DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

September 15, 2023

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 24DCP019K)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Atlantic Avenue Mixed-Use Plan** (AAMUP) project (CEQR Number 24DCP019K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Tuesday, October 17, 2023 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call

- 877-853-5247 (Toll-free)
- 888-788-0099 (Toll-free)
- 213-338-8477
- 253-215-8782

Enter the following meeting ID and password when prompted:

- Meeting ID: 813 5124 1440
- Password: 1
- [The Participant ID can be skipped by pressing #]

For technical support during the meeting you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted:

- Meeting ID: 618 237 7396
- Password: 1

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through 5:00 PM, Friday, October 27, 2023. They can be submitted through the above webpage or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, Director, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov. In addition, to view the Atlantic Avenue Mixed-Use Plan Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP and select Public Documents, then "Draft Scope of Work_24DCP019K" and "EAS_24DCP019K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Monday, October 2, 2023.

The New York City Department of City Planning (DCP), together with New York City Department of Housing Preservation and Development (HPD) and other partner agencies, is proposing a series of land use actions, including zoning map amendments and zoning text amendments (including establishing a new Special District and Mandatory Inclusionary Housing [MIH]) (the "Proposed Actions") that would facilitate the implementation of a multi-year planning process conducted along Atlantic Avenue in Prospect Heights, northwestern Crown Heights, and southern Bedford Stuyvesant in partnership with elected officials, city agencies, community boards, and local stakeholders.

The Proposed Actions would affect an approximately 20-block area, primarily along Atlantic Avenue in Brooklyn Community Districts 3 and 8, and generally bounded by Vanderbilt Avenue to the west, Nostrand Avenue to the east, Herkimer Street to the north, and Bergen Street to the south. In addition, the Proposed Actions would affect a separate, non-contiguous area located on a portion of two blocks in Prospect Heights bounded by 6th Avenue to the west, Carlton Avenue to the east, Dean Street to the north, and St. Marks and Flatbush Avenues to the south.

The Proposed Actions are as follows:

- **Zoning Map Amendment** to:
    - Rezone portions of existing M1-1, C6-3A, M1-4/R7A, R7A/C2-4, R7D/C2-4, C6-2A, R6B, and R6A districts to R7A, R7D, C6-3A, M1-4/R6B, M1-4/R6A, M1-4/R7D, M1-5/R9A, C4-3A, C4-5D, and M1-4 districts and C2-4 commercial

overlays.

- **Zoning Text Amendments** to:
  - Establish the Special Atlantic Avenue Mixed Use District largely coterminous with the Rezoning Area. The proposed special purpose district will include modifications to underlying use, bulk, parking and loading, and streetscape regulations. The proposed special district will include requirements and incentives related to active ground floor uses and job-generating uses and establish controls for building articulation and streetscape improvements along key corridors.
  - Modify Appendix F for the purpose of establishing proposed R7A, R7D, C6-3A, M1-4/R6B, M1-4/R6A, M1-4/R7D, M1-5/R9A, C4-3A, and C4-5D as Mandatory Inclusionary Housing (MIH) areas, applying the MIH program to require a share of new housing to be permanently affordable where significant new housing capacity would be created.
- Designation of an Urban Development Action Area ("UDAA"), project approval of an Urban Development Action Area Project ("UDAAP"), and acquisition and/or disposition of the City-owned property within the project area.
- **Site Selection and/or Acquisition**, related to the potential acquisition of land by the City for the purpose of establishing publicly accessible open space.

The Proposed Actions seek to accomplish the following land use objectives:

- Implement community-identified priorities for housing, services, and job growth, and reinforce proposed investments into community amenities and the streetscape.
- Allow for new housing where appropriate and require permanently affordable housing in new residential developments.
- Reinforce the area as a local job hub that serves surrounding neighborhoods, new residents, and promotes a walk-to-work environment.
- Ensure the area evolves into a mixed-use neighborhood that supports new housing and space for local retail, community facilities and services, and commercial and light industrial uses.
- Encourage the investment in, and expansion of, loft-style buildings to help the growth of job-dense uses in appropriate locations.
- Strengthen the quality of the Atlantic Avenue streetscape, improve safety along the corridor and at key intersections, and enhance the pedestrian experience along the sidewalk and find opportunities for publicly accessible open space for existing and future residents.
- Support active ground floor uses along key corridors, including Atlantic Avenue, Grand Avenue, Classon Avenue, and Bedford Avenue.
- Create special zoning rules to improve urban design and accommodate unique development conditions.

The Reasonable Worst-Case Development Scenario ("RWCDS") for the Proposed Actions identifies 51 projected development sites under the With-Action Condition would consist of approximately 5,511,773 sf of floor area, including 4,382,630 sf of residential floor area (approximately 4,283 dwelling units (DU)), a substantial proportion of which are expected to be affordable pursuant to MIH and city-based programs, 368,408 sf of local retail uses, 56,686 sf of destination retail uses, 534,542 sf of office uses, 48,114 sf of industrial uses, and 121,393 sf of community facility uses, as well as no accessory parking spaces. The estimated population under

the With-Action Condition would include a total of approximately 10,279 residents and 3,524 workers on these projected development sites. The projected incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Actions would be an increase of 4,216,657 sf of residential floor area (4,108 DU), 301,471 sf of local retail space, 56,686 sf of destination retail space, 511,894 sf of office space, 97,807 sf of community facility space, and a net reduction of 319 accessory parking spaces, and a net decrease 189,257 sf of industrial and 81,000 sf of automotive related uses on the projected development sites. The RWCDS also identifies 16 potential development sites that are considered less likely to be developed by the analysis year, but will be analyzed in the EIS for site-specific effects such as archaeology, shadows, hazardous materials, air quality, and noise.

The analysis year of the Proposed Actions is 2034.