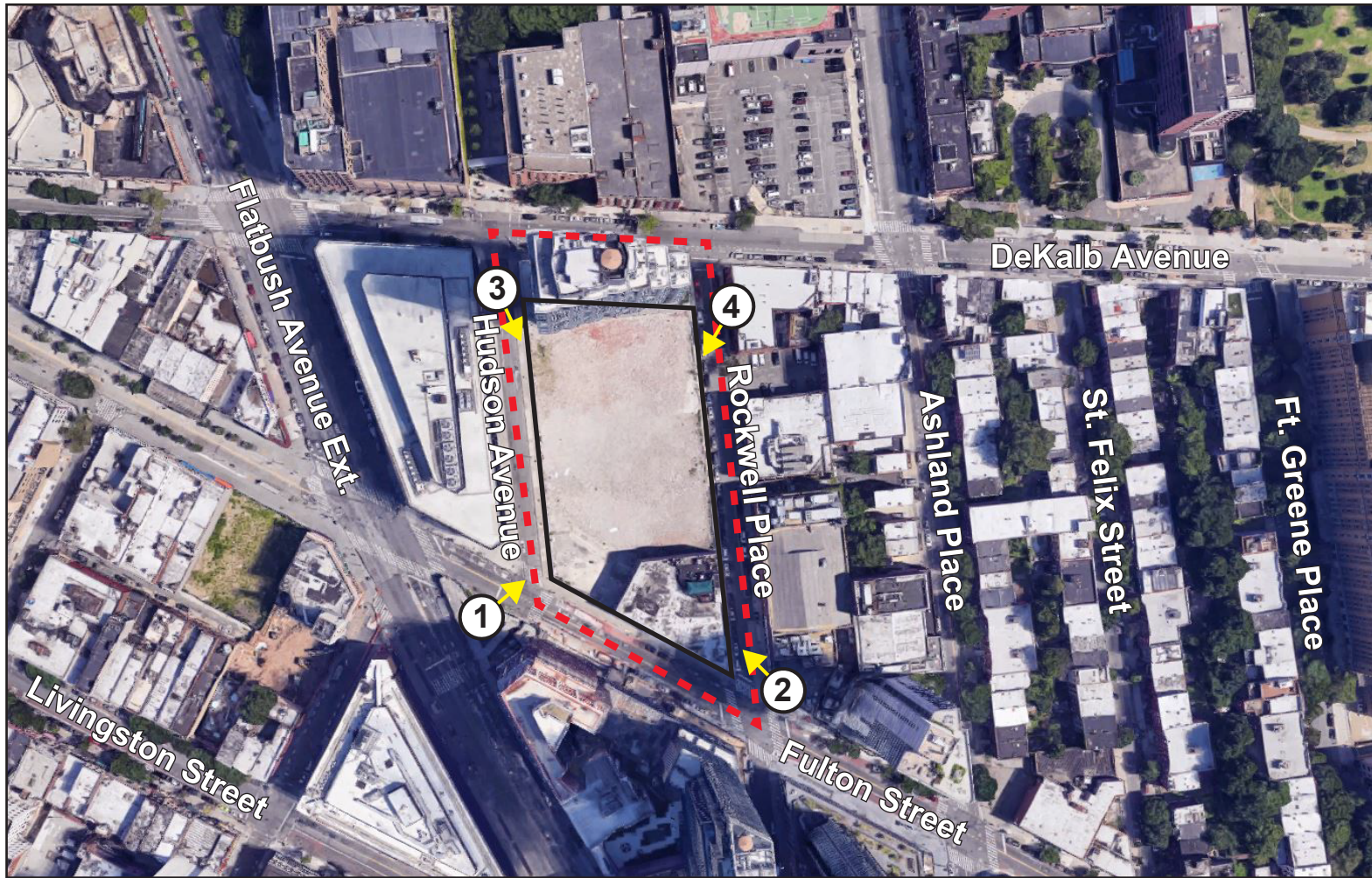




Source: NYC DCP (MapPLUTO 18V1); DoITT

**Legend**

Development Site	Multi-Family Elevator Buildings	Open Space
Project Area	Mixed Commercial/Residential Buildings	Parking Facilities
400-ft Study Area	Commercial/Office Buildings	Vacant Land
<b>Land Use</b>		
One & Two Family Buildings	Industrial/Manufacturing	All Others or No Data
Multi-Family Walkup Buildings	Transportation/Utility	
	Public Facilities & Institutions	



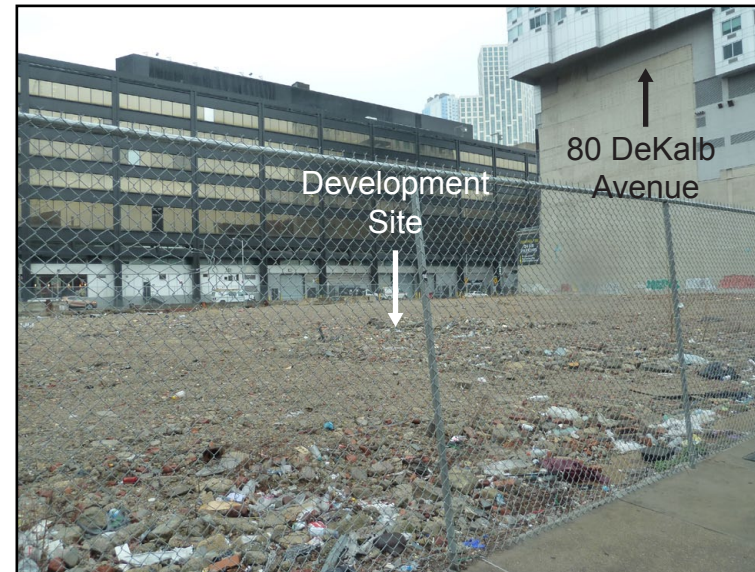
\*Aerial view of the Project Area and surrounding neighborhood, courtesy of Google Maps.

  Project Area  
   Development Site  
 1 → Photo Location





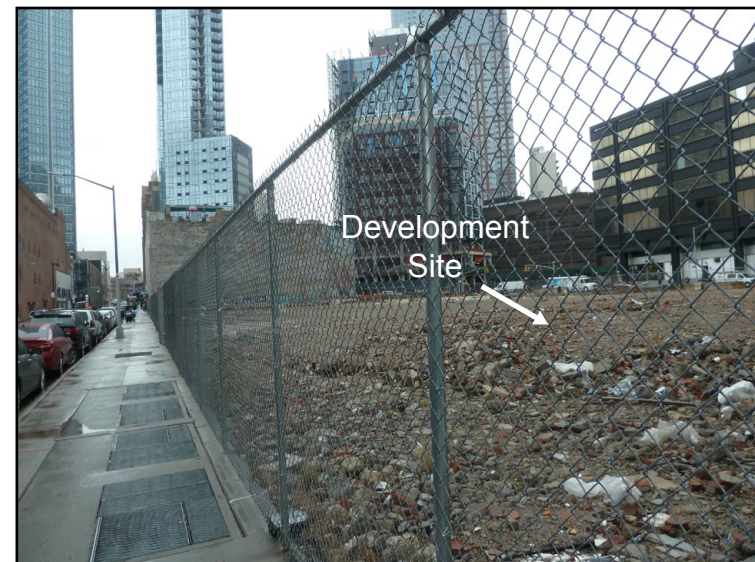
1.) Looking northeast from the intersection of Fulton Street and Hudson Avenue toward the Development Site.



2.) Looking northwest from Rockwell Place and Fulton Street toward the Development Site.



3.) Looking southeast towards the Development Site from Hudson Street.



4.) Looking southwest toward the Development Site from the intersection of DeKalb Avenue and Rockwell Place.



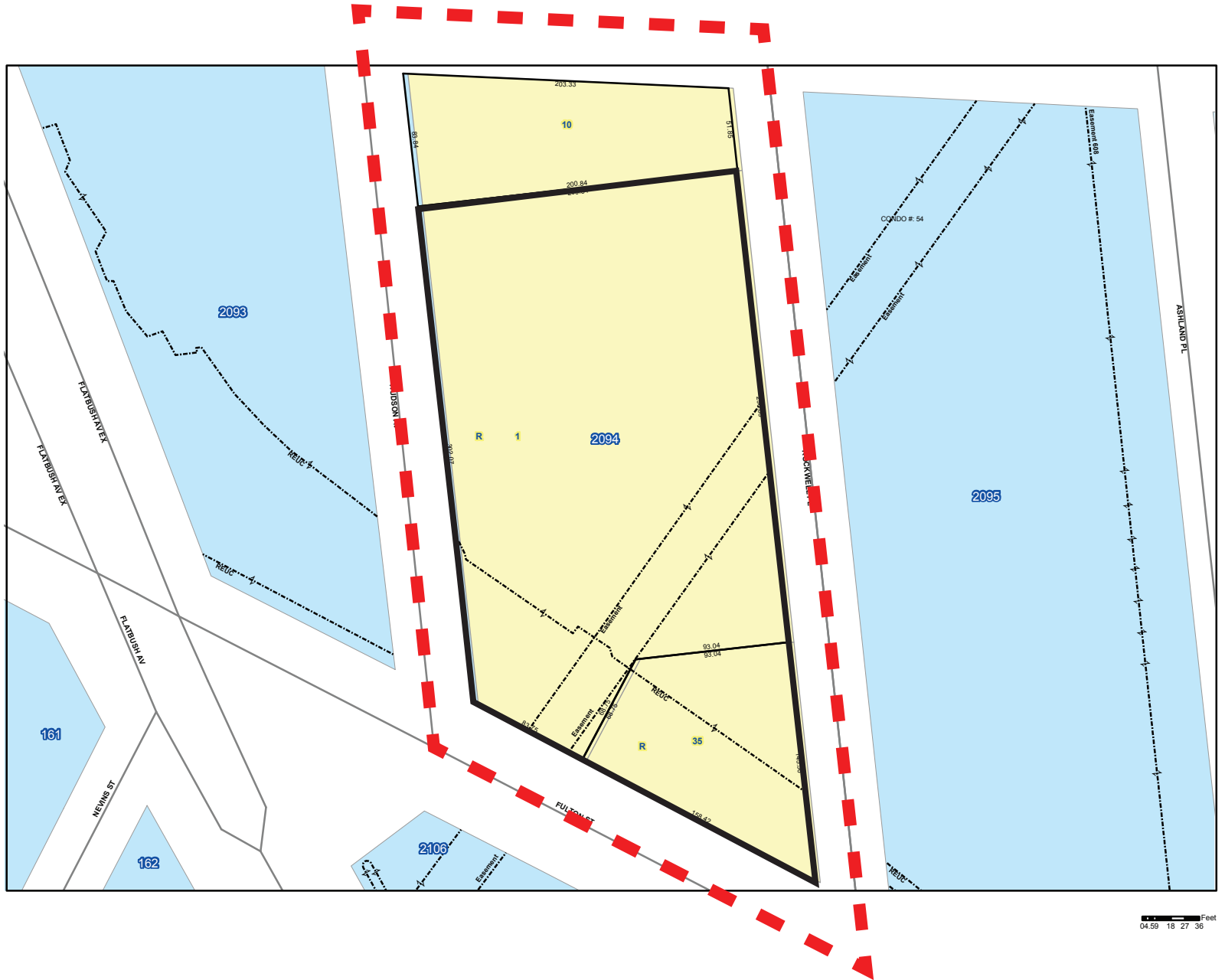
NYC Digital Tax Map

Effective Date : 12-05-2008 10:21:15  
End Date : Current  
Brooklyn Block: 2094

Legend

- Streets
- Miscellaneous Text
- ↓ Possession Hooks
- - - Boundary Lines
- ↓ Lot Face Possession Hooks
- Regular
- Underwater
- Tax Lot Polygon
- Condo Number
- Tax Block Polygon

- ▭ Development Site
- ▭ Project Area



**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	<b>EXISTING CONDITION</b>	<b>NO-ACTION CONDITION</b>	<b>WITH-ACTION CONDITION</b>	<b>INCREMENT</b>
<b>LAND USE</b>				
<b>Residential</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	Multi-Family Elevator	Multi-Family Elevator	Multi-Family Elevator	No Change
No. of dwelling units	369	1,258	1,271	13
No. of low- to moderate-income units	74	74	300	226
Gross floor area (sq. ft.)	303,988	1,135,342	1,147,334	11,992
<b>Commercial</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Retail, Office	Retail	Retail, Office	Retail, Office
Gross floor area (sq. ft.)	29,826	11,662	794,939	783,277
<b>Manufacturing/Industrial</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	N/A	N/A	N/A	N/A
Gross floor area (sq. ft.)	N/A	N/A	N/A	N/A
Open storage area (sq. ft.)	N/A	N/A	N/A	N/A
If any unenclosed activities, specify:	N/A	N/A	N/A	N/A
<b>Community Facility</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	Day Care & Nursery	N/A	Public Elementary School, indoor public open space	Public Elementary School, indoor public open space
Gross floor area (sq. ft.)	12,217	N/A	84,910	84,910
<b>Vacant Land</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	Block 2094, Lot 1	N/A	N/A	No Change
<b>Publicly Accessible Open Space</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	N/A	Public Plaza totaling 29,632 sf	Public open space totaling 10,913 sf	(18,719 sf)
<b>Other Land Uses</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:	N/A	N/A	N/A	N/A
<b>PARKING</b>				
<b>Garages</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	126	304	476	172
No. of accessory spaces	126	304	476	172
Operating hours	24/7	24/7	24/7	
Attended or non-attended	Attended	Attended	Attended	
<b>Lots</b>	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	N/A
No. of accessory spaces	N/A	N/A	N/A	N/A
Operating hours	N/A	N/A	N/A	N/A
<b>Other</b> (includes street parking)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:	On-street parking along Rockwell Place and DeKalb Avenue	On-street parking along Rockwell Place and DeKalb Avenue	On-street parking along DeKalb Avenue and portions of Rockwell Place	Reduction in on-street parking along Rockwell Place fronting the proposed school (approx. 220 feet)

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>POPULATION</b>				
<b>Residents</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	742	2,529	2,555	26
Briefly explain how the number of residents was calculated:	Based on the average household size of 2.01 persons per household in Brooklyn Community District 2 (U.S. Census - 2010 estimates)			
<b>Businesses</b>	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	Retail, Office, Residential, Community Facility, Garage	Retail, Residential, Garage	Retail, Office, Residential, School, Garage	Office, School
No. and type of workers by business	53 (retail); 49 (office); 15 (residential); 37 (community facility); 3 (garage) = 157 (total)	35 (retail); 51 (residential); 6 (garage) = 92 (total)	168 (retail); 2,956 (office); 57 (school); 51 (residential); 10 (garage) = 3,242 (total)	Retail +133; Office +2,956; School +57; Residential 0; Community Facility 0 Garage +4 = 3,150 (total)
No. and type of non-residents who are not workers	N/A	N/A	N/A	N/A
Briefly explain how the number of businesses was calculated:	For retail, 3 workers per 1,000 sf; for office, 4 workers per 1,000 sf; for community facility, 1 worker per 333 sf; for school, 1 worker per 11.4 seats; for residential, 1 worker per 25 Dus; for attended parking garage, 1 worker per 50 parking spaces.			
<b>Other</b> (students, visitors, concert-goers, etc.)	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:	N/A	N/A	640 (elementary school students)	Elementary school students: +640
Briefly explain how the number was calculated:	As part of the Proposed Project, the Applicant proposes to include a 640 seat public elementary school.			
<b>ZONING</b>				
Zoning classification	C6-4 (DB)	C6-4 (DB)	C6-9 (DB) w/ Special Permit	
Maximum amount of floor area that can be developed	R: 12.0 C: 10.0 CF: 10.0 Max Total: 12.0	R: 12.0 C: 10.0 CF: 10.0 Max Total: 12.0	R: 12.0 C: 18.0 CF: 18.0 Max Total: 18.0 Max Total with Special Permit (ZR 101-82): 20.0 Max Total with Special Permit (ZR 101-82) and school uses: 21.0	R: 0.0 C: +8.0 CF: +8.0 Max Total: +6.0 Max Total with Special Permit (ZR 101-82): +8.0 Max Total with Special Permit (ZR 101-82) and school uses: +9.0
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Residential, Commercial, Community Facility, Mixed-use	Residential, Commercial, Community Facility, Mixed-use	Residential, Commercial, Community Facility, Mixed-use	No Change
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				



**Part II: TECHNICAL ANALYSIS**

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project’s impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the “no” box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the “yes” box.
- For each “yes” response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a “yes” answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered “no,” an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING, AND PUBLIC POLICY:</b> <a href="#">CEQR Technical Manual Chapter 4</a>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) If “yes,” to (a), (b), and/or (c), complete a preliminary assessment and attach. Provided in EIS.		
(e) Is the project a large, publicly sponsored project?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City’s Waterfront Revitalization Program boundaries?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes,” complete the <a href="#">Consistency Assessment Form</a> .		
<b>2. SOCIOECONOMIC CONDITIONS:</b> <a href="#">CEQR Technical Manual Chapter 5</a>		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If “yes,” answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If “yes,” answer question 2(b)(v) below.		
(b) If “yes” to any of the above, attach supporting information to answer the relevant questions below. If “no” was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes,” is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement</b>		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If “yes:”		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If “yes” to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> <li>○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
<ul style="list-style-type: none"> <li>○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area? <small>To be determined in the EIS</small></li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>v. Effects on Industry</b>		
<ul style="list-style-type: none"> <li>○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>3. COMMUNITY FACILITIES: <a href="#">CEQR Technical Manual Chapter 6</a></b>		
<b>(a) Direct Effects</b>		
<ul style="list-style-type: none"> <li>○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers</b>		
<ul style="list-style-type: none"> <li>○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Libraries</b>		
<ul style="list-style-type: none"> <li>○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the additional population impair the delivery of library services in the study area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iii. Public Schools</b>		
<ul style="list-style-type: none"> <li>○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in <a href="#">Chapter 6</a>)</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Health Care Facilities</b>		
<ul style="list-style-type: none"> <li>○ Would the project result in the introduction of a sizeable new neighborhood?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project affect the operation of health care facilities in the area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
<ul style="list-style-type: none"> <li>○ Would the project result in the introduction of a sizeable new neighborhood?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>○ If "yes," would the project affect the operation of fire or police protection in the area?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: <a href="#">CEQR Technical Manual Chapter 7</a></b>		
<ul style="list-style-type: none"> <li>(a) Would the project change or eliminate existing open space?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>(b) Is the project located within an under-served area in the <a href="#">Bronx</a>, <a href="#">Brooklyn</a>, <a href="#">Manhattan</a>, <a href="#">Queens</a>, or <a href="#">Staten Island</a>?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>(d) Is the project located within a well-served area in the <a href="#">Bronx</a>, <a href="#">Brooklyn</a>, <a href="#">Manhattan</a>, <a href="#">Queens</a>, or <a href="#">Staten Island</a>?</li> </ul>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> <li>(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> <li>(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?</li> </ul>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:</b>		
<ul style="list-style-type: none"> <li>○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?</li> </ul>	<input type="checkbox"/>	<input type="checkbox"/>



	YES	NO
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent? To be determined in the EIS	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify: To be determined in the EIS	<input type="checkbox"/>	<input type="checkbox"/>
<b>5. SHADOWS:</b> <a href="#">CEQR Technical Manual Chapter 8</a>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. Provided in the EIS.		
<b>6. HISTORIC AND CULTURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 9</a>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the <a href="#">GIS System for Archaeology and National Register</a> to confirm)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. To be determined in the EIS.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 10</a>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in <a href="#">Chapter 10</a> . To be provided in EIS.		
<b>8. NATURAL RESOURCES:</b> <a href="#">CEQR Technical Manual Chapter 11</a>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of <a href="#">Chapter 11</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the <a href="#">Jamaica Bay Watershed</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," complete the <a href="#">Jamaica Bay Watershed Form</a> and submit according to its <a href="#">instructions</a> .		
<b>9. HAZARDOUS MATERIALS:</b> <a href="#">CEQR Technical Manual Chapter 12</a>		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <a href="#">Appendix 1</a> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment B.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? Yes, a Phase II Investigation was performed in September, 2015	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE:</b> <a href="#">CEQR Technical Manual Chapter 13</a>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a <a href="#">separately sewered area</a> , would it result in the same or greater development than that listed in Table 13-1 in <a href="#">Chapter 13</a> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the <a href="#">Jamaica Bay Watershed</a> or in certain <a href="#">specific drainage areas</a> , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See Attachment B		
<b>11. SOLID WASTE AND SANITATION SERVICES:</b> <a href="#">CEQR Technical Manual Chapter 14</a>		
(a) Using Table 14-1 in <a href="#">Chapter 14</a> , the project's projected operational solid waste generation is estimated to be (pounds per week): 51,376		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY:</b> <a href="#">CEQR Technical Manual Chapter 15</a>		
(a) Using energy modeling or Table 15-1 in <a href="#">Chapter 15</a> , the project's projected energy use is estimated to be (annual BTUs): 192,206,333		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION:</b> <a href="#">CEQR Technical Manual Chapter 16</a>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <a href="#">Chapter 16</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of <a href="#">Chapter 16</a> for more information.</i>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>14. AIR QUALITY:</b> <a href="#">CEQR Technical Manual Chapter 17</a>		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in <a href="#">Chapter 17</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in <a href="#">Chapter 17</a> ? (Attach graph as needed) Provided in EIS.	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. Provided in EIS.		
<b>15. GREENHOUSE GAS EMISSIONS:</b> <a href="#">CEQR Technical Manual Chapter 18</a>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>

	YES	NO
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <a href="#">Chapter 18</a> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See <a href="#">Local Law 22 of 2008</a> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be determined as part of EIS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>16. NOISE:</b> <a href="#">CEQR Technical Manual Chapter 19</a>		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in <a href="#">Chapter 19</a> ) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. Provided in EIS.		
<b>17. PUBLIC HEALTH:</b> <a href="#">CEQR Technical Manual Chapter 20</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in <a href="#">Chapter 20</a> , "Public Health." Attach a preliminary analysis, if necessary. To be determined based on EIS analyses		
<b>18. NEIGHBORHOOD CHARACTER:</b> <a href="#">CEQR Technical Manual Chapter 21</a>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in <a href="#">Chapter 21</a> , "Neighborhood Character." Attach a preliminary analysis, if necessary. To be determined based on EIS analyses		
<b>19. CONSTRUCTION:</b> <a href="#">CEQR Technical Manual Chapter 22</a>		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in <a href="#">Chapter 22</a> , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Analysis of construction impacts will be provided in the EIS.		

**Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potentially Significant Adverse Impact**

IMPACT CATEGORY	Potentially Significant Adverse Impact	
	YES	NO
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?


YES       NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

- Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).
- Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.
- Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page.

**4. LEAD AGENCY'S CERTIFICATION**

TITLE Acting Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning, acting on behalf of the City Planning Commission
NAME Olga Abinader	DATE 12/14/18
SIGNATURE 	

**20. APPLICANT'S CERTIFICATION**

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
PHILIP HABIB		12/10/18

**PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.**



**Attachment A**  
**Project Description**





**625 Fulton Street Rezoning EAS**  
**Attachment A: Project Description**

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**I. INTRODUCTION**

625 Fulton LLC (the “Applicant”) seeks City Planning Commission (“CPC”) approval of discretionary actions to facilitate the development of a site on Brooklyn Block 2094, Lots 1, 10 and 35 (the “Project Area”). The Project Area consists of a single zoning lot within a C6-4 zoning district in the Special Downtown Brooklyn (DB) District. The Applicant proposes to develop Lots 1 and 35 (the “Development Site”) with a mixed-use residential, commercial, and public school building (the “Proposed Project”).

The Applicant seeks the following discretionary actions in connection with the development of the Proposed Project: (1) a zoning map amendment to rezone the Project Area from a C6-4 district to a C6-9 district within the Special Downtown Brooklyn (DB) District; (2) a zoning text amendment to add provisions to the Special Downtown Brooklyn District to allow by Special Permit: (a) a maximum FAR in certain C6-9 (DB) districts of up to 20.0 and, if the zoning lot includes school uses up to 21.0; and (b) modifications of the underlying bulk and loading regulations in such C6-9 (DB) districts, provided that the site and proposed development meets certain conditions; and (3) a Special Permit pursuant to the special permit created by the zoning text amendment to allow the Applicant to construct the Proposed Project at 21.0 FAR with a school use and with modifications of underlying bulk and loading regulations in accordance with that provision (collectively, the “Proposed Actions”). The Proposed Actions will undergo coordinated review under City Environmental Quality Review (“CEQR”), with the New York City Department of City Planning (DCP) serving as lead agency.

The Proposed Actions would facilitate the construction of a 1,833,706 gross square foot (“gsf”) mixed-use development. The Proposed Project would include 739,000 gsf of commercial office space (a portion of which may include office space and similar support space for non-profit cultural organizations), 50,547 gsf of commercial retail space, a 640-seat (up to 82,500 gsf) public elementary school, and 902 dwelling units (DUs) (up to 843,346 gsf) (the Proposed Project will satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable). The Proposed Project would also include up to approximately 350 below-grade accessory parking spaces on two sub-cellar levels (up to 115,903 gsf), a total of 0.25 acres (10,913 sf) of publicly accessible outdoor open space, and a 2,410-sf enclosed publicly accessible area. Construction of the Proposed Project is expected to begin in 2020 with all components complete and fully operational by 2023.

This attachment provides a summary and description of the Proposed Actions, the Project Area and Development Site location, existing conditions, project purpose and need, project description, reasonable worst-case development scenario (RWCDS) under No-Action and With-Action conditions, and the public review process required for the Proposed Actions. The supplemental analyses following this attachment examine the potential for the Proposed Actions to result in significant adverse environmental impacts in any technical area of the 2014 *City Environmental Quality Review (CEQR) Technical Manual* (see Attachment B, “Technical Analysis”).

**II. BACKGROUND AND EXISTING CONDITIONS**

**Project Area**

The Project Area, 625-635 Fulton Street and 80 DeKalb Avenue, includes all of Brooklyn Block 2094, Lots 1, 10, and 35. The Project Area is located within Brooklyn Community District (CD) 2. The Project Area

has a lot area of 88,898 sf and is bounded by Fulton Street to the south, DeKalb Avenue to the north, Hudson Avenue to the west, and Rockwell Place to the east (refer to **Figure A-1, “Project Location”**).

As presented in **Figure A-2**, the Project Area is within a C6-4 (DB) district. C6 districts are high-density areas intended for commercial uses that require central locations or serve the entire metropolitan region. The C6-4 zoning district (R10 equivalent) has a maximum floor area ratio (FAR) of 10.0 for commercial, residential, and community facility uses, with up to 12.0 FAR permitted with a public plaza or the provision of affordable housing through the Inclusionary Housing program. In R10 equivalent districts, the residential floor area can be increased by 3.5 sf for every 1 sf of affordable housing provided pursuant to the Inclusionary Housing program, up to a maximum bonus of 2.0 FAR. C6-4 zoning districts generally require accessory off-street parking for at least 40 percent of the total number of new market-rate dwelling units; however, the requirements for accessory off-street parking for residential uses in the Special Downtown Brooklyn District are reduced from 40 percent to 20 percent pursuant to ZR Section 101-50.

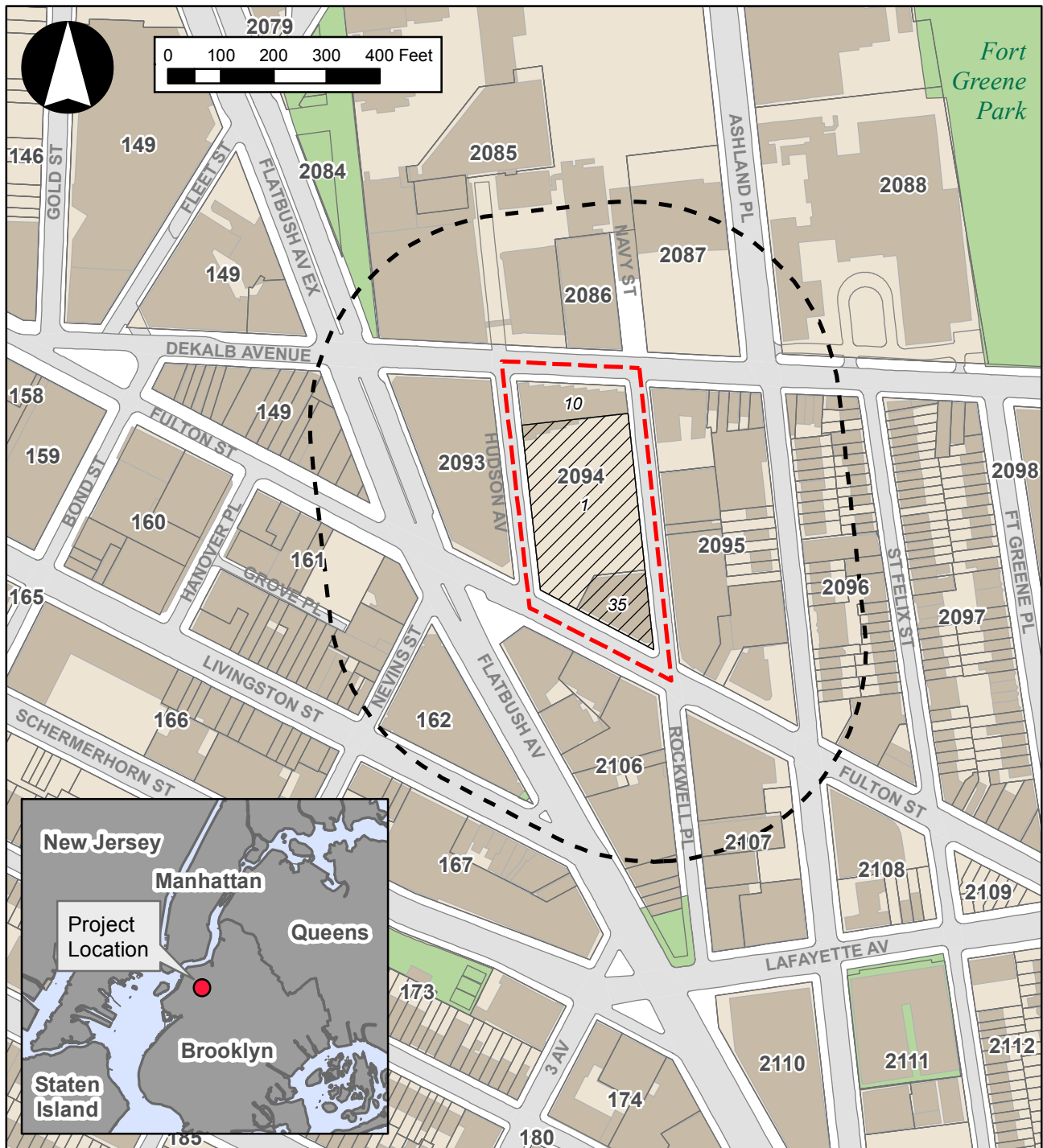
The Special Downtown Brooklyn (DB) District was established in 2004 as part of the Downtown Brooklyn Redevelopment Project approved in June 2004 (ULURP No. 04071ZMK and CEQR No. 03DME016K), which rezoned the Project Area from an M1-6 zoning district to a C6-4 district. The Special Downtown Brooklyn District modifies height and setback regulations for a range of moderate- to high-density residential and commercial zoning districts that facilitate development on the small and irregularly shaped lots commonly found in Downtown Brooklyn. The higher density zoning districts within this special district allow either Quality Housing Program buildings with maximum height limits or, pursuant to ZR Section 101-223, “tower” buildings without maximum height limits. For buildings that utilize the special district’s tower regulations, residential, commercial, and/or community facility buildings must provide a 10-foot setback along a wide street and a 15-foot setback along a narrow street for any portion of the building above a height of 85 feet. Towers are permitted a maximum lot coverage of 65 percent for building heights between 150 and 300 feet; for building heights above 300 feet, a maximum lot coverage of 50 percent is permitted. However, under the tower regulations, any portion of a building containing residential floor area above a height of 150 feet is permitted a maximum lot coverage of 40 percent. In addition, urban design guidelines within the special district promote, and in some cases require, ground floor retail and street wall continuity, storefront glazing, sidewalk widening, curb cut restrictions and off-street relocation of subway stairs.

### ***Lots 1 and 35 (the Development Site)***

The trapezoid-shaped Development Site at 625-635 Fulton Street includes all of Brooklyn Block 2094, Lots 1 and 35 (refer to **Figure A-1**). The Development Site contains 75,270 sf (1.73 acres) of lot area and is entirely within the Project Area. Lot 1 is currently vacant, and has a lot area of 63,053 sf. Lot 35 is currently occupied by a 3-story (42-feet in height) building containing ground floor retail uses, and a commercial trade school for adults and day care center on the upper floors. Lot 35 has a lot area of 12,217 sf and contains approximately 36,651 gsf of floor area. The Development Site is in a C6-4 (DB) district (refer to **Figure A-2**).








The existing building on Lot 35 is occupied by Northside Center for Child Development, a child care and pre-K program nonprofit; HJ Fulton Trading, Inc./Dollar Deals, a convenience store; and Healthfirst, a provider-sponsored health insurance company. The existing building on Lot 35 was constructed in 1998 and modified in 2009.

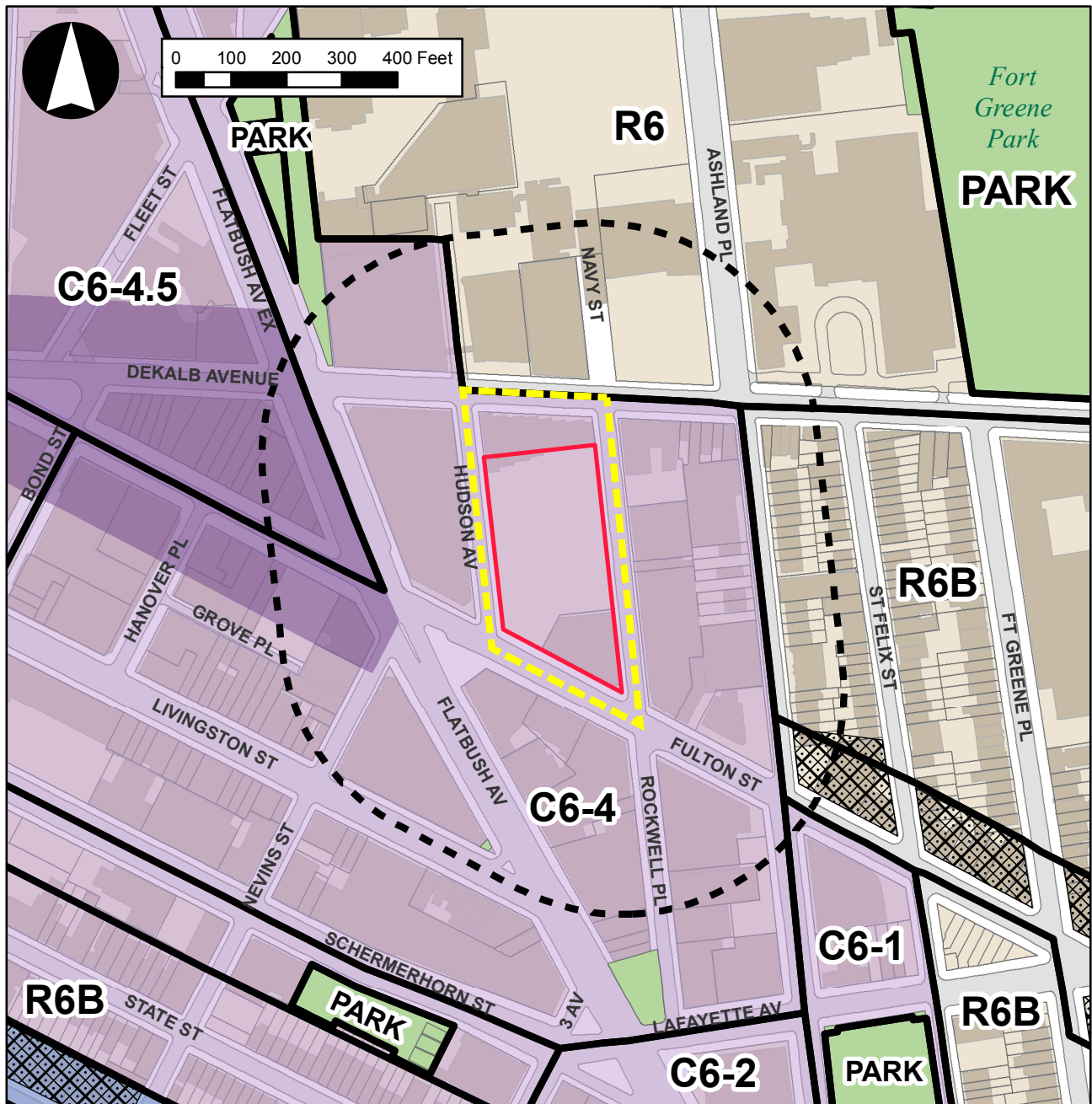
Lot 1 was subdivided in 2007 to create Lot 10; prior to 2007, Block 2094 consisted of only Lots 1 and 35. Prior to the subdivision, Lot 1 was a 76,681 sf tax lot containing the 10 Metro Tech Building (built in 1963 and modified in 1991 and 2008). The 10 Metro Tech Building consisted of a series of 3- to 7-story commercial office buildings. Following the subdivision, Lot 1 was reduced to approximately 63,053 sf and



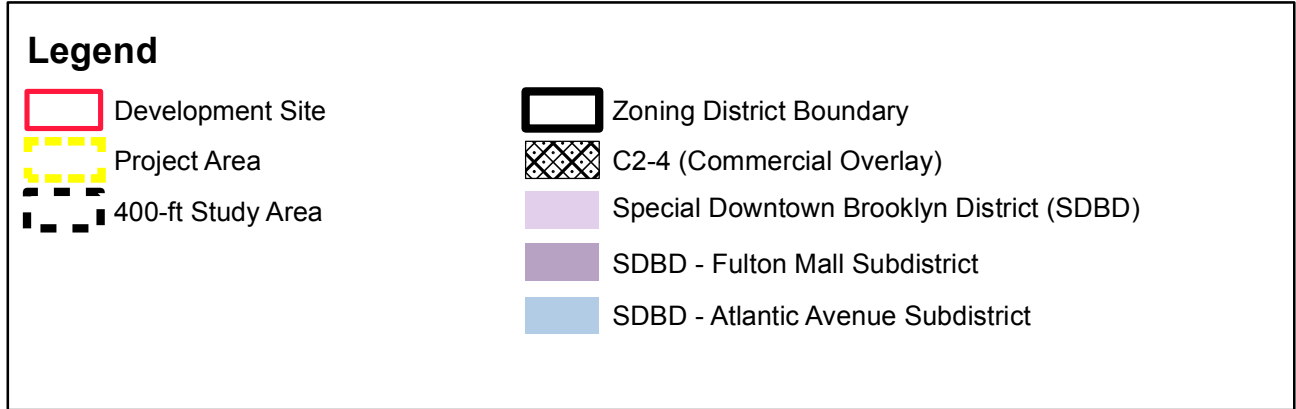
Source: NYC DCP (MapPLUTO 18V1); DoIT

**Legend**

	Development Site		Existing Buildings		Tax Block
	Project Area		Open Space		Tax Lot
	400-ft Study Area				



Source: NYC DCP (MapPLUTO 18v1), DoIT



the new Lot 10 contained approximately 13,628 sf in lot area. As stated in a Zoning Lot Development and Easement Agreement recorded on May 16, 2008 (CRFN # 2008000206672) (the “Original Declaration”), a cantilever easement (the “Overhang Easement”) was established within certain airspace over Lot 1 (the “Overhang Easement Area”) which prohibited development on Lot 1 within 60 feet of the Overhang Easement Area (the “Restricted Area”) located along the interior lot line between Lots 1 and 10. A correction to the easement, recorded on October 29, 2010 (CRFN # 2010000363572) (the “Corrected Declaration”), revised the boundaries of the Restricted Area to allow for development below a height of elevation of 54 feet. Additionally, as a part of the subdivision in 2007, and according to a Zoning Lot Development and Easement Agreement (the “ZLDEA”) recorded on January 26, 2016 (CRFN # 2016000025134), approximately 141,464 zoning square feet (zsf) of unused development rights were distributed from Lot 1 to Lot 10 in order to facilitate the development of a 36-story mixed-use residential and commercial retail building at 80 DeKalb Avenue, discussed further below. 10 Metro Tech was demolished in 2013, and Lot 1 has remained vacant since then.

### ***Lot 10***

Lot 10, which is not a part of the Applicant-owned Development Site but is in the Project Area, has a lot area of 13,628 sf, and is currently occupied by a 36-story (405-feet in height), 335,187 gsf mixed-use building containing an above- and below street level parking garage with 126 parking spaces, 5,392 gsf of ground floor local retail uses, and 369 residential DUs on the remaining upper floors (80 DeKalb Avenue). Lot 10 is in a C6-4 (DB) district (refer to **Figure A-2**).

As discussed above, prior to the 2007 subdivision, Lot 10 (at the time the northern portion of Lot 1) was formerly occupied by a portion of the 10 Metro Tech Building. This portion of the 10 Metro Tech building consisted of three, 3-story interconnected office structures containing approximately 51,862 gsf of commercial office space. These structures were demolished in the spring of 2007. In the same year, according to the ZLDEA, approximately 141,464 zsf of unused development air rights from adjacent Lot 1 were distributed to Lot 10 to facilitate the development of the 36-story, mixed-use 80 DeKalb building. An amendment to the ZLDEA in 2016 states that any additional development rights created by an amendment to the Zoning Resolution (or any other change in existing law) would be solely allocated to Lot 1. Thus, in the event of an upzoning, Lot 10 would not have any right to any portion of the additional development rights resulting from such upzoning.

### ***Other Easements Affecting the Project Area***

There are three existing easements over the Project Area: (i) the easement contained in the ZLDEA (CRFN # 2008000206672 and 2010000363572), which is detailed above; (ii) a Real Estate of Utility Companies (REUC) easement; and (iii) an easement for New York City (NYC) Water Tunnel No. 2 (refer to **Figure 6, “Tax Map,”** in the EAS Form). The REUC and the NYC Water Tunnel No. 2 easements are both subsurface easements. The REUC easement, listed under the New York City Department of Finance’s (DOF) identification number B119, prohibits development that exceeds a depth of approximately six feet below grade where the Metropolitan Transit Authority (MTA) subway lines are located. The REUC easement runs along Fulton Street at a depth of approximately 50 to 100 feet from the lot line, including the southern portions of Lots 1 and 35 of the Project Area. The NYC Water Tunnel No. 2 was constructed in 1935 and runs northeast-to-southwest below the Project Area at a width of approximately 30 feet. Though limited information regarding the NYC Water Tunnel No. 2 easement is publicly available, it is estimated that the easement runs at a depth of approximately 380 to 780 feet below the surface.

## Surrounding Area

The Project Area is located in the Downtown Brooklyn neighborhood of Brooklyn. Land uses in the vicinity of the Project Area include a mix of commercial, residential, mixed-use, and institutional and public facility (refer to **Figure A-3**). Residential uses are generally east of the Project Area. Mixed-use buildings containing ground-floor retail and residential uses above are generally along DeKalb Avenue, Flatbush Avenue, and Fulton Street. Institutional and public facility uses are generally to the north of the Project Area along DeKalb Avenue. Commercial uses are generally found to the east, west, and south of the Project Area.

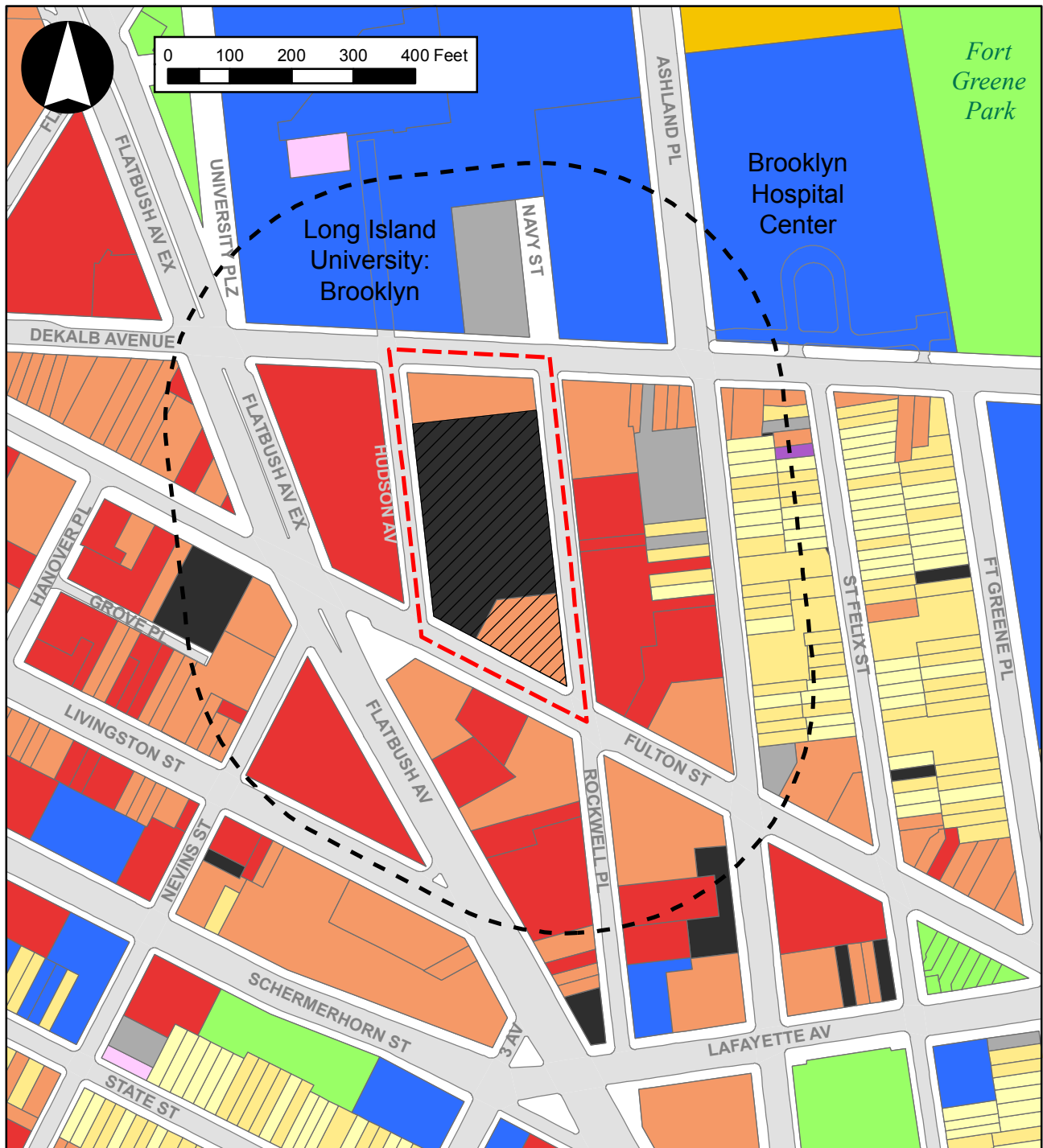
Most of the surrounding area was rezoned in 2004 as part of the Downtown Brooklyn Redevelopment Project, as part of the City's long-range strategy to create a vibrant, multi-use urban environment, build on the already established commercial core, and strengthen linkages between the area's commercial core and surrounding residential neighborhoods. The area affected by the Downtown Brooklyn Redevelopment Project extends from Tillary Street to the north, Schermerhorn Street to the south, Adams Street to the west, and Ashland Place to the east. As noted above, the Project Area was rezoned C6-4 (DB) under this initiative.

Since 2004, a significant amount of new development has been completed in the vicinity of the Project Area. To the southeast of the Project Area, a 586-unit (282 affordable units) residential building with ground floor retail was completed in 2017 (250 Ashland Place). Directly south of the Project Area a 183 residential unit (37 affordable) building with ground floor retail is expected to be completed in 2018 (One Flatbush Avenue). To the east of the Project Area, a 184 DU residential building with ground floor retail is expected to be completed by 2018 (10 Nevins Street). Adjacent to 10 Nevins Street, a 221,039 gsf commercial building is expected to be completed by 2020 (540 Fulton Street). In addition, Long Island University, directly north of the Project Area, has filed plans for a 476 residential unit (140 affordable) building with 183,530 gsf of community facility space and a 564-space above-grade parking garage at 61 DeKalb Avenue. To the south of the Project Area, plans have been filed to redevelop the 10-story former self-storage Pioneer Building at 41 Flatbush Avenue with 236,693 gsf of commercial office space.

The Project Area is close to Fort Greene Park, a 30.17-acre open space located three blocks to the northeast. The park was designated as Brooklyn's first park in 1847, and received its name in 1897. Fort Greene Park, is owned and operated by the New York City Department of Parks and Recreation (DPR), and includes tennis courts, basketball courts, playgrounds, spray showers, a dog park, the Prison Ship Martyrs Monument, a nature center, barbecue and picnic areas, walking paths, benches, and a variety of landscaped and forested areas.

The Project Area is close to public transit access. The DeKalb Avenue (B/Q/R) Subway Station and the Nevins Street (2/3/4/5) Station are located within 250 feet of the Project Area. The DeKalb Avenue Station is northwest of the Project Area, while the Nevins Street Station is to the southwest, with entrances at the intersection of DeKalb Avenue and Flatbush Avenue Extension, and Nevins Street and Flatbush Avenue Extension, respectively. Other nearby subway stations include the Hoyt Street (2/3) Station, the Atlantic Avenue (2/3/4/5/B/Q) Station, and the Fulton Street (G) Station, all of which are an approximately seven-minute (0.3-mile) walk from the Project Area. In addition, the B25, B26, B38, and B52 local bus routes run along Fulton Street (to the south of the Project Area), providing connections between Downtown Brooklyn, East New York, and Ridgewood, Queens.





Source: NYC DCP (MapPLUTO 18V1); DoITT

**Legend**

Development Site	Multi-Family Elevator Buildings	Open Space
Project Area	Mixed Commercial/Residential Buildings	Parking Facilities
400-ft Study Area	Commercial/Office Buildings	Vacant Land
<b>Land Use</b>	Industrial/Manufacturing	All Others or No Data
One & Two Family Buildings	Transportation/Utility	
Multi-Family Walkup Buildings	Public Facilities & Institutions	

### III. THE PROPOSED ACTIONS

The Proposed Project requires the following discretionary land use actions:

- Zoning Map Amendment:** The Applicant proposes a zoning map amendment to rezone the Project Area from a C6-4 (DB) district to a C6-9 (DB) district (see **Figure A-4**). This would result in an increase of the maximum permitted FAR in the Project Area to 18.0, allowing for additional development of commercial and community facility uses than could be provided under existing zoning. **Table A-1**, below, compares the use and bulk requirements under the existing and proposed zoning districts.
- Zoning Text Amendment:** The Applicant proposes a zoning text amendment to add provisions to the Special Downtown Brooklyn District to allow by Special Permit: (1) a maximum FAR in certain C6-9 (DB) of up to 20.0 and, if the zoning lot includes public school uses, up to 21.0; and (2) modifications of the underlying bulk and loading regulations in C6-9 (DB) districts.

**Table A-1: Comparison of Existing and Proposed Zoning**

	Existing	Proposed
	C6-4 (DB)	C6-9 (DB)
Use Groups	1-12	1-12
<b>Maximum Permitted FAR</b>		
Residential	10.0 <sup>1</sup>	10.0 <sup>1</sup>
Community Facility	10.0 <sup>2</sup>	18.0
Commercial	10.0 <sup>2</sup>	18.0
Manufacturing	Not Permitted	Not Permitted
<i>Overall Maximum Permitted</i>	10.0 <sup>1,2</sup>	18.0
<i>Overall Maximum Permitted with Special Permit</i>	-	20.0
<i>Overall Maximum Permitted with Special Permit and School</i>	-	21.0

Source: Zoning Resolution of the City of New York.

**Notes:**

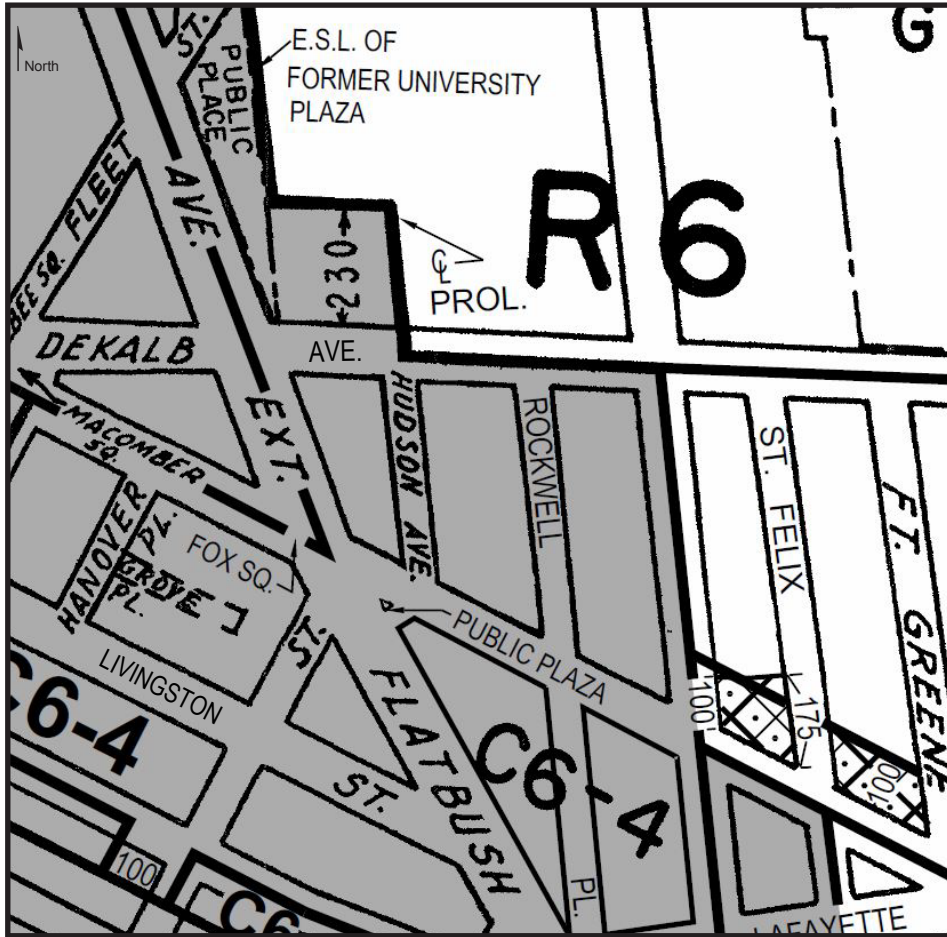
<sup>1</sup> Up to 2.0 FAR bonus with the Inclusionary Housing program.

<sup>2</sup> Up to 20 percent increase for a public plaza bonus.

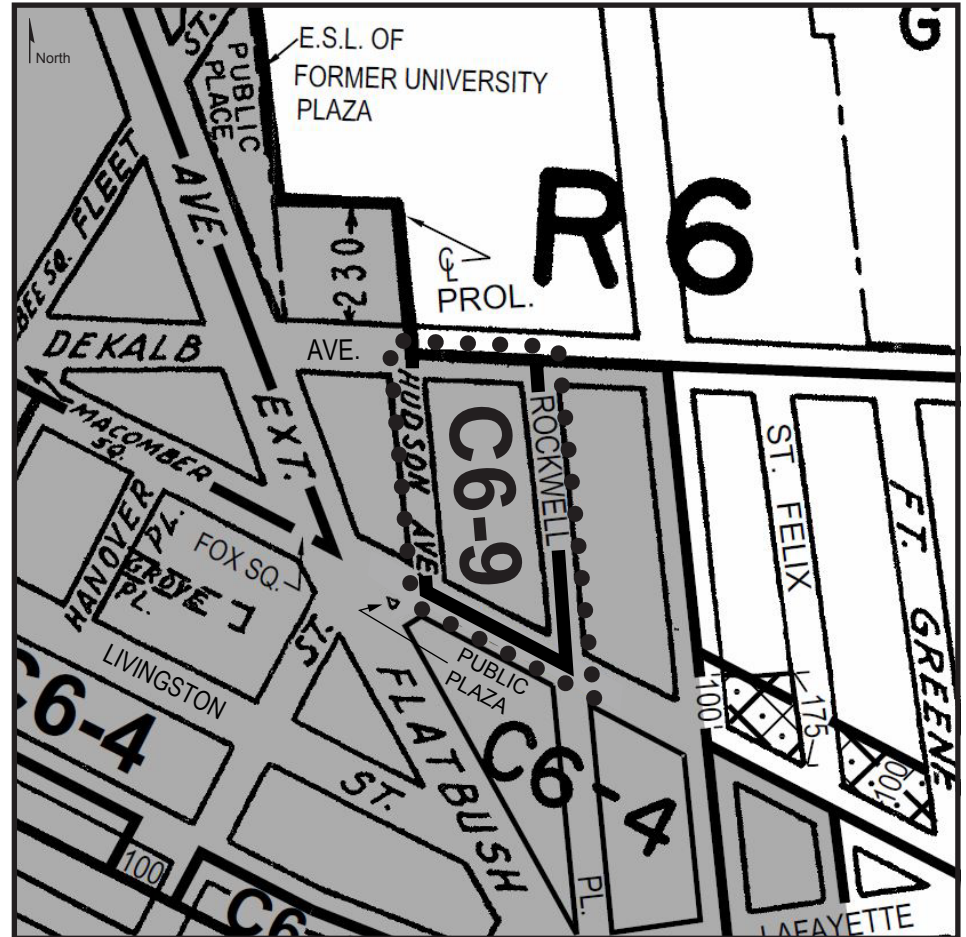
**Special Permit:** With the proposed zoning text amendment, the Applicant seeks a Special Permit from CPC pursuant to the special permit created by the zoning text amendment (established as part of the Proposed Actions) to facilitate the construction of the Proposed Project (the “Special Permit”). As discussed above, the Special Permit would allow: (1) a maximum FAR in certain C6-9 (DB) of up to 20.0 and, if the zoning lot includes school uses, a maximum FAR of up to 21.0; and (2) modifications of the underlying bulk and loading regulations in certain C6-9 (DB) districts. Modifications to the underlying bulk regulations would include modifications to street wall location regulations pursuant to ZR Section 101-41(d) and height and setback regulations pursuant to ZR Section 101-22. The proposed bulk modifications would allow greater design flexibility to facilitate large-floorplate commercial office space, providing light and air to the publicly accessible open space, and enhancing the articulation of tower elements through the use of terraces and other building features.

Pursuant to ZR Section 36-62, the Proposed Project would be required to provide a minimum of four loading berths, including three loading berths for the proposed office space and one for the commercial retail space. The modification under the Special Permit would allow for a reduction in the number of loading berths from four to three, resulting in better streetscape activation along the Proposed Project’s Hudson Avenue

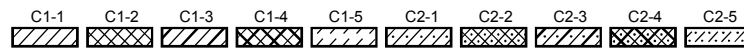




Existing Zoning Map (16c)



Proposed Zoning Map (16c)  
Area to be rezoned is outlined with dotted lines



frontage, and accordingly improving the pedestrian experience at the street level without any negative effect on loading/unloading, traffic congestion, or street queuing.

The proposed zoning map change and Special Permit are discretionary actions that are subject to the Uniform Land Use Review Procedure (ULURP), while the zoning text amendments are subject to review under Section 200 of the City Charter; all actions are subject to CEQR review. Additionally, as a portion of the Proposed Project would contain space for a public elementary school, the Proposed Project will also be subject to New York City School Construction Authority (SCA) requirements and approval to construct a public elementary school on the Development Site; including SCA site selection for the school and site plan review by the Mayor and City Council pursuant to the requirements of the New York City School Construction Authority Act. Other potential land use approvals may be applicable in order to accommodate the school, if determined necessary. As SCA site selection approval is considered a discretionary action, it will be subject to CEQR. As such, the EIS will serve as an environmental review document for the SCA discretionary action.

#### **IV. PURPOSE AND NEED FOR PROPOSED ACTIONS**

The Proposed Actions would facilitate large-floorplate commercial office space in Downtown Brooklyn, a transit accessible area and the principal commercial district in Brooklyn, within a mixed-use building that provides public amenities. The 2004 Downtown Brooklyn rezoning was intended to “reinforce Downtown Brooklyn’s role as a regional central business district” and “capture regional employment growth and strengthen New York City’s economic base by attracting new businesses and retaining businesses considering relocation outside Manhattan.” However, the majority of new development in Downtown Brooklyn under the 2004 Downtown Brooklyn rezoning has been for residential uses. The Final Environmental Impact Statement (FEIS) for the Downtown Brooklyn Redevelopment Project (2004) projected that approximately 4.6 million square feet of commercial office and 979,000 square feet of residential space (979 DUs) would be built in the rezoning area within the ten-year analysis period; however, during that period, only approximately 1.3 million square feet of commercial space (not all of which is commercial office space) was developed, while 9.9 million square feet of residential uses and 10,889 DUs were built as of 2016.<sup>1</sup> At the same time, the market for office space in Downtown Brooklyn is extremely tight, with a vacancy rate under three percent.<sup>2</sup> Approval of the Proposed Actions would result in the creation of approximately 738,185 gsf of commercial office space, with floorplate format which is not achievable on many sites in Downtown Brooklyn, many of which have irregular configurations due to the street grid. The Proposed Project would align with the goals of the Downtown Brooklyn Development Plan, as well as with those of the New York Works policy, a series of 25 initiatives to spur 100,000 jobs over the coming decade. Specifically, the plan calls for the need to bring jobs closer to where New Yorkers live to reduce commuting times and minimize the strain on the transit network. Downtown Brooklyn, accordingly, is a key area where the City supports the construction of new buildings with substantial commercial office space.

In addition, the Proposed Actions would also create additional school capacity in Downtown Brooklyn, a neighborhood which has experienced significant residential development and population growth in the past 10 years. This new public elementary school would add 640 school seats which would directly address the existing overcapacity conditions of Community School District (CSD) 13, Sub-district 2, in which the Development Site is located. CSD 13 has the highest concentration of new residential development in Downtown Brooklyn and an overall utilization rate of approximately 117 percent, with waitlists for

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<sup>1</sup> *A Decade Later in Downtown Brooklyn: A Review of the 2004 Rezoning* (2016). Office of the Brooklyn Borough President Eric L. Adams. Brooklyn-usa.org.

<sup>2</sup> *Downtown Brooklyn Market Report* (2016). This vacancy rate is lower than other areas of the City, such as Lower Manhattan (8.9 percent), Midtown South (4.6 percent) and Midtown Manhattan (7.1 percent).

attendance at the beginning of each school year. Construction of a new public school would help to relieve this overcrowding.

The Proposed Actions would also add to the neighborhood's public amenities by providing approximately 10,913 sf of outdoor publicly accessible open space located along the Proposed Project's Fulton Street frontage, and 2,410 sf enclosed publicly accessible area adjacent to the proposed outdoor open space. In total, the Proposed Project would include approximately 13,323 sf of publically accessible areas.

The Development Site is currently located in a C6-4 (DB) district with a maximum of 12 FAR of residential use allowed under the R10 Inclusionary Housing Program or through the provision of a public plaza. Because the Proposed Actions do not increase the residential zoning capacity of the Development Site above 12 FAR, the City's Mandatory Inclusionary Housing Program could not be imposed through the Proposed Actions. Under the City's R10 Inclusionary Housing Program, a portion of the residential dwelling units would be required to be affordable in order to generate a two (2) FAR bonus. However, the Applicant will analyze as part of the Environmental Impact Statement providing up to 25% of the residential units as affordable. By creating new affordable housing in the Project Area, the Proposed Project would help to address the affordable housing goals set forth by the City in *Housing New York: A Five-Borough, Ten-Year Plan*.

In addition, the Proposed Project would be constructed on underbuilt land in close proximity to public transportation and other public amenities.

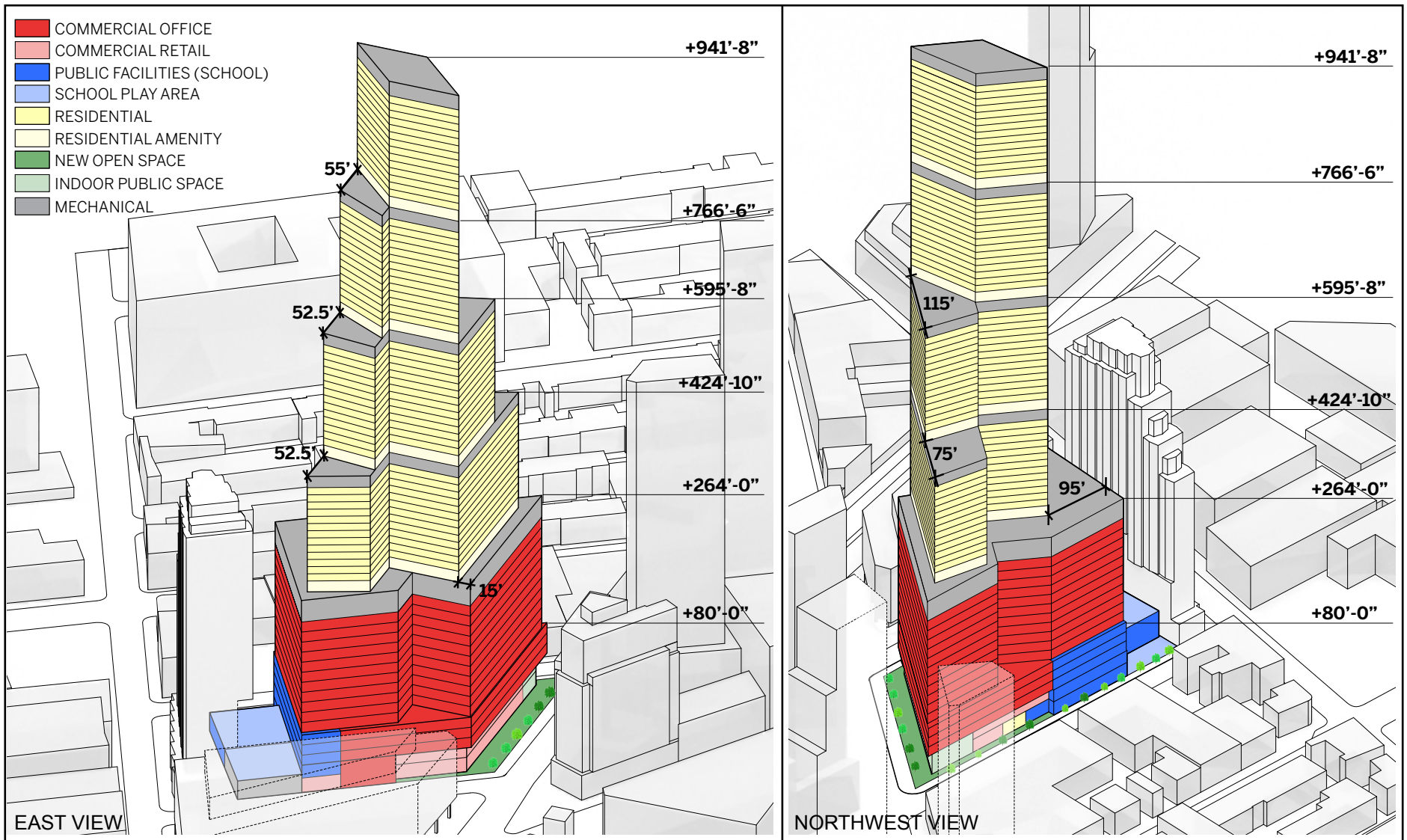
## V. DESCRIPTION OF THE PROPOSED PROJECT

The Applicant proposes to demolish the existing building on Lot 35 and redevelop the Development Site with a new 79-story (942-foot-tall), 1,833,706 gsf (1,561,858 zsf) mixed-use building containing 739,000 gsf (669,288 zsf) of commercial office space, 50,547 gsf (48,482 zsf) of commercial retail space, 902 dwelling units (DUs) (up to 843,346 gsf [766,678 zsf]) (the Proposed Project will satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable), 2,410 gsf/zsf of enclosed publicly accessible area, and a 640-seat (up to 82,500 gsf [75,000 zsf]) public elementary school. The Proposed Project would also include up to approximately 350 below-grade accessory parking spaces and a total of 0.25 acres (10,913 sf) of outdoor publicly accessible open space.<sup>3</sup> As presented in **Figure A-5**, the commercial office and retail uses would be located on floors one through 16, the public elementary school would be located on floors one through five, and the residential uses would be located on floors 18 through 79, with mechanical uses located on floors 17, 32, 48, 64, and the rooftop. The Proposed Project's 350 accessory off-street parking spaces will be located below street level on two sub-cellar levels (up to 115,903 gsf). Pursuant to ZR Section 101-50, the Proposed Project is required to provide a minimum of 145 accessory off-street parking spaces (or 20 percent of the total number of new, market-rate DUs); pursuant to ZR Section 101-531, the Proposed Project would be permitted up to 225 additional spaces, provided that such parking spaces are located entirely below-grade, for a total of up to 370 permitted accessory off street parking spaces.<sup>4</sup> The Proposed Project would incorporate certain public realm improvements, including the widening of Hudson Avenue's eastern sidewalk and Rockwell Place's western sidewalk, the creation of a new, approximately 10,913 sf publicly accessible open space along Fulton Street, and an approximately 2,410 sf enclosed publicly accessible area accessible to the public during designated hours.

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<sup>3</sup> It should be noted that the proposed publicly accessible open space areas would not require a zoning certification, and thus, would not be used to achieve any additional floor area for the Proposed Project.

<sup>4</sup> Although a maximum of 370 accessory off-street parking spaces would be permitted on the Development Site in the With-Action condition, based on the Development Site's cellar floorplate and easement constraints, the Applicant does not plan to provide below-grade accessory parking that exceeds 350 spaces.



625 FULTON ST  
 RABSKY GROUP | TOTEM  
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FOR ILLUSTRATIVE PURPOSES ONLY

The Proposed Project would generally be built set back from the lot line along Fulton Street (approximately 25-foot setback to accommodate the proposed 10,913 sf publicly accessible open space), Hudson Avenue (approximately 10-foot setback), and Rockwell Place (approximately 15-foot and 35-foot setbacks), and, due to an existing easement encumbering the Development Site, would generally be built approximately 82-feet south of 80 DeKalb Avenue's southern-most facade along the Development Site's northern frontage adjacent to Lot 10. The Proposed Project would contain a series of setbacks before rising to a maximum building height of approximately 942 feet (refer to **Figure A-5**). The footprint of the two below-grade cellar levels would be limited by the REUC easement, which affects the southern portion of the Development Site. As such, the Proposed Project's cellars would be setback approximately 60-to-100-feet from Fulton Street.

The commercial office, community facility, and residential components of the Proposed Project would be accessed from separate entrances along Hudson Avenue and Rockwell Place. The entrance to the lobby of the commercial office uses would be located along Hudson Avenue, while the entrances to the lobbies for the public school and residential uses would be located along Rockwell Place (refer to **Figure A-6**). The entrance to the public school, located at the northeast corner of the Development Site, would be recessed from the property line along Rockwell Place to allow additional space for students to enter and exit the school lobby. In addition, a total of three curb cuts would be located on Hudson Avenue to provide access to the below street level garage and at-grade loading areas. The at-grade loading areas would include three loading berths and two curb cuts located approximately 225 feet north of Fulton Street, and the entrance to the below street level garage would include one curb cut located approximately 85 feet south of DeKalb Avenue (refer to **Figure A-6**).

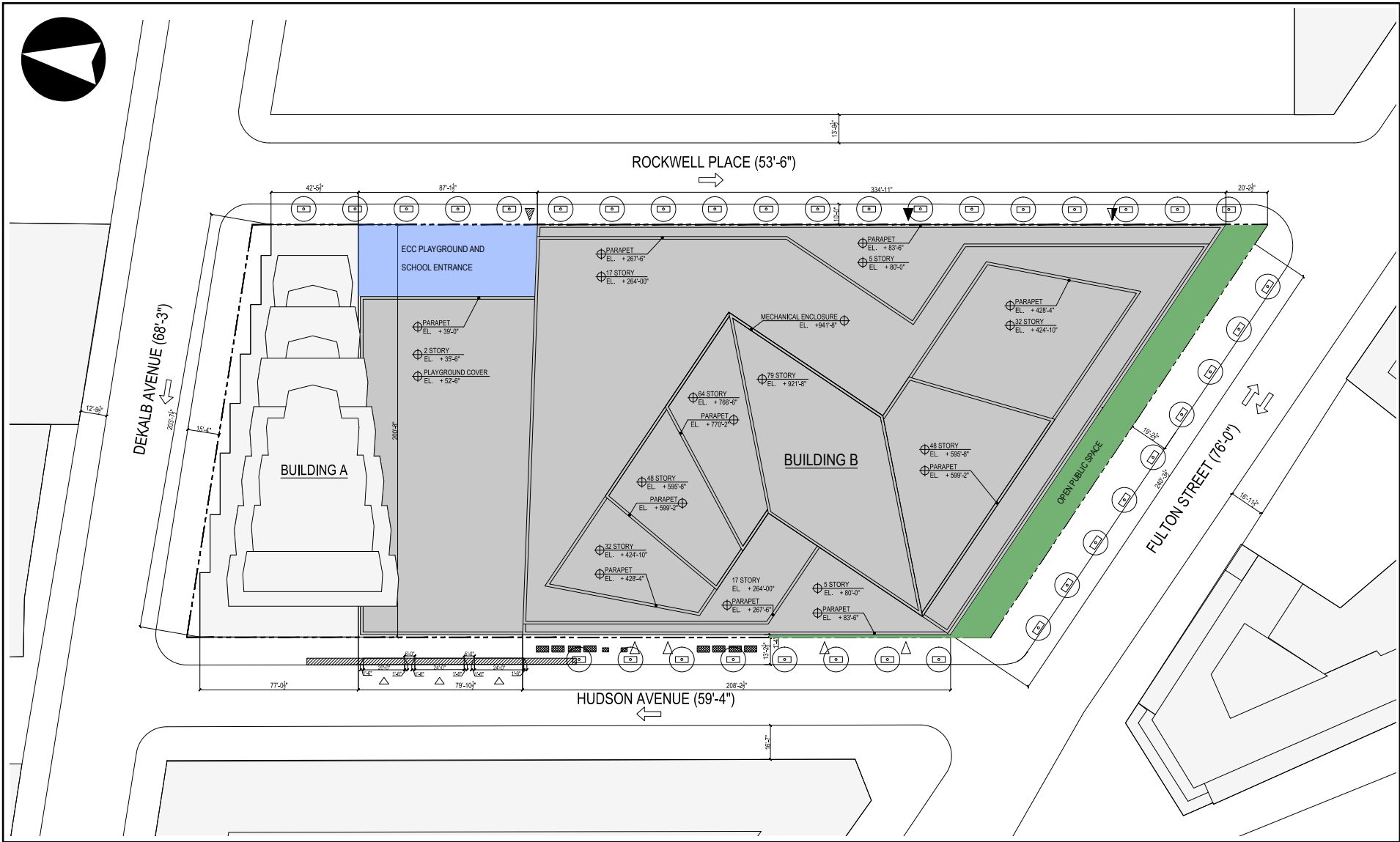
## VI. ANALYSIS FRAMEWORK

The Proposed Actions would change the regulatory controls governing land use and development within the Project Area. The CEQR Technical Manual will serve as the general guide on the methodologies and impact criteria for evaluating the Proposed Actions' potential effects on the various environmental areas of analysis.

### Analysis Year

Following the required approvals from the CPC to facilitate the development of the Proposed Project, construction activity would begin in 2020. Construction of the Proposed Project would occur over an approximately 3-year (36-month) period, with all components complete and fully operational by the end of 2023. As Lot 1 is currently vacant and unimproved, demolition would only be needed for the existing 3-story building on Lot 35. The Proposed Project is anticipated to be constructed in a single phase. As such, the environmental review will use a 2023 Analysis Year for analysis purposes.

As the Proposed Project would be operational in 2023, its environmental setting is not the current environment, but the future environment. Therefore, the technical analyses and consideration of alternatives assess the current conditions and forecast these conditions to the expected 2023 Analysis Year for the purposes of determining potential impacts. Each chapter of the Environmental Assessment Statement (EAS) and Environmental Impact Statement (EIS) will provide a description of the Existing Condition and assessment of future conditions without the Proposed Actions ("Future No-Action") and with the Proposed Actions ("Future With-Action").



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## Reasonable Worst-Case Development Scenario (RWCDS)

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) for the Project Area was established for both Future No-Action and Future With-Action conditions. The incremental difference between the Future No-Action and Future With-Action conditions will serve as the basis of the impact analyses in the EAS and EIS. The requested Special Permit would require the submission of drawings to the City Planning Commission and would require that the Proposed Project's development program be within the scope of the RWCDS analyzed in the EIS. Therefore, the Proposed Project would represent the upper bounds of potential development and the impact of the Proposed Actions would be no worse than those considered in the EIS.

The Proposed Project may be constructed without the 640-seat public elementary school in the event that the SCA determines at a future date to forego the construction of a new school at the Development Site. Without the school, the Project Area will achieve a maximum FAR of up to 20.0. Additionally, in the event that the zoning map amendment is approved without the zoning text amendment, the Proposed Project may be constructed at 18.0 FAR (12.0 FAR of residential uses and 6.0 FAR of commercial uses). Where appropriate, and as discussed in further detail below, the Applicant intends to separately identify all potential environmental impacts that could occur as a result of the Proposed Actions absent the school and/or Special Permit. This analysis would be largely qualitative in nature, except with respect to any technical areas where the potential impacts from the 20.0 FAR or 18.0 FAR project could exceed those in the Proposed Project.

## Identification of Development Sites

As no other sites located within C6-9 (DB) districts would be anticipated to make use of the Special Permit to be established by the Proposed Actions, the Project Area is the only development site to be analyzed.

### *The Development Site*

The Development Site (Block 2094, Lots 1 and 35) currently has a built FAR of approximately 0.37.<sup>5</sup> As detailed in Section V, above, the Applicant intends to redevelop Lots 1 and 35.

### *Lot 10 (80 DeKalb Avenue)*

In addition to the Development Site, the Project Area includes the adjacent Lot 10. Lot 10 is currently occupied by a 36-story, 335,187 gsf mixed-use building containing an above- and below-street level parking garage with 126 parking spaces, approximately 5,392 gsf of ground floor retail uses, and 369 residential units constructed in 2011. Under the Proposed Actions, Lot 10 would be rezoned from C6-4 to C6-9 (DB) but is not expected to be enlarged, as a 2016 amendment to the ZLDA states that any additional development rights created by an amendment to the Zoning Resolution (or any other change in existing law) would be solely allocated to Lot 1. Thus, in the event of an upzoning, Lot 10 would not have any right to any portion of the additional development rights resulting from such upzoning. Therefore, Lot 10 is not expected to be redeveloped as a result of the Proposed Actions, and is not considered a "soft site" for CEQR analysis purposes.

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<sup>5</sup> The existing built FAR at the Development Site (0.37) is based on the zoning lot (88,898 sf).



### ***The Future Without the Proposed Actions (No-Action)***

In the 2023 future without the Proposed Actions, the Applicant intends to demolish the existing 3-story building on Lot 35 and construct a new 78-story (821-foot-tall) mixed-use residential building with ground floor retail as-of-right with up to 837,624 gsf (761,776 zsf) on the Development Site.<sup>6</sup> The No-Action development would include approximately 6,270 gsf (6,000 zsf) of commercial ground-floor retail space and approximately 831,354 gsf (755,776 zsf) of residential space, including 889 DUs. In order to achieve the maximum permitted residential floor area for the zoning lot, the No-Action building would include an approximately 29,632 sf, south-facing public plaza fronting Fulton Street, Hudson Avenue, and Rockwell Place. The No-Action public plaza would be developed at a depth of approximately 95 feet from Fulton Street and 51 feet from Hudson Avenue.<sup>7</sup> Pursuant to ZR Section 35-34, for each square foot of public plaza provided on a zoning lot, the total floor area permitted on that zoning lot may be increased by six square feet. As such, approximately 177,792 sf (2.0 FAR) of floor area would be generated by the 29,632 sf public plaza in the No-Action condition, thus increasing the zoning lot's, or Project Area's, maximum permitted FAR from 10.0 to 12.0. The No-Action public plaza would be subject to the provisions of ZR Section 37-70 and would require a certification from the New York City Planning Commission (CPC), which is considered a ministerial action. The No-Action building would have a base height of up to 85 feet and would require a minimum setback of 10 feet from a wide street line and 15 feet from a narrow street line. As the Development Site is located in a C6-4 (DB) zoning district, the No-Action development would not have a maximum building height limit, provided that any residential floor area above a height of 150 feet has a maximum lot coverage of 40 percent of the lot area. As such, it is expected that the No-Action building would include 78 stories, rising to a maximum building height of 821 feet (refer to **Figure A-7**). As the No-Action development would also require a minimum of 178 accessory off-street parking spaces and would permit a maximum of 293 spaces, a surface parking lot would be located on the eastern and northern portions of the Development Site, which could include up to 293 parking spaces. Any portion of the site not occupied by the No-Action building, public plaza, or surface parking lot is expected to be utilized as residential amenity space.

In the future without the Proposed Actions, the No-Action building would use all floor area generated by the Project Area that is not used by Lot 10.<sup>8</sup> As such, the maximum amount of floor area that could be built on the Development Site would be approximately 837,804 gsf (761,776 zsf). The Project Area's existing C6-4 (DB) zoning district would remain in place. The No-Action development is assumed to be a residential building with ground-floor retail, consistent with development trends in the area.

### ***The Future With the Proposed Actions (With-Action Condition)***

In the 2023 future with the Proposed Actions, the Proposed Project would be constructed and operational as described in Section V, "Description of the Proposed Project," above.

The With-Action scenario was determined in consideration of the maximum build-out of the proposed commercial (office and retail), community facility, and residential uses on the Development Site under the proposed C6-9 zoning and the Special Permit. As the Proposed Project would maximize the potential FAR

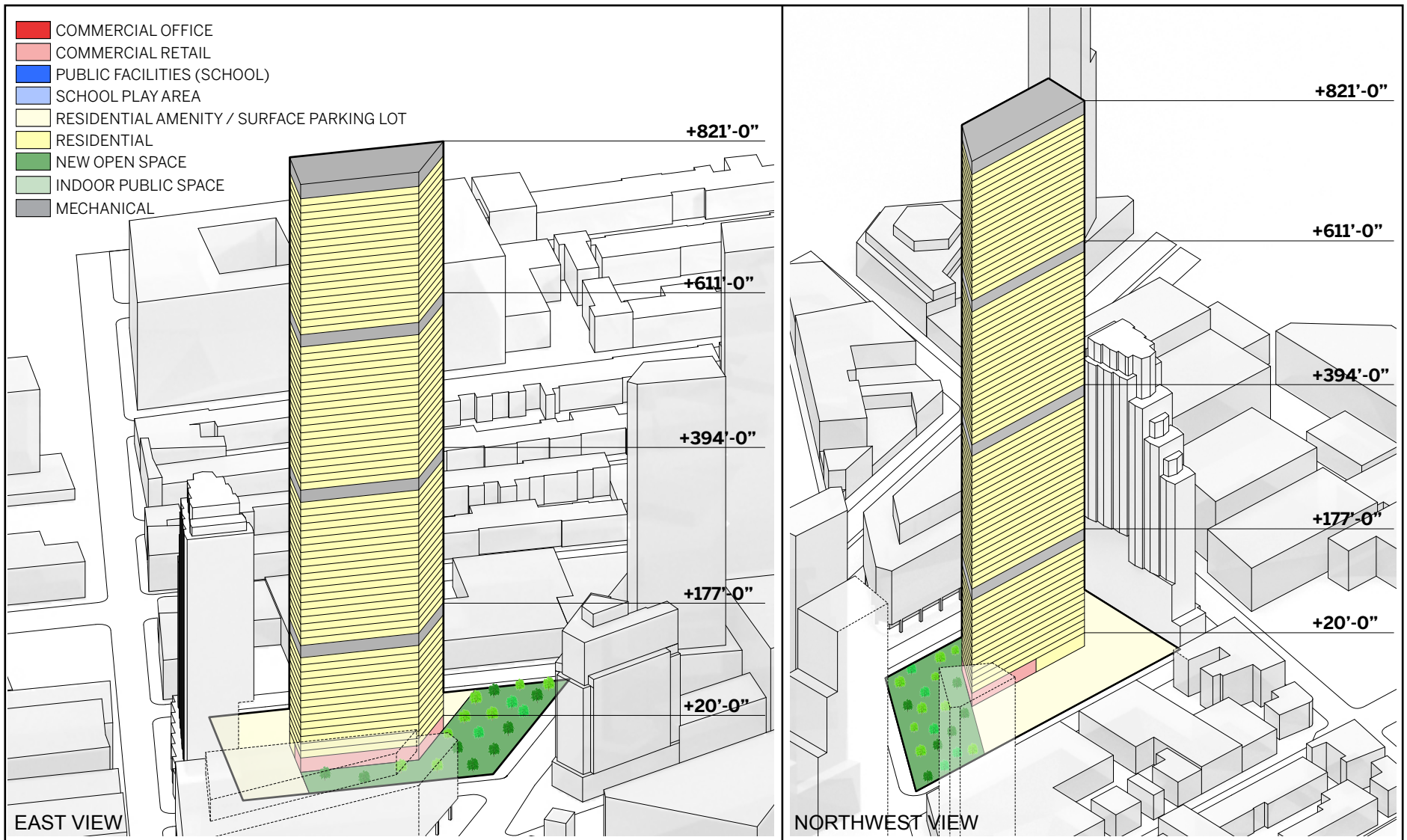
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<sup>6</sup> In the existing C6-4 (DB) zoning district, the maximum permitted FAR for the Project Area is 12.0; however, as approximately 141,464 zsf of development rights were distributed from Lot 1 to Lot 10 in 2007 under the ZLDEA, the maximum permitted buildable FAR for the Development Site under the future without the Proposed Actions would be 8.57.

<sup>7</sup> Pursuant to ZR Section 101-41(d), the Special Downtown Brooklyn District requires at least 70 percent of the aggregate width of street walls to be located within eight feet of the street line along the north side of Fulton Street fronting the Development Site. However, as defined in ZR Section 12-10, the aggregate width of street walls is the sum of the maximum widths of all street walls of a building within 50 feet of a street line. As the street wall of the No-Action development would be beyond 50 feet from the Fulton Street street line, the development would not be subject to the street wall requirements of ZR Section 101-41.

<sup>8</sup> See footnote 6 above.





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of 17.6 for the Development Site (21.0 for the Project Area), it represents the maximum potential floor area that could be constructed on the Development Site. Additionally, as discussed above, the requested Special Permit would require the submission of drawings to the CPC and would require that the Proposed Project's development program be within the scope of the RWCDs analyzed in the EIS. Therefore, the Proposed Project would represent the upper bounds of potential development and the impact of the Proposed Actions would be no worse than those considered in the EIS.

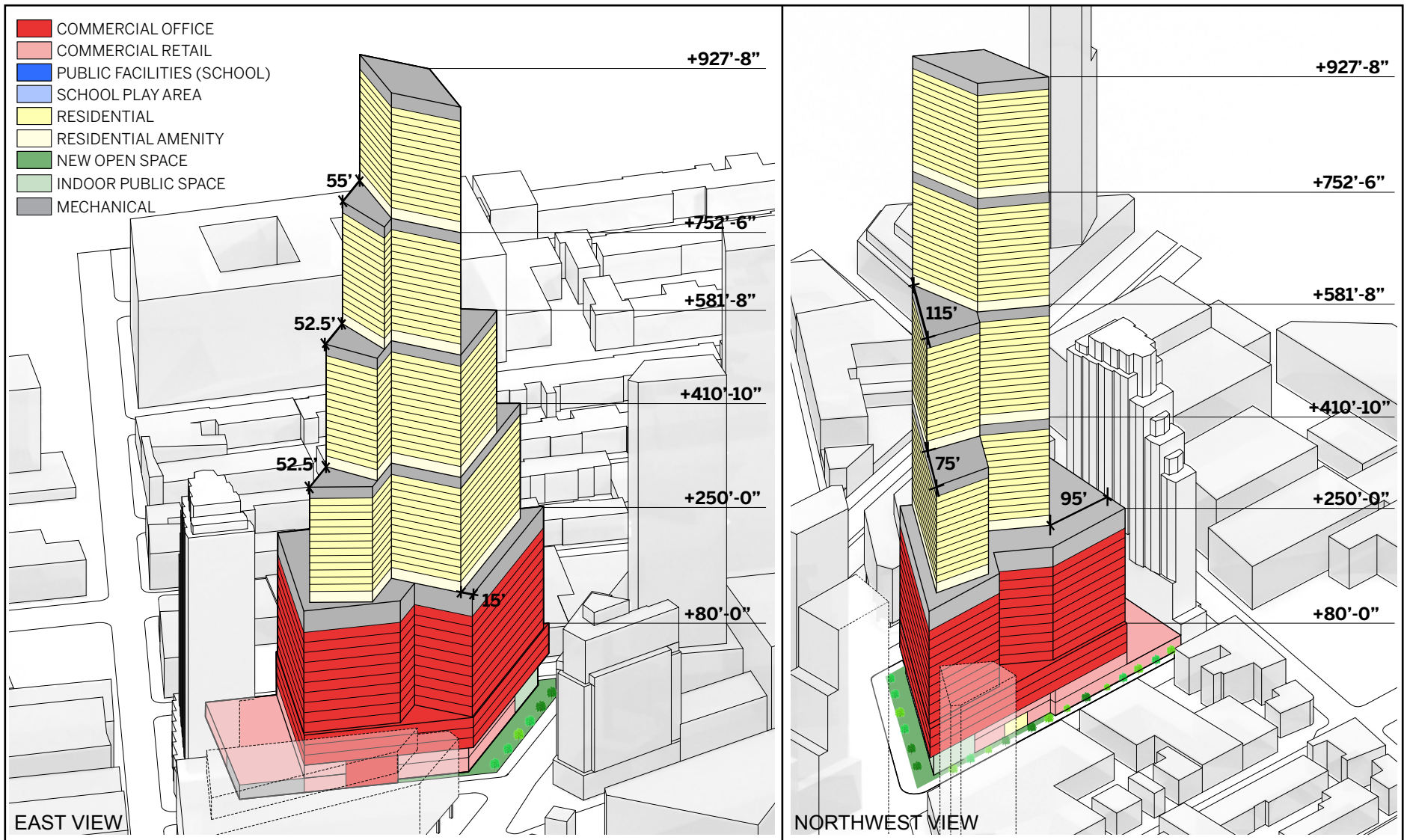
Illustrative massings of the RWCDs under future With-Action and No-Action conditions are provided in **Figures A-5** and **A-7**, respectively.

As discussed above, the Applicant may also construct the Proposed Project without the 640-seat elementary school in the event that the SCA determines at a future date to forego the construction of a new school at the Development Site. Under the With-Action condition absent the school, the Project Area will achieve a maximum FAR of up to 20.0 (and the Proposed Project would have a total FAR of approximately 16.6). Under this scenario, the Applicant could construct a 78-story (928-foot-tall) mixed-use building containing approximately 688,450 gsf (621,758 zsf) of commercial office space, approximately 85,809 gsf (82,114 zsf) of commercial retail space, and approximately 843,346 gsf (766,678 zsf) of residential space, including 902 DUs (the Proposed Project without the public school would satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable) and approximately 350 accessory off-street parking spaces (refer to **Figure A-8**). The 20.0 FAR building absent the school would also include an approximately 10,913 sf outdoor public open space along Fulton Street and an approximately 2,410 sf enclosed publicly accessible area. In the 20.0 FAR building, retail uses would maximize the available street frontage in the absence of the school, generally shifting the Proposed Project's school floor area and portions of the office floor area to retail. Compared to the Proposed Project with the school, the 20.0 FAR building absent the school would have a net reduction in commercial office space (approximately 50,550 gsf) and community facility space (approximately 82,500 gsf) and a net increase in commercial retail space (approximately 35,262 gsf), while the residential, parking, loading, and open space programs would not change.

In addition to constructing the Proposed Project without the 640-seat school, if the Zoning Text Amendment and/or the Special Permit are not approved, the Project Area will achieve a maximum FAR of up to 18.0 (and the Proposed Project would have a total FAR of approximately 14.6). Under this scenario, the Applicant could construct a 69-story (864-foot-tall) mixed-use building containing approximately 492,874 gsf (443,962 zsf) of commercial office space, approximately 85,809 gsf (82,114 zsf) of commercial retail space, and approximately 843,346 gsf (766,678 zsf) of residential space, including 902 DUs (the Proposed Project without the public school or Special Permit would satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable) and approximately 350 accessory off-street parking spaces (refer to **Figure A-9**). In the 18.0 FAR building, similar to the 20.0 FAR building, retail uses would maximize the available street frontage in the absence of the school, generally shifting the Proposed Project's school floor area and portions of the office floor area to retail. The 18.0 FAR building absent the school and Special Permit, compared to the Proposed Project, would have a net reduction in commercial office space (approximately 246,126 gsf), community facility space (approximately 84,910 gsf), and publicly accessible open space (approximately 10,913 sf), and a net increase in commercial retail space (approximately 31,567 gsf), while the residential, parking, and loading programs would not change.<sup>9</sup> The Proposed Project's height and setbacks absent the school and/or Special Permit would be governed by the bulk, height, and setback regulations of the Special Downtown Brooklyn District.

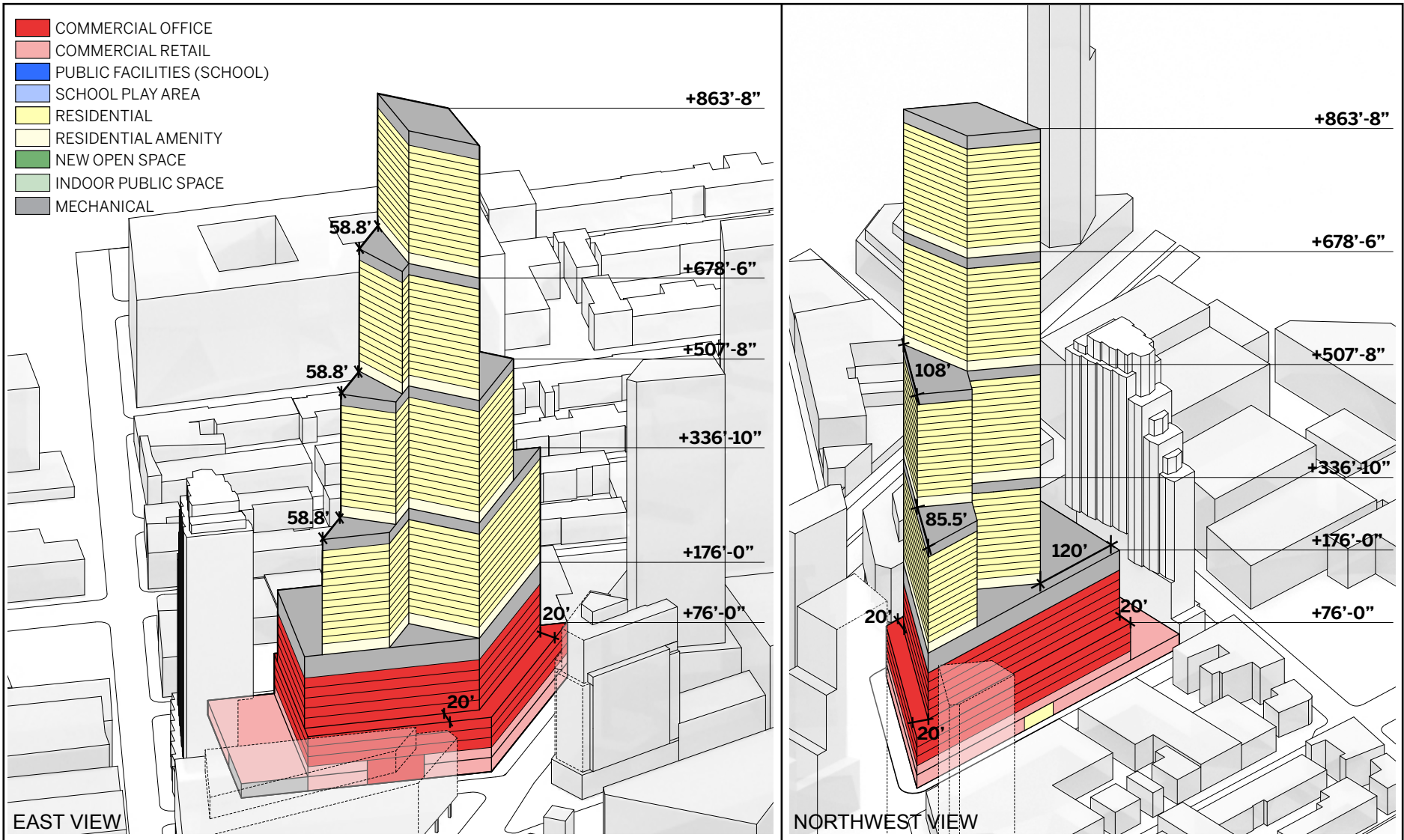
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<sup>9</sup> Due to the changes in commercial office and retail space, the loading berth requirements would change from four in the 21.0 FAR building to three in the 18.0 FAR building pursuant to ZR Section 36-62. However, as detailed above, the Proposed Actions include a Special Permit that waives one of the required loading berths, thus reducing the number of loading berths to three in the With-Action condition with the school and Special Permit. Therefore, compared to the Proposed Project, the 18.0 FAR building absent the school and Special Permit would not experience a change in the loading berth program.



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Where appropriate, the Applicant will separately identify all potential environmental impacts that could occur as a result of the Proposed Actions absent the school and/or Special Permit. This analysis will be largely qualitative in nature, except with respect to those technical areas where the environmental effects of the 20.0 FAR and 18.0 FAR project could exceed those of the Proposed Project.

### Project Increment

**Table A-2** below provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Project within the Development Site.

As shown, the incremental (net) change that would result from the Proposed Project is the addition of 13 DUs (11,992 gsf), 739,000 gsf of commercial office uses, 44,277 gsf of local retail uses, an estimated 640 public elementary school seats (82,500 gsf), 2,410 gsf of other community facility uses (enclosed publicly accessible area), and 172 below-grade parking spaces, as well as a net reduction of 0.43 acres (18,719 sf) of publicly accessible open space.<sup>10</sup> Based on 2010 census data, Brooklyn Community District 2 has an average of 2.01 persons per household. Using this ratio, and other standard ratios for estimating employment, **Table A-2** also provides an estimate of the number of residents and workers generated by the Proposed Project. As shown in **Table A-2**, based on these ratios, the incremental change in residents and workers that would result from the Proposed Project is the addition of 26 residents and 3,150 workers. Additionally, the Proposed Project with the school is expected to generate up to approximately 640 students.

**TABLE A-2**  
**Comparison of No-Action and With-Action Conditions within the Development Site – Proposed Project (21.0 FAR)**

Use	No-Action Scenario	With-Action Scenario	Increment
Residential	889 DUs <sup>1</sup> (831,354 gsf)	902 DUs <sup>1</sup> (843,346 gsf)	13 DUs (11,992 gsf)
Market Rate	889 DUs	676 DUs	-213 DUs
Affordable <sup>2</sup>	0 DUs	226 DUs	226 DUs
Commercial	6,270 gsf	789,547 gsf	783,277 gsf
Office	--	739,000 gsf	739,000 gsf
Retail	6,270 gsf	50,547 gsf	44,277 gsf
Community Facility	Public Elementary School	640 seats (82,500 gsf)	640 seats (82,500 gsf)
	Enclosed Publicly Accessible Area	--	2,410 gsf
Vacant/Unoccupied	63,053 sf	-63,053 sf	-63,053 sf
Parking and Loading			
Parking	178 (35,170 sf)	350 spaces (115,903 sf)	172 spaces (80,733 sf)
Loading	--	3 berths	3 berths
Publicly Accessible Open Space (Outdoor)	0.68 acres (29,632 sf)	0.25 acres (10,913 sf)	-0.43 acres (-18,719 sf)
<b>Population/Employment<sup>3</sup></b>	<b>No-Action Scenario</b>	<b>With-Action Scenario</b>	<b>Increment</b>
Residents	1,787 residents	1,813 residents	26 residents
Workers	58 workers	3,208 workers	3,150 workers

**Notes:**

<sup>1</sup> Assumes 850 zsf per DU; includes one superintendent's unit in each residential building.

<sup>2</sup> For CEQR purposes, affordable units are identified as any dwelling unit affordable at or below 80 percent AML.

<sup>3</sup> Assumes 2.01 persons per DU (based on 2010 U.S. Census data for Brooklyn Community District 2). Estimate of workers is based on standard rates and are as follows: 1 worker per 25 DUs; 3 workers per 1,000 sf retail space; 4 workers per 1,000 sf of office space; 1 worker per 11.4 public elementary school seats; and 1 worker per 50 parking spaces.

<sup>10</sup> It should be noted that there is no amount of public open space currently located in the Project Area under existing conditions. However, it is expected that in the future without the Proposed Actions, the No-Action development on the Development Site would include an approximately 0.68 acre (29,632 sf) public plaza primarily located on the site's Fulton Street frontage.



**Table A-3** provides a comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Project absent the school within the Development Site.

As shown in **Table A-3**, the incremental (net) change that would result from the Proposed Project absent the school is the addition of 13 DUs (11,992 gsf), 688,450 gsf of commercial office uses, 79,539 gsf of local retail uses, 2,410 gsf of community facility uses (enclosed publicly accessible area), and 172 below-grade parking spaces, as well as a net reduction of 0.43 acres (18,719 sf) of publicly accessible open space.<sup>11</sup> **Table A-2** also provides an estimate of the number of residents and workers generated by the Proposed Project absent the school. As shown in **Table A-2**, based on these ratios, the incremental change in residents and workers that would result from the Proposed Project absent the school is the addition of 26 residents and 2,997 workers.

**TABLE A-3**

**Comparison of No-Action and With-Action Conditions within the Development Site – Proposed Project Absent the School (20.0 FAR)**

Use	No-Action Scenario	With-Action Scenario	Increment
Residential	889 DUs <sup>1</sup> (831,354 gsf)	902 DUs <sup>1</sup> (843,346 gsf)	<b>13 DUs</b> <b>(11,992 gsf)</b>
Market Rate	889 DUs	676 DUs	<b>-213 DUs</b>
Affordable <sup>2</sup>	0 DUs	226 DUs	<b>226 DUs</b>
Commercial	6,270 gsf	774,259 gsf	<b>767,989 gsf</b>
Office	--	688,450 gsf	<b>688,450 gsf</b>
Retail	6,270 gsf	85,809 gsf	<b>79,539 gsf</b>
Community Facility	Public Elementary School	--	--
	Enclosed Publicly Accessible Area	--	<b>2,410 gsf</b>
Vacant/Unoccupied	63,053 sf	-63,053 sf	<b>-63,053 sf</b>
Parking and Loading			
Parking	178 (35,170 sf)	350 spaces (115,903 sf)	<b>172 spaces</b> <b>(80,733 sf)</b>
Loading	--	3 berths	<b>3 berths</b>
Publicly Accessible Open Space (Outdoor)	0.68 acres (29,632 sf)	0.25 acres (10,913 sf)	<b>-0.43 acres</b> <b>(-18,719 sf)</b>
<b>Population/Employment<sup>3</sup></b>	<b>No-Action Scenario</b>	<b>With-Action Scenario</b>	<b>Increment</b>
Residents	1,787 residents	1,813 residents	<b>26 residents</b>
Workers	58 workers	3,055 workers	<b>2,997 workers</b>

**Notes:**

<sup>1</sup> Assumes 850 zsf per DU; includes one superintendent's unit in each residential building.

<sup>2</sup> For CEQR purposes, affordable units are identified as any dwelling unit affordable at or below 80 percent AMI.

<sup>3</sup> Assumes 2.01 persons per DU (based on 2010 U.S. Census data for Brooklyn Community District 2). Estimate of workers is based on standard rates and are as follows: 1 worker per 25 DUs; 3 workers per 1,000 sf retail space; 4 workers per 1,000 sf of office space; 1 worker per 11.4 public elementary school seats; and 1 worker per 50 parking spaces.

A comparison of the No-Action and With-Action scenarios identified for analysis purposes of the Proposed Project absent the school and Special Permit within the Development Site are detailed in **Table A-4**.

As shown in **Table A-4**, the incremental (net) change that would result from the Proposed Project absent the school and Special Permit is the addition of 13 DUs (11,992 gsf), 492,874 gsf of commercial office uses, 79,539 gsf of local retail uses, and 172 below-grade parking spaces, as well as a net reduction of 0.68 acres (29,632 sf) of publicly accessible open space.<sup>12</sup> **Table A-4** also provides an estimate of the number of residents and workers generated by the Proposed Project absent the school. As shown in **Table A-4**, based on these ratios, the incremental change in residents and workers that would result from the Proposed Project absent the school and Special Permit is the addition of 26 residents and 2,214 workers.

<sup>11</sup> See Footnote 10.

<sup>12</sup> See Footnote 10.

**TABLE A-4**  
**Comparison of No-Action and With-Action Conditions within the Development Site – Proposed Project Absent the School and Special Permit (18.0 FAR)**

Use		No-Action Scenario	With-Action Scenario	Increment
Residential		889 DUs <sup>1</sup> (831,354 gsf)	902 DUs <sup>1</sup> (843,346 gsf)	13 DUs (11,992 gsf)
Market Rate		889 DUs	676 DUs	-213 DUs
Affordable <sup>2</sup>		0 DUs	226 DUs	226 DUs
Commercial		6,270 gsf	578,684 gsf	572,414 gsf
Office		--	492,874 gsf	492,874 gsf
Retail		6,270 gsf	85,809 gsf	79,539 gsf
Community Facility	Public Elementary School	--	--	--
	Enclosed Publicly Accessible Area	--	--	--
Vacant/Unoccupied		63,053 sf	-63,053 sf	-63,053 sf
Parking and Loading				
Parking		178 (35,170 sf)	350 spaces (115,903 sf)	172 spaces (80,733 sf)
Loading		--	3 berths	3 berths
Publicly Accessible Open Space (Outdoor)		0.68 acres (29,632 sf)	0.0 acres (0 sf)	-0.68 acres (-29,632 sf)
Population/Employment <sup>3</sup>		No-Action Scenario	With-Action Scenario	Increment
Residents		1,787 residents	1,813 residents	26 residents
Workers		58 workers	2,272 workers	2,214 workers

**Notes:**

<sup>1</sup> Assumes 850 zsf per DU; includes one superintendent's unit in each residential building.

<sup>2</sup> For CEQR purposes, affordable units are identified as any dwelling unit affordable at or below 80 percent AML.

<sup>3</sup> Assumes 2.01 persons per DU (based on 2010 U.S. Census data for Brooklyn Community District 2). Estimate of workers is based on standard rates and are as follows: 1 worker per 25 DUs; 3 workers per 1,000 sf retail space; 4 workers per 1,000 sf of office space; 1 worker per 11.4 public elementary school seats; and 1 worker per 50 parking spaces.

## VII. PUBLIC REVIEW PROCESS

The Applicant requires zoning map and text amendments, and a Special Permit, to implement the Proposed Project. The proposed zoning map and text amendments and Special Permit are discretionary public actions that are subject to both ULURP and CEQR.<sup>13</sup>

The City's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: Community Board, Borough President, the CPC, and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by DCP that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Brooklyn Community Board (CB) 2). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Borough President then has up to 30 days to review the application. CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. If approved by the CPC, the application is then forwarded to the City Council, which has 50 days to review the ULURP application. In the event the Council seeks to modify the application, the modifications are referred to the CPC for consideration, and the time for City Council action is extended to 65 days.

<sup>13</sup> The proposed zoning text amendment is not subject to ULURP; however, a zoning text amendment may be approved pursuant to Section 200 of the New York City Charter under a procedure that is largely identical to ULURP. For convenience, references to ULURP will be deemed to include the zoning text amendment in addition to the zoning map amendment and special permit.

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City has published a guidance manual for environmental review, the *CEQR Technical Manual*. The SEQRA and CEQR rules guide environmental review through the following steps:

- *Establish a Lead Agency.* Under CEQR, the “lead agency” is the public entity responsible for conducting environmental review. The environmental review for the Proposed Actions is a coordinated review, with DCP serving as the lead agency, and the SCA acting as an involved agency.
- *Environmental Review and Determination of Significance.* The lead agency determines whether the proposed actions may have a significant impact on the environment. To do so, an Environmental Assessment Statement (EAS) must be prepared. This EAS is reviewed by the lead agency, which determines if the Proposed Actions and development have the potential to result in any significant adverse impacts on the environment. As the Proposed Actions are classified as a “Type I Action” and the EAS identified the potential for significant adverse impacts on the environment in certain impact categories, an EIS is required and must be prepared.



**Attachment B**  
**EAS Part II: Technical Analysis**



# **625 Fulton Street Rezoning EAS**

## **Attachment B: EAS Part II - Technical Analysis**

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### **TECHNICAL AREAS**

This Environmental Assessment Statement (EAS) has been prepared in accordance with the guidance and methodologies presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Part II of the EAS Form identifies the technical areas that warrant additional assessments. The technical areas that warranted a “Yes” answer in Part II of the EAS form were land use, zoning and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; hazardous materials; water and sewer infrastructure; transportation; air quality; greenhouse gas emissions; noise; public health; neighborhood character; and construction. All remaining technical areas detailed in the *CEQR Technical Manual* were not deemed to require further analysis as they do not trigger initial CEQR thresholds and are unlikely to result in significant adverse impacts, including natural resources, solid waste and sanitation services, and energy.<sup>1</sup>

As detailed in Attachment A, “Project Description,” the Applicant, 625 Fulton LLC, seeks City Planning Commission (CPC) approval of discretionary actions to facilitate the development of a site on Brooklyn Block 2094, Lots 1, 10 and 35 (the “Project Area”) in the Downtown Brooklyn neighborhood of Brooklyn Community District (CD) 2. The Project Area consists of a single zoning lot and is located within a C6-4 zoning district within the Special Downtown Brooklyn (DB) District. The Applicant proposes to develop Lots 1 and 35 (the “Development Site”) with a mixed residential, commercial, and community facility use building (the “Proposed Project”).

The Proposed Actions would facilitate the construction of a 1,833,706-gross-square-foot (gsf) mixed-use development. The Proposed Project would include 739,000 gsf of commercial office space (a portion of which may include office space and similar support space for non-profit cultural organizations), 50,547 gsf of commercial retail space, a 640-seat (up to 82,500 gsf) public elementary school, and 902 dwelling units (DUs) (up to 843,346 gsf) (the Proposed Project will satisfy the requirements of the R10 Inclusionary Housing program, and the EIS will analyze up to 25 percent of residential units as affordable). The Proposed Project would also include up to approximately 350 below-grade accessory parking spaces on two sub-cellular levels (up to 115,903 gsf), a total of 0.25 acres (10,913 sf) of publicly accessible outdoor open space, and a 2,410-sf enclosed publicly accessible area.

In the future without the Proposed Actions, the Applicant intends to construct a new mixed-use residential building with approximately 831,354 gsf of residential space (889 DUs) and approximately 6,270 gsf of ground floor commercial retail space. The No-Action development would also include a 29,632 sf public plaza and a surface parking lot that could include up to 293 parking spaces.

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was developed for both the future without the Proposed Actions (the “No-Action” condition) and the future with the Proposed Actions (the With-Action condition). The details on how the RWCDS was developed can be found in both Attachment A, “Project Description,” of this EAS and the Draft Scope of Work (DSOW). The Proposed Actions are expected to result in a net increase in approximately 13 dwelling units (DUs); 739,000 gsf of commercial office space; 44,277 gsf of local retail

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<sup>1</sup> Though further analysis of energy is not warranted and is not expected to result in significant adverse impacts, projected energy consumption demand will be disclosed to determine the potential impacts on greenhouse gas emission levels.

space; 640 public elementary school seats (82,500 gsf); 2,410 gsf of additional community facility space (enclosed publicly accessible area); and 172 accessory below-grade parking spaces. The Proposed Actions are also expected to result in a net decrease in approximately 0.43 acres (18,719 sf) of publicly accessible open space compared to the No-Action condition.<sup>2</sup>

As discussed in Attachment A, “Project Description,” the Proposed Project may be constructed without the 640-seat public elementary school and/or the Special Permit. The Proposed Project absent the school would achieve a maximum FAR of 20.0, while the Proposed Project absent the school and Special Permit would achieve a maximum FAR of 18.0. Where appropriate, and as discussed in Attachment A, the Applicant intends to separately identify all potential environmental impacts that could occur as a result of the Proposed Actions absent the school and/or Special Permit (see Tables A-3 and A-4 for project increments associated with the Proposed Project absent the school and the Proposed Project absent the school and Special Permit, respectively). This analysis would be largely qualitative in nature, except with respect to any technical areas where the potential impacts from the 20.0 FAR or 18.0 FAR project could exceed those in the Proposed Project.

This information was used to determine whether the potential for significant impacts exists in each of the impact categories. The project increments described above are the basis for the analysis in each technical area.

### **1. Land Use, Zoning, and Public Policy**

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project’s compliance with and effect on the area’s zoning and other applicable public policies. Even when there is little potential for a project to be inconsistent with or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if a project would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also requires a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendment.

The Proposed Actions include a zoning map amendment, zoning text amendments, and Special Permit that would affect regulations and policies governing land use at the 88,898 sf (2.04 acre) Project Area in the Downtown Brooklyn neighborhood of Brooklyn Community District (CD) 2. In addition, several public policies are applicable to the Project Area and surrounding area, including the Special Downtown Brooklyn District, the Downtown Brooklyn Development Plan (2004), the Brooklyn Cultural District, the Food Retail Expansion to Support Health (FRESH) program, New York Works, and the City’s sustainability goals outlined in PlaNYC/OneNYC. Therefore, consistent with the guidance of the 2014 *CEQR Technical Manual*, an assessment of land use, zoning, and public policy is warranted, and will be provided in the Environmental Impact Statement (EIS), as described in the Draft Scope of Work.

### **2. Socioeconomic Conditions**

According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect

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<sup>2</sup> It should be noted that there is no amount of public open space currently located in the Project Area under existing conditions. However, it is expected that in the future without the Proposed Actions, the No-Action development on the Development Site would include an approximately 0.68 acre (29,632 sf) public plaza primarily located on the site’s Fulton Street frontage, which would allow the Project Area to reach a maximum permitted FAR of 12.0 in the No-Action condition.

residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. A socioeconomic assessment should be conducted if a project may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if a project would directly displace a residential population, substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if a project would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed below, the Proposed Project warrants an assessment of socioeconomic conditions only with respect to indirect business displacement.

The only active uses on the Development Site are located on Lot 35 and include the Northside Center for Child Development facility, a child care and pre-K program nonprofit that provides behavioral, mental health, education and enrichment programs to children living in poverty; HJ Fulton Trading, Inc./Dollar Deals, a convenience store; and Healthfirst, a provider-sponsored health insurance company. These three existing businesses are estimated to have a total of 88 employees.<sup>3</sup> However, it is expected that in the No-Action condition, the existing building on Lot 35 would be demolished and a new 78-story (821-foot tall) mixed-use residential building with ground-floor retail would be constructed as-of-right on the Development Site. As such, the business described above are not expected to occupy the site in the future 2023 No-Action condition, and thus, would not be directly displaced by the Proposed Project in the With-Action condition.

As the Proposed Actions would not directly displace more than 100 employees, an assessment of direct business displacement is not warranted. In addition, an assessment is appropriate if a project is expected to affect conditions within a specific industry. The Proposed Project would not displace any residents or businesses and the Proposed Actions are site-specific and would not include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes. Therefore, the Proposed Project would not result in significant adverse impacts on specific industries, and no further analysis of this issue is warranted.

The Proposed Actions would result in a net increment of less than 200 new residential units, which is the *CEQR Technical Manual* threshold for assessing the potential indirect effects of a project related to residential displacement. Therefore, an assessment of indirect residential displacement is not warranted for the Proposed Project.

The socioeconomic assessment with respect to indirect business and institutional displacement considers whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. As the Proposed Project would introduce more than 200,000 square feet (sf) of new commercial uses to the Project Area, which is the CEQR threshold for “substantial” new development, an assessment of potential socioeconomic effects due to indirect business and institutional displacement will be provided in the EIS, as described in the Draft Scope of Work.

### **3. Community Facilities and Services**

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. An analysis examines a project’s potential effect on the services provided by these facilities. A project can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services

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<sup>3</sup> Based on the rate of one employee per 333 sf of community facility floor area (Northside Center for Child Development), four employees per 1,000 sf of office floor area (Healthfirst), and Manta.com (HJ Fulton Trading, Inc./Dollar Deals).

delivered by a community facility.

The Proposed Actions would not result in the direct displacement of any existing community facilities or services. Nor would the Proposed Project affect the physical operations of, or access to and from, any police or fire stations. Therefore, the Proposed Actions would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of a project would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. Depending on the size, income characteristics, and age distribution of the new population, a project may have indirect effects on public schools, libraries, or child care centers. The Proposed Actions would introduce an increment of up to 13 total dwelling units (DUs) to the Project Area, and 226 affordable DUs, compared to the future 2023 No-Action condition. A discussion of the Proposed Actions' potential effects on community facilities is provided below.

### ***Public Schools***

If a proposed project introduces less than 50 elementary and middle school age children, or 150 high school students, an assessment of school facilities is not required. In Brooklyn, the 50-student threshold for analysis of elementary/middle school capacity is achieved if a proposed project introduces at least 121 residential units; the threshold for analysis of high school capacity is 1,068 residential units. The Proposed Actions would result in an increment of up to 13 residential units compared to No-Action conditions. Based on the multipliers for estimating project-generated public school students (Table 6-1a of the *CEQR Technical Manual*), the Proposed Actions would generate up to approximately four elementary school students, two intermediate school students, and two high school students. As the Proposed Actions would result in an increment of up to 13 residential units, it does not exceed the CEQR threshold for elementary/middle or high schools, and therefore, a detailed analysis of public elementary, intermediate, and high schools is not warranted, and no significant adverse impacts are anticipated.

It should be noted that the Proposed Actions would also create additional school capacity in Downtown Brooklyn, a neighborhood which has experienced significant residential development and population growth in the past 10 years. This new public elementary school would add 640 school seats which would directly address the existing overcapacity conditions of Community School District (CSD) 13, Sub-district 2, in which the Development Site is located. CSD 13 has the highest concentration of new residential development in Downtown Brooklyn and an overall utilization rate of approximately 117 percent, with waitlists for attendance at the beginning of each school year. This new 640-seat public school would help to relieve this overcrowding.

### ***Libraries***

If a proposed project increases the number of residential units served by the local library branch by more than five percent, then an analysis of library services is necessary. In Brooklyn, the introduction of 734 residential units would represent a five percent increase in dwelling units per branch. As the Proposed Actions would result in the addition of up to 13 dwelling units to the study area, it would not exceed the CEQR threshold for libraries, and therefore, a detailed analysis of libraries is not warranted, and no significant impacts are anticipated.

### ***Child Care Centers***

A detailed analysis of child care centers is required when a Proposed Project would produce substantial numbers of subsidized, low-to moderate-income family housing units that may therefore generate a sufficient number of eligible children to affect the availability of slots at public child care centers. Typically,

projects that generate 20 or more eligible children under age six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of dwelling units to yield 20 or more eligible children under age six in Brooklyn would be 110 affordable housing units. The Proposed Project would result in a net increment of up to 13 total dwelling units, and 226 affordable dwelling units. As such, the Proposed Project would exceed the threshold for an analysis of child care centers. Therefore, a detailed analysis of child care centers is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

### ***Police/Fire Services and Health Care Facilities***

A detailed analysis of police and fire services and health care facilities is required if a proposed project would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Project would not result in any of the above, no significant adverse impacts would be expected to occur, and a detailed analysis of police/fire services and health care facilities is not required.

## **4. Open Space**

An open space assessment is typically warranted if a project would directly affect an open space or if it would increase the population by more than:

- 350 residents or 750 workers in areas classified as “well-served areas;”
- 25 residents or 125 workers in areas classified as “underserved areas;”
- 200 residents or 500 workers in areas that are not within “well-served” or “underserved areas.”

Based on maps provided in the Open Space appendix of the *CEQR Technical Manual*, the Project Area does not fall in well-served or underserved areas, and, therefore, the 200 resident or 500 worker increments are the appropriate analysis thresholds for the Proposed Project. As shown in Table A-2 of Attachment A, “Project Description,” the Proposed Project would generate an increment of approximately 3,150 workers and 26 residents. It should also be noted that although the Proposed Actions would not result in the direct displacement of any open space, the Proposed Actions would result in a negative increment of public open space due to the loss of the No-Action public plaza (see Table A-2 of Attachment A). Therefore, as the Proposed Actions would generate an increment of over 500 workers in an area that is neither “well-served” or “underserved,” an open space assessment for the worker (day-time) populations generated by the Proposed Project is warranted, and will be provided in the EIS, as described in the Draft Scope of Work. As the Project Area is located in an area with an existing substantial residential population, an open spaces assessment for residential populations will also be provided.

## **5. Shadows**

A shadow assessment is required for a proposed project that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. As the Proposed Actions would result in increases in height and is located in close proximity to Fort Greene Park (which is also listed by the State and National Register of Historic Places and the New York City Landmarks Preservation Commission), the Proposed Actions have the potential to result in new shadows on nearby sunlight-sensitive resources. As such, consistent with the guidelines of the *CEQR Technical Manual*, an analysis of the Proposed Actions’ potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

## **6. Historic and Cultural Resources**

Historic and cultural resources are defined as districts, buildings, structures, sites, and objects of historical,



aesthetic, cultural, and archaeological importance. This includes properties that have been designated or are under consideration for designation as New York City Landmarks (NYCLs) or Scenic Landmarks, or are eligible for such designation; properties within New York City Historic Districts; properties listed on the State and/or National Register of Historic Places (S/NR); and National Historic Landmarks. An assessment of architectural and/or archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

A historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Impacts on historic resources are considered on those sites directly affected by the Proposed Actions and in the area surrounding the Project Area. The historic resources study area is therefore defined as the Project Area, as well as an approximately 400-foot radius around the Project Area. Archeological resources are considered only in those areas where new excavation or ground disturbance is expected to occur and would result in new in-ground disturbance, as compared to No-Action conditions. Based on a letter provided by the New York City Landmarks Preservation Commission (LPC) on June 15, 2018, there are no architecturally or archaeologically sensitive resources on or within 400 feet of the Project Area. As such, an assessment of archaeological resources is not warranted for the Proposed Actions, as no significant adverse impacts related to archaeological resources would result.

However, in a letter dated November 9, 2018, LPC identified several historic architectural resources located within 400 feet of the Project Area, including the Pioneer Building at 41 Flatbush Avenue (S/NR-eligible) and the Fort Green Historic District Boundary Extension (S/NR-listed). Therefore, an assessment of historic architectural resources is warranted for the Proposed Actions. Further, project-generated shadows resulting from the Proposed Actions may also potentially affect sunlight-sensitive features on historic resources outside the 400-foot study area, potentially affecting the historic character, feeling, association, or general enjoyment by the public. Therefore, the potential impacts of the Proposed Actions on the historic context of nearby historic resources outside the 400-foot study area could not be ruled out, and a preliminary assessment of historic and cultural resources will be provided in the EIS, as described in the Draft Scope of Work.

## **7. Urban Design and Visual Resources**

An assessment of urban design is required when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: (1) projects that permit the modification of yard, height, and setback requirements; and (2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the Proposed Project. A detailed analysis is stipulated for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Proposed Project would result in physical changes to the Development Site beyond the bulk and form currently permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. Therefore, a preliminary assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

## **8. Natural Resources**

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants,

wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability. Such resources include ground water, soils and geologic features; numerous types of natural and human-created aquatic and terrestrial habitats (including wetlands, dunes, beaches, grasslands, woodlands, landscaped areas, gardens, parks, and built structures); as well as any areas used by wildlife.

According to the *CEQR Technical Manual*, a natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The Project Area includes an approximately 63,053 sf vacant, semi-paved asphalt lot (Lot 1), a 36,651 gsf mixed-use commercial and community facility building (Lot 35), and a 335,187 gsf mixed-use residential and commercial retail building (Lot 10). The Project Area and immediately adjacent area are substantially devoid of natural resources. Therefore, the Proposed Actions would not have a significant adverse impact on natural resources, and no further analysis is warranted. Accordingly, an analysis of natural resources will not be provided in the EIS.

## **9. Hazardous Materials**

The potential for significant impacts from hazardous materials can occur when: (a) hazardous materials exist on a site and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated.

Prior uses on the Development Site include a machine shop and a brass foundry from 1904 to 1915, which would have likely involved the use of cutting oils and solvents, and generated waste containing oils, solvents, and heavy metals. Therefore, the EIS will include an assessment of hazardous materials on the Development Site, as described in the Draft Scope of Work.

## **10. Water & Sewer Infrastructure**

A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

**TABLE B-1**  
**Water Demand and Wastewater Generation on the Development Site – No-Action vs. With-Action<sup>1</sup>**

	Land Use	GSF	Persons/ Seats	Gallons Per Day (gpd)		
				(Domestic only) Water/ Wastewater Generation	(AC only) Air Conditioning	Total (Domestic + AC)
<b>No-Action Condition</b>	Residential	831,534	1,787	178,700	0	178,700
	Commercial (office)					
	Commercial (retail)	6,270		1,505	1,066	2,571
	Community Facility					
	School					
<b>No-Action Total</b>				<b>180,205</b>	<b>1,066</b>	<b>181,271</b>
<b>With-Action Condition</b>	Residential	843,346	1,813	181,300	0	181,300
	Commercial (office)	739,000		73,900	125,630	199,530
	Commercial (retail)	50,547		12,131	8,593	20,724
	Community Facility	2,410		241	410	651
	School	82,500	640	6,400	14,025	20,425
<b>With-Action Total</b>				<b>273,972</b>	<b>148,658</b>	<b>422,630</b>
<b>Net Difference: No-Action vs. With-Action Condition</b>						<b>241,359</b>

**Notes:**

<sup>1</sup>Uses *CEQR Technical Manual* water demand rates from Table 13-2 “Water Usage and Sewer Generation rates for Use in Impact Assessment”

Residential- 100 gpd/person;

Commercial (includes local retail): domestic- 0.24 gpd/sf and A/C- 0.17 gpd/sf;

Commercial (includes office): domestic- 0.10 gpd/sf and A/C- 0.17 gpd/sf;

Community Facility: domestic- 0.1 gpd/sf and A/C- 0.17 gpd/sf;

School: domestic- 10 gpd/seat and A/C- 0.17 gpd/sf

Per 2010 Census information for Brooklyn CD 2, average household sizes of 2.01 persons per dwelling unit are assumed, respectively.

As shown in Table B-1 above, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the Proposed Project would use a maximum net total of approximately 241,359 gallons of water per day (gpd). As the Proposed Project would not generate more than one million gpd of incremental water demand, an analysis is not warranted in accordance with CEQR, and no significant adverse impacts are anticipated. However, water demand estimates will be provided in the EIS to inform the wastewater and stormwater conveyance and treatment analysis.

For wastewater and stormwater conveyance and treatment, a preliminary assessment would be needed if a project is located in a combined sewer area and would exceed the following incremental development of residential units or commercial space above the predicted No-Action scenario: (a) 1,000 residential units or 250,000 sf of commercial space or more in Manhattan; or, (b) 400 residential units or 150,000 sf of commercial space or more in the Bronx, Brooklyn, Staten Island or Queens. As the Proposed Project would result in a net increase of more than 150,000 sf of commercial space in Brooklyn, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided in the EIS. Further detail is provided in the Draft Scope of Work.

## 11. Solid Waste and Sanitation Services

A solid waste assessment is warranted if a proposed project would cause a substantial increase in solid waste production that would overburden available waste management capacity or otherwise be inconsistent with the City’s Solid Waste Management Plan (SWMP) or with state policy related to the City’s integrated solid waste management system. Few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in Table B-2, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the Proposed Project would result in a net increase of approximately 51,376 pounds (lbs) of solid waste per week (25.8 tons). Therefore, an analysis of solid waste and sanitation services is not warranted and no significant adverse impacts on solid waste and sanitation services is anticipated.

**TABLE B-2**  
**Expected Solid Waste Generation on the Development Site – No-Action vs. With-Action<sup>1</sup>**

	Use	Size (GSF)	Solid Waste Handled by DSNY (lbs/wk.)	Solid Waste Handled by Private Carters (lbs/wk)	Total Solid Waste (lbs/wk)
<b>No-Action Condition</b>	Residential	831,354 (889 DUs)	36,449	0	36,449
	Commercial (office)				
	Commercial (retail)	6,270	0	1,486	1,486
	Community Facility				
	School				
<b>No-Action Total</b>			<b>36,449</b>	<b>1,486</b>	<b>37,935</b>
<b>With Action Condition<sup>2</sup></b>	Residential	843,346 (902 DUs)	36,982	0	36,982
	Commercial (office)	739,000	0	38,428	38,428
	Commercial (retail)	50,547	0	11,980	11,980
	Community Facility	2,410	1	0	1
	School	82,500 (640 seats)	1,920	0	1,920
<b>With Action Total</b>			<b>38,903</b>	<b>50,408</b>	<b>89,311</b>
<b>Net Difference: No-Action v. With Action Condition</b>			<b>2,454</b>	<b>48,922</b>	<b>51,376</b>

**Notes:**

<sup>1</sup> Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the *CEQR Technical Manual*. Residential use: 41 lbs/wk per dwelling unit. Office Building: 13 lbs/wk per employee and 4 employees per 1,000 sf. General retail: 79 lbs/wk per employee and 3 employees per 1,000 sf. Public elementary school: 3 lbs/wk per seat, 640 seats. Community facility: 0.03 lbs/wk per sf and 1 employees per 333 sf.

<sup>2</sup> Community facility use includes: enclosed publicly accessible area (2,410 sf).

## 12. Energy

A detailed assessment of energy impacts would be limited to projects that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Project, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Project, as this information is required for the assessment of Greenhouse Gas Emissions (see below). Further detail is provided in the Draft Scope of Work.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in Table B-3, it is estimated that the Proposed Project would result in an increase in annual energy consumption of approximately 192,206 million BTUs. Compared with the approximate 374.6 trillion BTUs of energy consumed within Con Edison's New York City and Westchester County service area in 2014. This additional demand is not expected to overburden the energy generation, transmission, and distribution system, and would not result in a significant adverse energy impact.

**TABLE B-3**  
**Estimated Energy Consumption<sup>1</sup>**

	Use	Size (GSF)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
<b>No-Action Condition</b>	Residential	831,354	126.7	105,355
	Commercial	6,270	216.3	1,356
	Community Facility			
	Industrial			
<b>No-Action Total</b>				<b>106,712</b>
<b>With Action Condition<sup>2</sup></b>	Residential	843,346	126.7	106,852
	Commercial	789,547	216.3	170,779
	Community Facility	84,910	250.7	21,287
	Industrial			
<b>With Action Total</b>				<b>298,918</b>
<b>Net Difference: No-Action v. With Action Condition</b>				<b>192,206</b>

**Notes:**

<sup>1</sup>Consumption rates are from the *CEQR Technical Manual* Table 15-1, "Average Annual Whole-Building Energy Use in New York City."

<sup>2</sup>With-Action condition: commercial use includes: office and local retail. Community facility use includes: public elementary school (640 seats), and enclosed publicly accessible area (2,410 sf).

### 13. Transportation

An assessment of transportation will be provided in the EIS. Based on preliminary estimates, the Proposed Project is expected to generate more than 50 additional vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday midday peak hour. The Proposed Project is also expected to generate 50 or more vehicles per hour during each of the peak hours through one or more intersection. Therefore, detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work. Furthermore, as described in the Draft Scope of Work, if warranted, the EIS will document changes in on- and off-street parking utilization in the future No-Action and With-Action conditions, and will include a parking assessment to determine whether the Proposed Project would result in excess parking demand (including demand from all uses), and whether there is a sufficient number of other parking spaces in the study area to accommodate that excess demand.

Based on preliminary estimates, the Proposed Project is expected to generate more than 200 subway trips at one or more stations in one or more peak hours. Therefore, a detailed subway analysis is warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. The transit analyses will focus on the weekday AM and PM commuter peak hours as it is during these periods that the overall demand on the subway and bus systems is usually highest. As the Proposed Actions are also expected to generate 200 or more new subway passenger trips in one direction on any one subway line, a detailed line haul analysis is warranted and would be provided in the EIS, as detailed in the Draft Scope of Work. Based on preliminary estimates, given that a total of twelve bus routes operate within proximity of the Development Site (i.e., the B25, B26, B37, B38, B41, B41 (LTD), B45, B52, B63, B65, B67, and B103), it is unlikely that one or more bus routes would experience 50 or more bus passenger trips in one direction in at least one peak hour. However, as the potential for the Proposed Actions to generate more than 50 bus passenger trips in one direction in at least one peak hour cannot currently be ruled out, a quantitative analysis of conditions on local bus routes is warranted and would be provided in the EIS, as detailed in the Draft Scope of Work.

Based on preliminary estimates, there are expected to be more than 200 project-generated pedestrian trips in all peak hours, which include walk-only trips as well as the pedestrian component associated with walking between the project site and other modes of travel, such as subway stations and bus stops. Although these pedestrian trips would also be dispersed throughout the surrounding area, concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of project site and along corridors connecting the site to area transit services. Therefore, detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

Furthermore, as the Proposed Project would introduce a new sensitive land use (i.e., a 640-seat public elementary school) that could be affected by increased traffic and pedestrian volumes generated by the Proposed Project, a detailed pedestrian safety analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

### 14. Air Quality

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. The Proposed Project would require an air quality analysis including both mobile and stationary sources (see Draft Scope of Work).

The Proposed Project would result in the conditions outlined in Section 210 of Chapter 17 of the *CEQR Technical Manual*. Specifically, the Proposed Project would introduce new traffic to the surrounding area as well as a new parking facility in proximity to new sensitive uses. In addition, the Proposed Project would

result in the conditions outlined in Section 220 in Chapter 17. Specifically, the Proposed Project would use fossil fuels for heat and hot water systems. Therefore, consistent with the guidelines of the *CEQR Technical Manual*, an assessment of air quality will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, as well as heat and hot water systems, and from existing industrial uses in the surrounding area on the Proposed Project.

## **15. Greenhouse Gas Emissions and Climate Change**

While the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 sf or more (or smaller projects that would result in the construction of a building that is particularly energy-intensive, such as a data processing center or health care facility). The Proposed Project would result in a development that will exceed 350,000 sf, and therefore a GHG assessment will be provided in the EIS, as discussed in the Draft Scope of Work.

Depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the 100- or 500-year flood zone. Per the Preliminary Flood Insurance Rate Maps for New York City dated 1/30/2015, which are issued by the Federal Emergency Management Agency (FEMA) and considered the best available flood hazard data, the Development Site is not located within the 100-year or 500-year floodplain, or any projected future flood zones. Therefore, the Development Site is not likely to experience storm surge and coastal flooding, and an assessment of climate change is not warranted.

## **16. Noise**

A noise analysis is appropriate if a project would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if a project generates or reroutes vehicular traffic, if a project is located near a heavily trafficked thoroughfare, or if a project would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the project would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the project would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the project would be located in an area with high ambient noise levels resulting from stationary sources.

A detailed noise analysis will be included in the EIS, because the Proposed Project will meet the following *CEQR Technical Manual* thresholds: it will result in additional vehicle trips to and from the Development Site; it will introduce new sensitive receptors in the vicinity of heavily trafficked roadways, and; it will introduce a playground in conjunction with the proposed public elementary school. Building attenuation required to provide acceptable interior noise levels for the Development Site will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

## **17. Public Health**

Public health involves the activities that society undertakes to create and maintain conditions in which



people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction, and natural resources. For most Proposed Projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

As none of the relevant analyses have yet been completed, the potential for an impact in these analysis areas, and thus potentially to public health, cannot be ruled out at this time. Should the technical analyses conducted for the EIS indicate that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials, or noise, then an assessment of public health will be provided in the EIS, as described in the Draft Scope of Work.

### **18. Neighborhood Character**

A neighborhood character assessment considers how elements on the environment combine to create the context and feeling of a neighborhood and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered.

An assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. The Proposed Project is expected to affect one or more of the constituent elements of the neighborhood character, including land use patterns, urban design, and levels of traffic and noise. Therefore, an analysis of the Proposed Project's effects on neighborhood character will be provided in the EIS, as described in the Draft Scope of Work.

### **19. Construction**

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are considered when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise levels, and area air quality conditions. In addition, because soils are disturbed during construction, any project proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

A construction assessment is typically warranted for construction activities (a) lasting longer than two years; (b) located along an arterial highway or major thoroughfare; (c) involving the closing, narrowing, or otherwise impeding of traffic, transit, or pedestrian elements; (d) involving multiple buildings; (e) involving the operation of several pieces of diesel equipment in a single location; (f) resulting in the closure or disruption of a community facility service; (g) located within 400 feet of a historic or cultural resource; (h) disturbing a site containing or adjacent to a natural resources; and/or (i) occurring on multiple sites in the same geographic area. Construction of the Proposed Project is expected to take place over a period of three years. As construction of the Proposed Project could involve one or more of the aforementioned conditions, including construction adjacent to a major thoroughfare and construction lasting longer than two years, a construction analysis will be undertaken in the EIS. This assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors, taking into account the potential for combined effects from construction on the Development Site and in the surrounding area (see Draft Scope of Work).