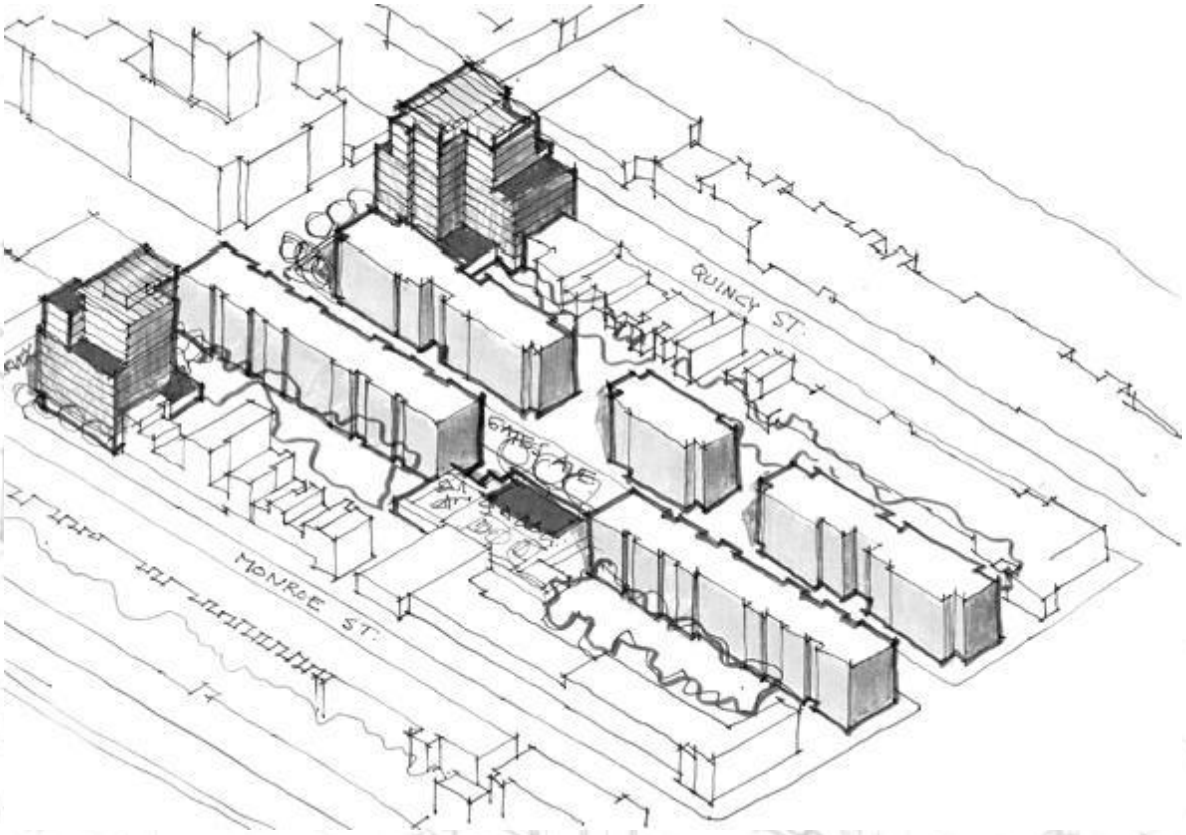
New York City Environmental Quality Review (CEQR)

Environmental Assessment Statement (EAS)

MARCUS GARVEY REZONING

281 AND 311 MARCUS GARVEY BOULEVARD

CEQR NUMBER: 23DCP012K
BEDFORD-STUYVESANT, BROOKLYN



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27 October 2023

Table of Contents

EAS Form and Figures ..... EAS Short Form Page 1

A Project Description A-1
A1 Introduction A-1
A2 Project Area, Development Sites, and Rezoning Area A-2
A3 Proposed Project A-3
A4 Proposed Actions A-4
A5 Purpose and Need A-5
A6 Analysis Framework A-6
B Land Use, Zoning, and Public Policy B-1
B1 Introduction B-1
B2 Methodology B-2
B3 Land Use and Zoning B-3
B4 Public Policy B-7
C Community Facilities And Services C-1
C1 Introduction C-1
C2 Methodology and Preliminary Assessment C-1
C3 Detailed Assessment C-4
C4 Conclusion C-7
D Open Space D-1
D1 Introduction D-1
D2 Methodology D-1
D3 Assessment D-5
D4 Conclusion D-9
E Shadows E-1
E1 Introduction E-1
E2 Methodology E-1
E3 Preliminary Assessment E-3
E4 Conclusion E-3
F Historic and Cultural Resources F-1
F1 Introduction F-1
F2 Methodology F-1
F3 Assessment F-3
F4 Conclusion F-5
G Urban Design and Visual Resources G-1
G1 Introduction G-1
G2 Methodology G-2
G3 Assessment G-3
G4 Conclusion G-15
H Hazardous Materials H-1
H1 Introduction H-1
H2 Methodology H-1
H3 Project Area H-2
H4 Brownfield Cleanup Program (BCP) and Proposed E-Designation (E-706) H-3
H5 Conclusion H-4
I Transportation I-1
I1 Introduction I-1
I2 Methodology I-1
I3 Transportation Assessment I-1

Conclusion I-14
J Air Quality J-1
J1 Introduction J-1
J2 Methodology J-1
J3 Assessment J-3
J4 Conclusion J-5
K Noise K-1
K1 Introduction K-1
K2 Methodology K-1
K3 Existing Noise Levels K-4
K4 No-Action Noise Levels K-5
K5 With-Action Condition K-5
K6 Conclusion K-8
L Neighborhood Character L-1
L1 Introduction L-1
L2 Methodology L-2
L3 Existing Conditions L-2
L4 Assessment L-3
L5 Conclusion L-6
M Construction M-1
M1 Introduction M-1
M2 Methodology M-2
M3 Regulatory Agencies and Oversight M-2
M4 General Construction Practices M-3
M5 Primary Construction Tasks M-5
M6 Construction Sequencing M-6
M7 Assessment of Project Construction M-7
M8 Conclusion M-8

Table of Figures

Figure B-1: Land Use and Zoning Map B-3
Figure C-1: Childcare Facilities Enrollment Map C-5
Figure C-2: Childcare Facilities Seat Map C-6
Figure D-1: Open Space Resource Map D-3
Figure D-2: Walk to a Park Service Area Map D-4
Figure E-1: Tier 1 and 2 Screening E-2
Figure F-1: Historic and Cultural Resources F-2
Figure G-1: Urban Design Photograph Location Map G-4
Figure G-2: Urban Design Elements Map G-5
Figure G-3: Marcus Garvey Blvd between Quincy St and Lexington Ave – Looking South (Photograph G-1) G-10
Figure G-4: Quincy St between Marcus Garvey Blvd and Lewis Ave – Looking West (Photograph G-3) G-11
Figure G-5: View West from Monroe St to Site 2 (Photograph G-10) G-12
Figure G-6: View North Along Marcus Garvey Blvd towards the Project Area (Photograph G-9) G-13
Figure G-7: View East Along Quincy St towards Site 1 (Photograph G-2) G-14
Figure I-1: Transit Map I-14
Figure J-1: Buildings 108 Feet or Taller Within 400 Feet of Development Sites J-3
Figure J-2: Natural Gas (NO^2) Boiler Screen –Residential Development J-4
Figure K-1: Site Map and Survey Locations K-3
Figure K-2: Noise Attenuation Requirements K-7
Figure M-1: Illustrative Construction Schedule M-6

Table of Tables

Table A-1: Proposed Project Programming A-4
Table A-2: Increment Table A-7
Table C-1: Pupils Generated from New Housing per Unit (CSD 16, Subdistrict 2) C-3
Table C-2: Estimated Number of Children Eligible for Early Childhood Programs C-4
Table C-3: Existing Conditions of Childcare Facilities within 1.5-Miles of the Rezoning Area C-6
Table C-4: Publicly-Funded Childcare Seats and Enrollment, No-Action and With-Action Conditions C-7
Table D-1: Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio D-2
Table D-2: Open Space Resources D-5
Table D-3: Adequacy of Open Space Resources – Existing Conditions D-7
Table D-4: Percent Change in Open Space Ratio D-8
Table F-1: Historic and Cultural Resources in the Study Area F-3
Table I-1: Incremental Difference between No-Action and With-Action Conditions I-2
Table I-2: Transportation Planning Assumptions and Demand Estimates I-5
Table I-3: Travel Demand Estimates – No-Action Condition I-7
Table I-4: Transportation Demand Forecast, With-Action Condition I-9
Table I-5: Transportation Demand Forecast, Net Incremental Trips I-11
Table J-1: Building Roof and Emissions Stack Heights J-4
Table J-2: Clean Air Tracking System (CATS) Search J-5
Table K-1: Required Attenuation Values to Achieve Acceptable Interior Noise Levels K-4
Table K-2: Measured Existing Noise Levels K-4
Table K-3: CEQR Building Attenuation Analysis Summary K-6

Appendices

Appendix A – Technical Drawings
Appendix B – LPC Correspondence
Appendix C – Certificates of Occupancy
Appendix D – Childcare Enrollment and Seats Tables
Appendix E – DEP Correspondence

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 281 & 311 Marcus Garvey Boulevard

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
23DCP012K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
230152ZSK, 230146ZMK, N230147ZRK, 230148ZSK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Omni New York LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe Director, Environmental Assessment and Review Division			Anna Weiss Vice President		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 909 Third Avenue, 21st Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10022
TELEPHONE	EMAIL		TELEPHONE	EMAIL	
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5. *Project Description*

The Applicant, Omni New York, seeks a zoning map amendment, a text amendment to Zoning Resolution (ZR) Appendix F, a special permit from the City Planning Commission (CPC) pursuant to ZR Section 74-743 to modify setback and height modifications of ZR Section 23-664b in connection with a large-scale general development, and a CPC special permit pursuant to ZR Section 74-532 to waive up to 116 parking spaces required by ZR 25-23 ("the Proposed Actions"). The Applicant also seeks discretionary affordable housing financing from the NYC Department of Housing Preservation and Development (HPD) or the New York City Housing Development Corporation (HDC).

The Proposed Actions would facilitate the construction of two 10-story mixed-use buildings with active ground floor uses, and targeted open space improvements (the "Proposed Project") in the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn (see EAS Figures 1 and 2). The Proposed Project would contain approximately 175,000 gross square feet (gsf) comprising residential, community facility, and commercial uses, and would provide approximately 155 new affordable units.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 3	STREET ADDRESS 281 and 311 Marcus Garvey Boulevard
TAX BLOCK(S) AND LOT(S) Block 1629, Lot 1 and Block 1634, Lots 1 and 79		ZIP CODE 11221
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is generally bound by Quincy Street to the north, Lewis Avenue to the east, Monroe Street to the south, and Marcus Garvey Boulevard to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R6B/C2-4, R6A/C2-4, R6A, R6B		ZONING SECTIONAL MAP NUMBER 17a

6. *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 Appendix F, ZR 74-743 (Special Provisions for Bulk Modification, Large-Scale General Development), ZR 74-532 (Reduction or Waiver of Parking Requirements for Accessory Group Facilities)

***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 ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION
☒ FUNDING OF CONSTRUCTION, specify: HPD/HDC Affordable Housing Financing
☐ 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: Affordable housing funding, potentially from HDC or other agencies facilitating affordable housing.

7. *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.): 172,000
Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): 172,000
Other, describe (sq. ft.):

8. *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): 175,114
NUMBER OF BUILDINGS: 2
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):
Site 1: 100,724 sf
Site 2: 74,390 sf
HEIGHT OF EACH BUILDING (ft.):
Site 1: 110' (123' with bulkhead)
Site 2: 109' (122' with bulkhead)
NUMBER OF STORIES OF EACH BUILDING: 10

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: 170,000
The total square feet not owned or controlled by the applicant: 2,000

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 permanent and temporary disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 20,000 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 240,000 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 20,000 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)				
	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	143,736	20,474	10,904	-
Type (*e.g.,* retail, office, school)	155 units	Supermarket, Gym	Daycare	-

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 397 NUMBER OF ADDITIONAL WORKERS: -11

Provide a brief explanation of how these numbers were determined: Based on 2020 U.S. Census data, the average household size is 2.56 for Brooklyn Community District 3. Employment estimated based on 3 employees per 1,000 sf of retail, supermarket, restaurant, gym, and community facility uses; 1 employee per 250 sf of medical office uses; and 1 employee per 25 DUs.

Does the proposed project create new open space? ☒ YES ☐ NO If "yes," specify size of project-created open space: 1,118 sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☐ YES ☒ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2026

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 18

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: The Proposed Project would be developed in a single phase of construction. Construction for Projected Development Site 1 is expected to begin early 2024 and would be completed in 18 months by the fall of 2025. Construction for Projected Development Site 2 is expected to begin in the fall of 2024 and will be completed in 17 by mid-2026. Construction is anticipated to begin in 2024, upon the granting of building permits, which reflects the anticipated ULURP approval process as well as DOB submissions and HPD/HDC funding administration. Construction would last for up to 24 months, and the Proposed Project would be complete and operational by the end of 2026.

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

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☒ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Institutional

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 Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☒	☐
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. See Attachment B.		
(e) Is the project a large, publicly sponsored project?	☐	☒
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?	☐	☒
o If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of 200 or more residential units?	☐	☒
o Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
o Directly displace more than 500 residents?	☐	☒
o Directly displace more than 100 employees?	☐	☒
o Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
o **Early Childhood Programs:** 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 Chapter 6)	☒	☐
o **Public Schools:** 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 Chapter 6)	☐	☒
o **Libraries:** 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 Chapter 6)	☐	☒
o **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(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?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(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 GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(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. See LPC Correspondence in Appendix A.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(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?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
o If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(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?	☐	☒
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) 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?	☐	☒
(d) 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 the Hazardous Materials Appendix (including nonconforming uses)?	☐	☒
(e) 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?	☒	☐
(f) 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)?	☒	☐
(g) 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?	☐	☒
(h) 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?	☒	☐
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Attachment H.	☐	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed? Site plans to enroll in the Brownfield Cleanup Program.	☐	☒
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(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?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, 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?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 155 DUs x 41 lbs/week) + (61 retail employees x 79 lbs/week) + (33 community facility employees x 9 lbs/week) = 11,502 lbs/week		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(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?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): (143,736 residential gsf x 126.7 Mbtus/sf) + (20,474 commercial sf x 216.3 Mbtu/sf) + (10,904 community facility sf x 250.7 Mbtus/sf) = 25,373,510,200 btu		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate 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?	☒	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***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 Chapter 16 for more information.*	☐	☒
o Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
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, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) See Attachment I	☐	☒
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(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?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) 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?	☐	☒
(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?	☐	☒

	YES	NO
(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?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(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?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. See Attachment K		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	☐	☒
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
o The operation of several pieces of diesel equipment in a single location at peak construction?	☒	☐
o Closure of a community facility or disruption in its services?	☐	☒
o Activities within 400 feet of a historic or cultural resource?	☒	☐
o Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
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?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "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. See Attachment L.		

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	DATE
Max Stember-Young	27 October 2023

SIGNATURE



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.

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.

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

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? ☐ ☒

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:

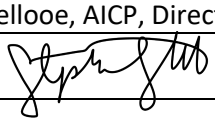
☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental 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	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission
NAME	DATE
Stephanie Shellooe, AICP, Director	October 27, 2023

SIGNATURE 

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Omni New York, seeks a series of land use actions to facilitate the development of two mixed use buildings at 281 and 311 Marcus Garvey Boulevard (Brooklyn Blocks 1629, Lot 1, and Block 1634, Lots 1 and 79) in the Bedford-Stuyvesant neighborhood of Brooklyn, Community District 3. The Proposed Actions include a zoning map amendment to rezone the portion of the Project Area within 100 feet of Marcus Garvey Boulevard from R6A/C2-4 and R6B/C2-4 to R7A/C2-4 and R7A; a zoning text amendment to the Zoning Resolution to establish a Mandatory Inclusionary Housing (MIH) area; a special permit to modify setback and height requirements in connection with a large-scale general development, and a special permit to waive up to 116 required parking spaces. The Applicant also seeks discretionary affordable housing financing from the NYC Department of Housing Preservation and Development (HPD) or the New York City Housing Development Corporation (HDC). The Proposed Actions would facilitate the development of two 10-story (123 feet tall including mechanical bulkhead) mixed-use buildings with affordable housing and active commercial and community facilities ground floor uses, and targeted open space improvements (including the creation of a publicly accessible open space, and additional spaces designated for tenants). The 175,114 gross square feet (gsf) Proposed Project would contain approximately 143,736 gsf residential, 10,904 gsf community facilities, and 20,474 gsf commercial uses divided amongst the two lots. The Proposed Project would provide 155 new affordable dwelling units (DUs), 39 of which would be permanently affordable pursuant to MIH Option 1. Specifically, Projected Development Site 1 (Block 1629, Lot 1) would be redeveloped with a 100,724 gsf building comprising of 77,914 gsf of residential space containing 84 DUs, 11,906 gsf of commercial space, and 10,904 gsf of community facility space. Projected Development Site 2 (Block 1634, Lot 1) would be redeveloped with a 74,390 gsf building comprising of 65,822 gsf of residential space containing 71 DUs, and 8,568 gsf of commercial space. The project would also include 118 parking spaces (a net decrease of 116 spaces from the No-Action condition), and an increase of 1,310 sf of open space. The Proposed Actions would also bring the current non-complying commercial uses including a restaurant and supermarket within an R6B zoning district on Projected Development Site 2 into compliance by rezoning the site to R7A/C2-4. While the Proposed Actions would result in a change to Land Use and Zoning, the proposed residential density would be compatible with the surrounding area and will bring existing non-conforming uses to be permitted as-of-right. The Proposed Actions would not result in significant adverse impacts with respect to Land Use, Zoning and Public Policy, and additional analysis is not warranted.

Community Facilities and Services

A detailed analysis related to Community Facilities and Services is included in this EAS. The Proposed Project conducted a preliminary assessment, and exceeded the threshold for a detailed analysis of childcare services. Detailed assessments of public schools, libraries, and healthcare and fire/police protection were not warranted for the Proposed Actions. A detailed assessment in the area of indirect publicly-funded childcare centers concluded that the Proposed Actions would result in a one percent change in utilization rate between the No-Action and With-Action conditions. As the With-Action utilization rate would be 58.9 percent, and the percentage change is below the five percent threshold, publicly funded childcare centers would continue to operate with available capacity and the Proposed Actions are not anticipated to result in a significant adverse childcare impact, and further Community Facilities and Services analysis is not warranted.

Open Space

A detailed analysis related to Open Space included in this EAS. The preliminary assessment of the Proposed Actions concluded that an indirect open space analysis was warranted for residential users. The Proposed Project would generate 397 incremental residents in the Study Area over the No-Action Condition. The With-Action Condition would result in an approximately 0.451 percent decrease in the open space ratio in the Study Area compared to the No-Action Condition. The overall open space ratio in the With-Action Condition would be 0.350 acres per 1,000 residents, which would be significantly below the City's open space planning goal of 2.5 acres per 1,000 residents. However, the Proposed Actions would result in less than a one percent decrease to the open space ratio, the threshold for change in areas with existing low open space ratios. The Proposed Actions would introduce approximately 0.26 acres of new publicly accessible open space. The targeted open space improvements would also introduce improved additional amenities to tenants of the Project Site. As a result of the quantitative analysis and additional qualitative factors, the Proposed Actions would not result in significant adverse impacts to open space, and no further analysis is warranted.

Historic and Cultural Resources

A detailed analysis related to Historic and Cultural Resources is included in this EAS. A preliminary assessment identified that the Project Area contains no historic resources, and therefore the Proposed Actions would not result in a direct significant adverse impact to historic and cultural resources. The Proposed Actions would allow two new mixed-use buildings to be constructed within 400 feet of two State and National Register (S/NR)-eligible historic resources – the Stuyvesant Heights Historic District Boundary Increase II and 547 Madison Street. Short-range views of the resources would not be affected by the Proposed Actions, however, the viewing context of some long-range views could be altered by introducing two new buildings that can be seen when viewing these resources from a distance. Such contextual changes are typical of new development in highly urbanized areas, and the changes would not alter the historical significance of the Study Area's historic resources. Accordingly, the Proposed Actions would not result in significant adverse impacts to historic and cultural resources and no further assessment is warranted.

Urban Design and Visual Resources

A detailed analysis related to Urban Design and Visual Resources is included in this EAS. As a result of the Proposed Actions, Projected Development Sites 1 and 2 would be redeveloped with two 10-story, mixed-use buildings containing residential, commercial, and/or community facility uses. Including the mechanical bulkheads and solar canopies, these buildings would rise to heights of up to 123 feet. Overall, the Proposed Actions would enable the Project Area to replace two non-residential buildings

Project Name: 281-311 Marcus Garvey Blvd.
CEQR # 23DCP012K
SEQRA Classification: Unlisted

with affordable mixed-use buildings, including units permanently affordable pursuant to MIH. The Study Area is predominately residential and contains a mix of building heights, with the tallest buildings massed along the north-south streets. The Proposed Actions would allow the Study Area's tallest buildings to be sited along Marcus Garvey Boulevard. The resulting density would be less than the maximum allowed as-of-right in R6A districts. Collectively, the Proposed Actions would allow Project Area's existing affordable housing to remain, and waive building heights at Projected Development Sites 1 and 2 through the requested special permit. Typical of new development in mature urban areas, the Proposed Project would have the potential to alter the viewing context of visual resources in the Study Area. Short-range views of the Study Area's visual resources would be unaffected, and would continue to be available from the surrounding street network for the public's enjoyment. Overall, the effects of the Proposed Actions on the Study Area's urban design and visual resources would be typical of new mixed-use projects in mature urban areas. Accordingly, the Proposed Actions would not result in a significant adverse urban design and visual resources impact and no further analysis is warranted.

Hazardous Materials, Air Quality, and Noise

An (E) designation (E-706) related to hazardous materials, air quality, and noise would be established as part of the approval of the Proposed Actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality, and noise analyses conclude that with the (E) designation in place, the Proposed Actions would not result in a significant adverse impact related to hazardous materials, air quality, or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Louise Cafiero at lcafiero@planning.nyc.gov.

TITLE	LEAD AGENCY
Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3328
NAME Stephanie Shellooe, AICP	DATE 10/27/2023
SIGNATURE	
TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 10/30/2023
SIGNATURE	

Project Name: 281-311 Marcus Garvey Blvd.
CEQR # 23DCP012K
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 1629, Lot 1
Projected Development Site 2	Brooklyn	Block 1634, Lot 1

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials, air quality, and noise an (E) designation (**E-706**) would be established as part of approval of the proposed actions on **Projected Development Site 1 and 2** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	X
Projected Development Site 2	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Sites 1 and 2** for hazardous materials would apply as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2-Remediation Determination and Protocol

A written report with findings and a summary of the data must he submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

Project Name: 281-311 Marcus Garvey Blvd.
CEQR # 23DCP012K
SEQRA Classification: Unlisted

Air Quality

The (E) designation requirements for air quality would apply as follows:

> ***Projected Development Site 1 and 2:*** *Any new residential, community facility, and/or commercial development on the above-referenced properties must exclusively use natural gas as the type of fuel for the heating, ventilating, and air conditioning (HVAC) systems and the hot water equipment, and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 108 feet above grade to avoid any potential significant adverse air quality impacts.*

Noise

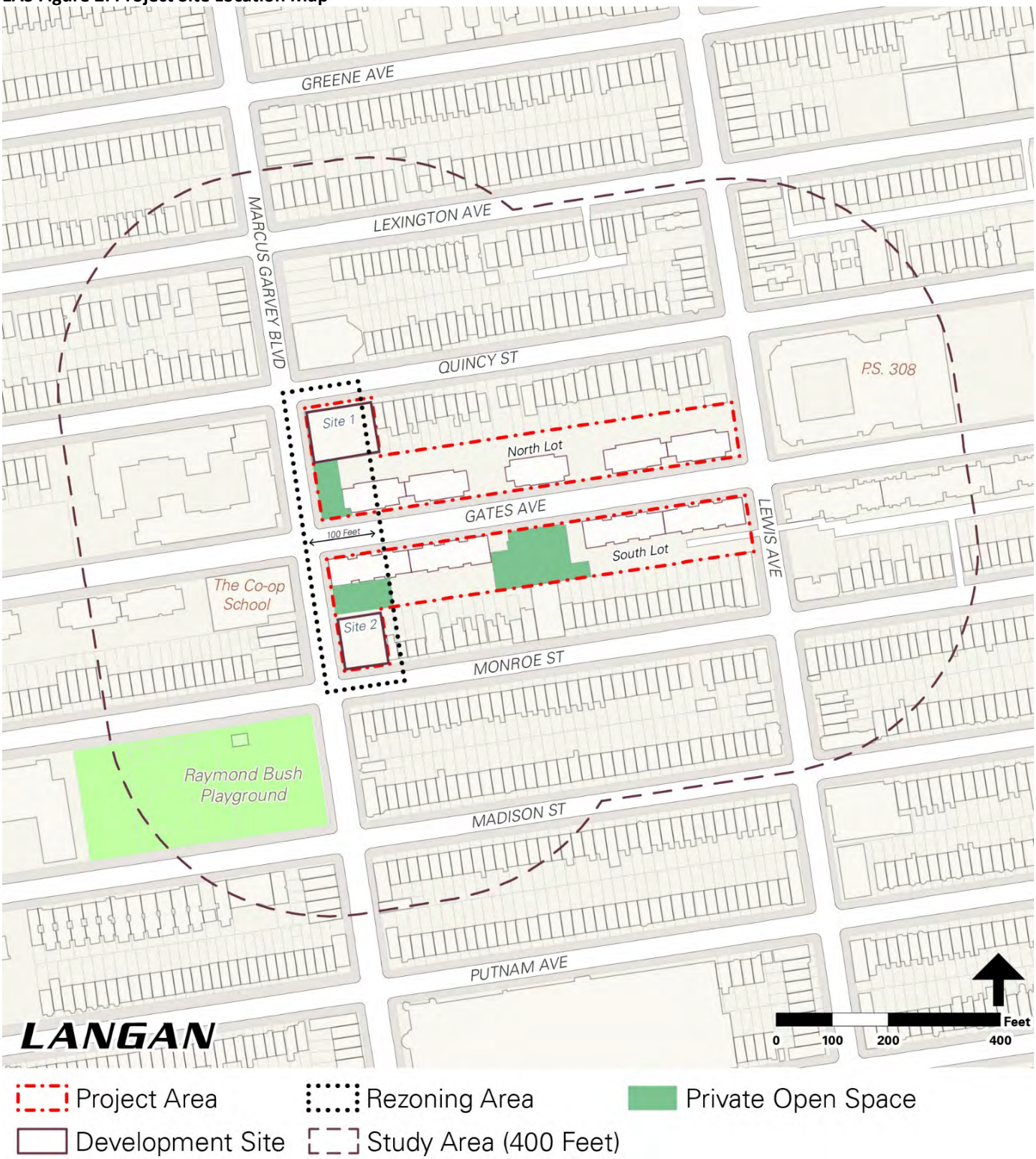
The (E) designation requirements for noise would apply as follows:

> ***Projected Development Site 1:*** *To ensure an acceptable interior noise environment, future residential, community facility and commercial office uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the facade facing Quincy Street and the facade facing Marcus Garvey Boulevard within 50 feet of Quincy Street to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office use .*

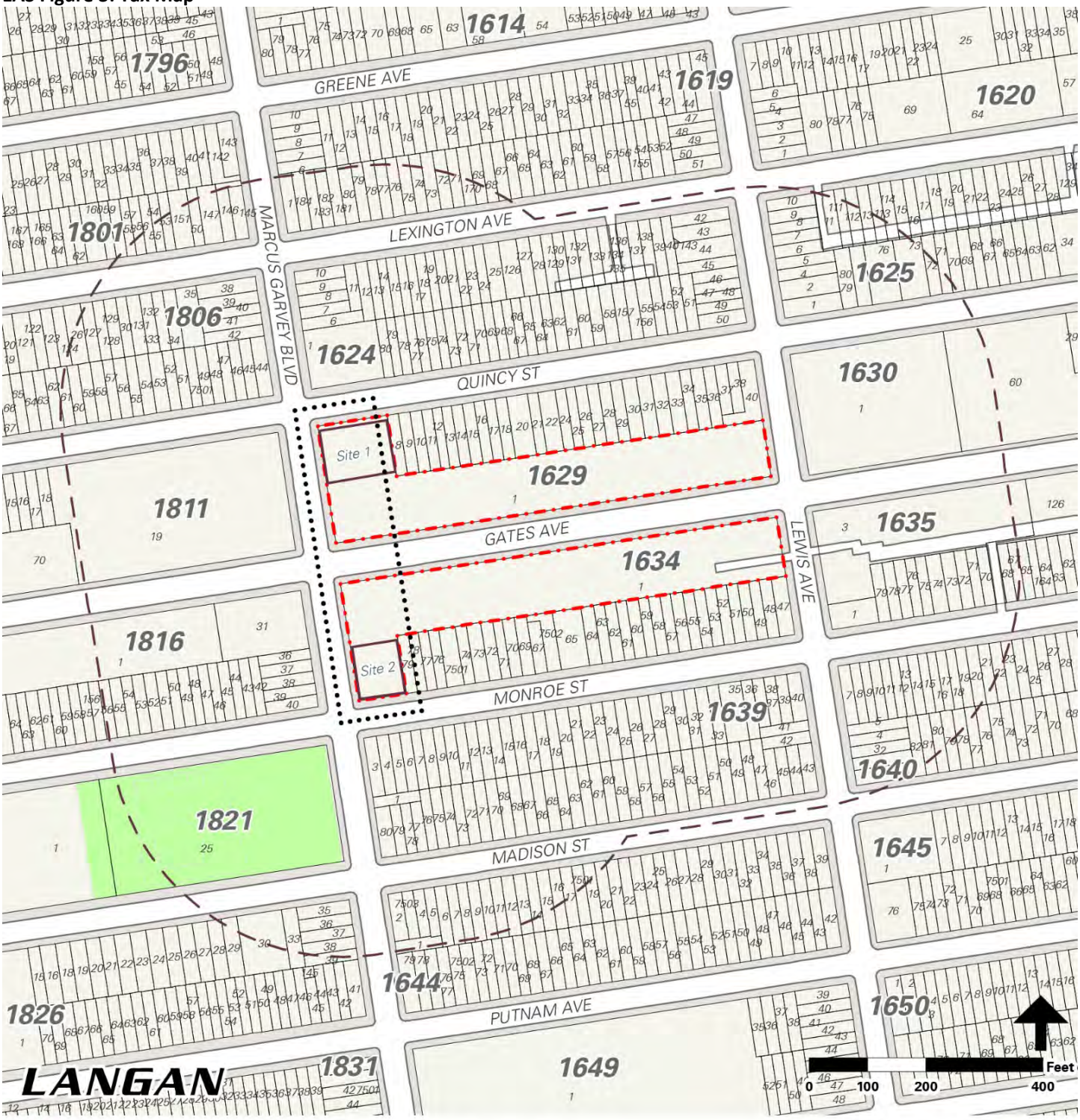
EAS Figure 1: Regional Location Map



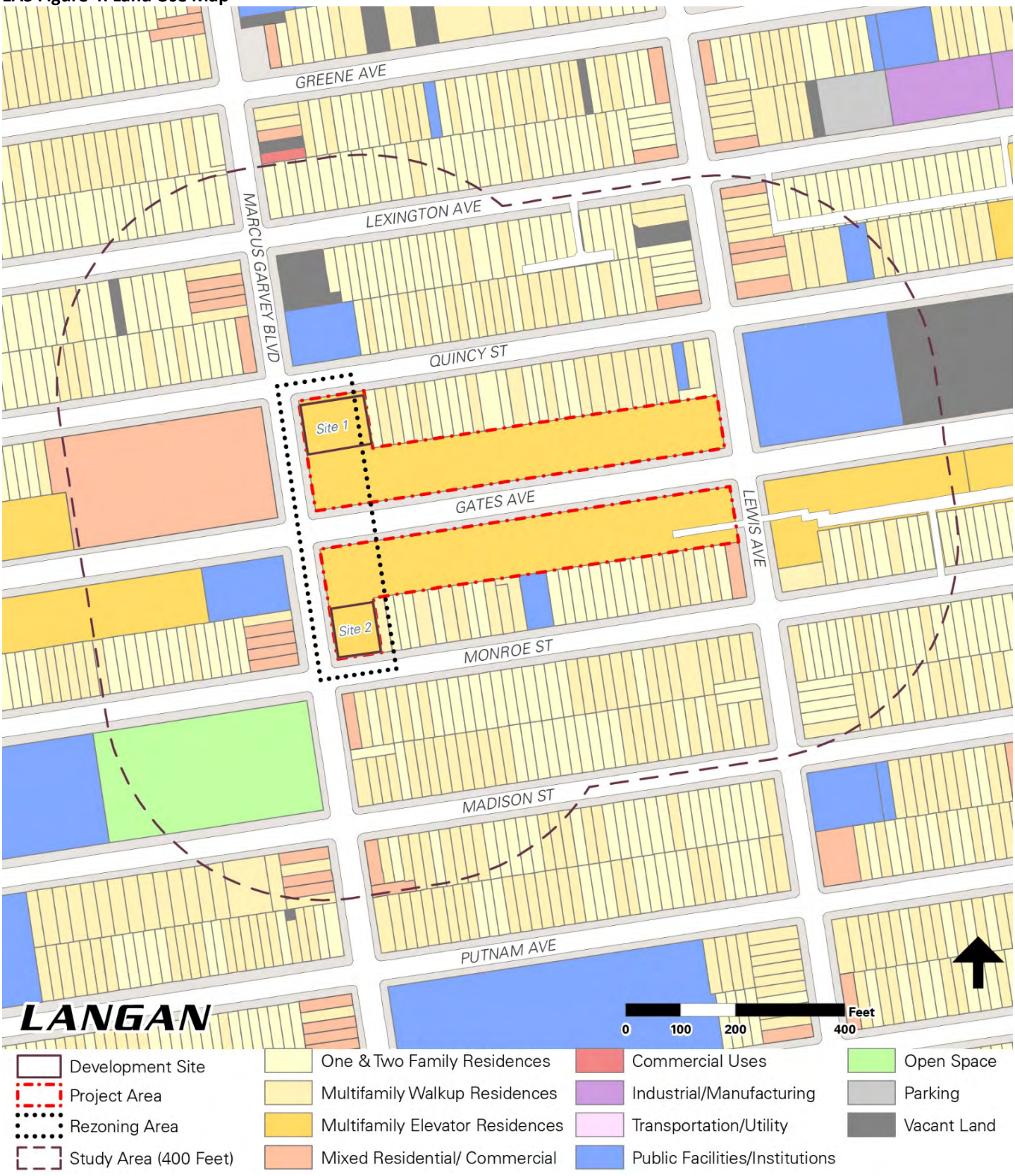
EAS Figure 2: Project Site Location Map



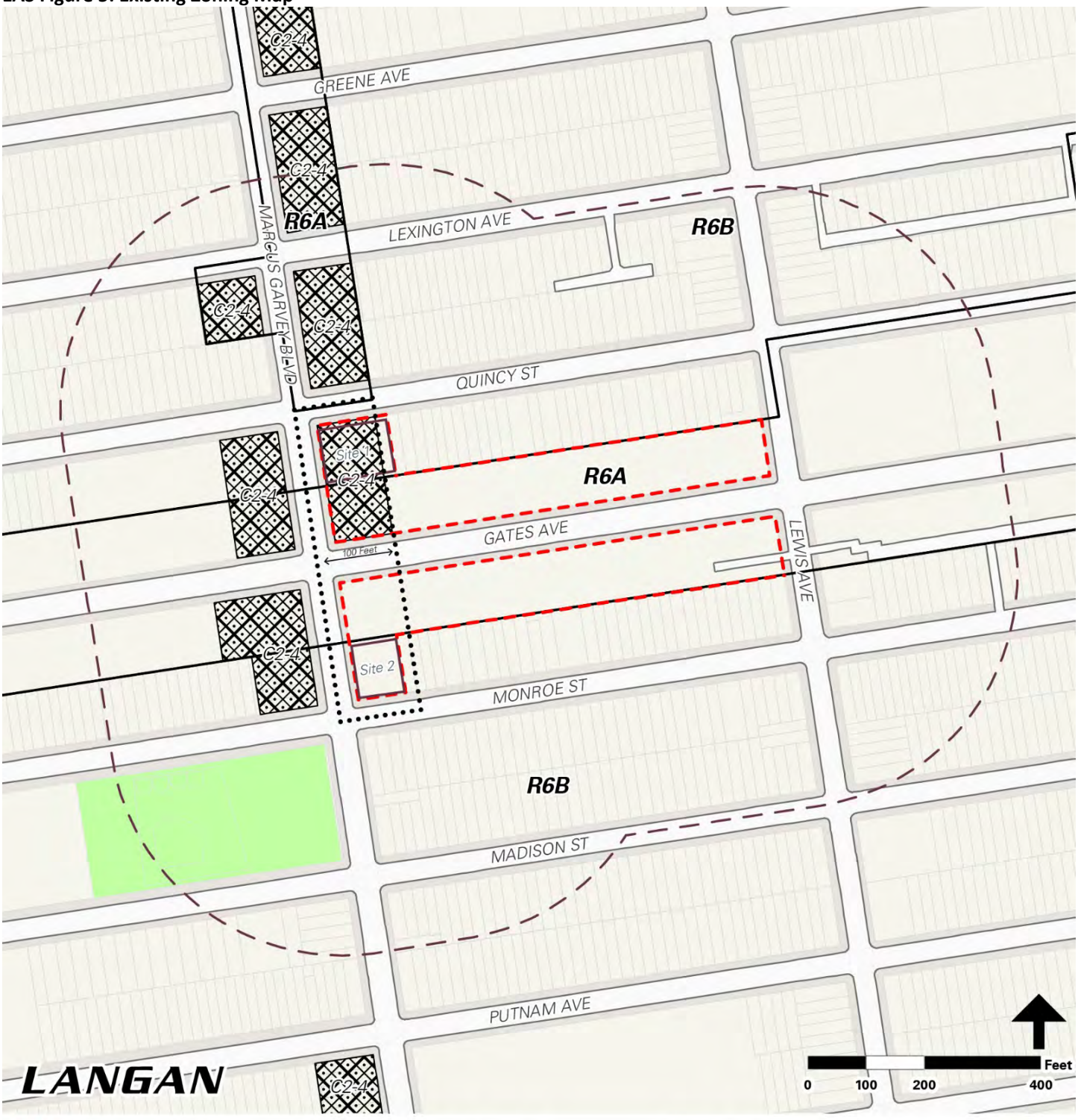
EAS Figure 3: Tax Map



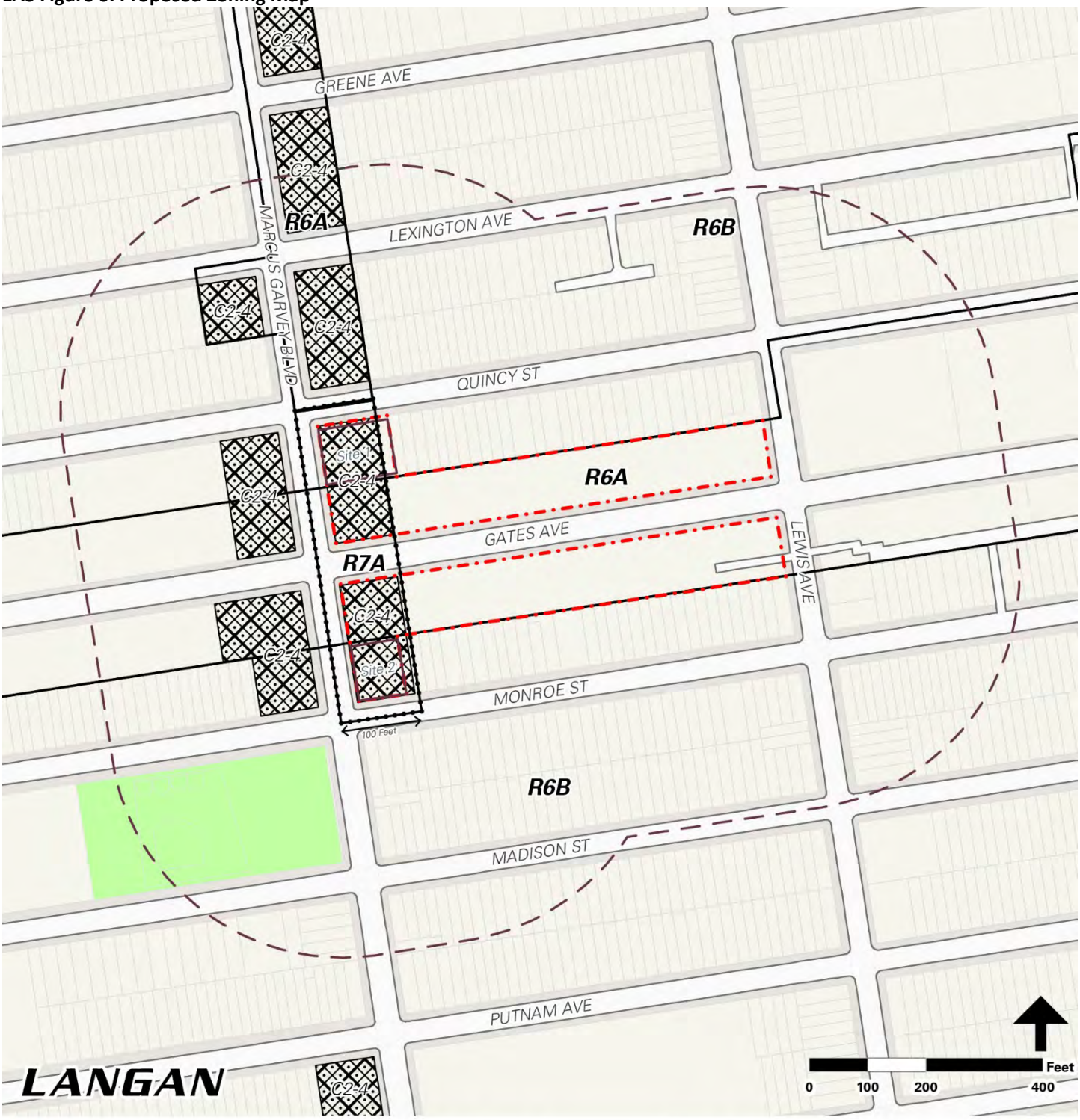
EAS Figure 4: Land Use Map



EAS Figure 5: Existing Zoning Map



EAS Figure 6: Proposed Zoning Map



EAS Figure 7: Key Map



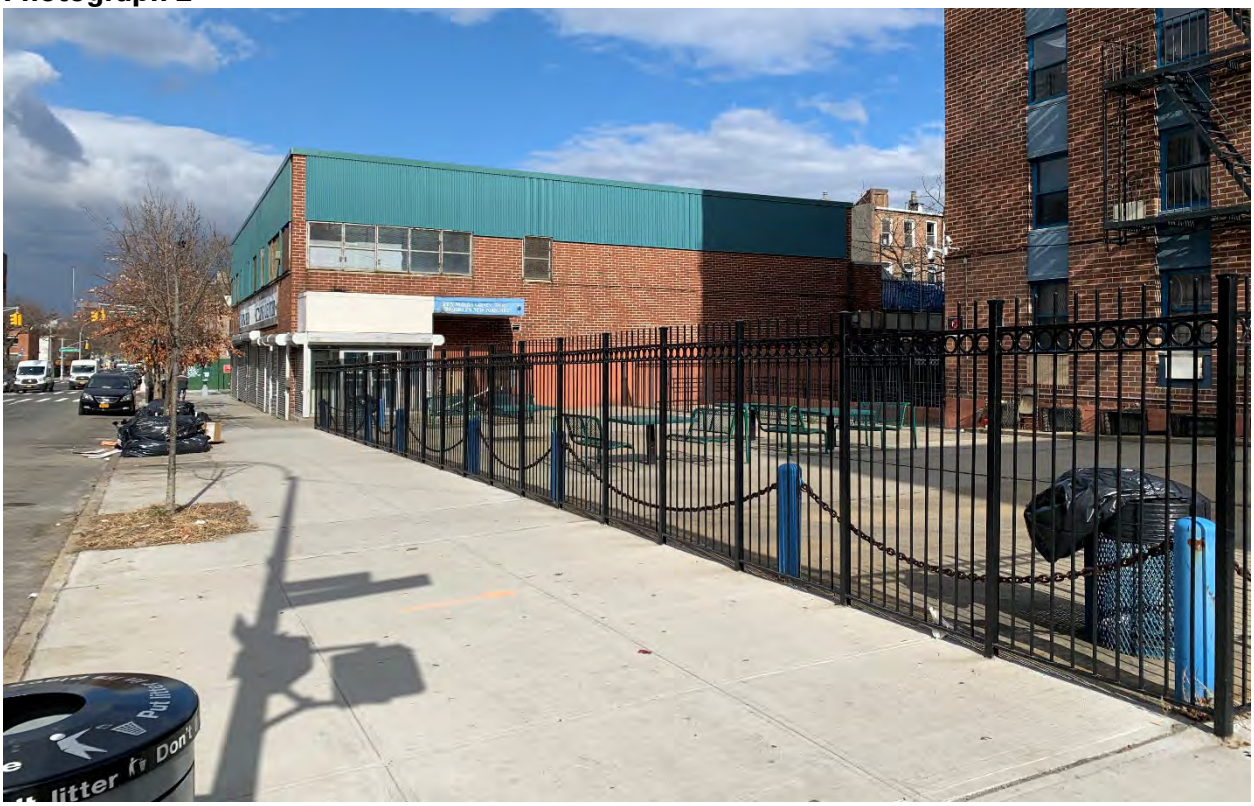
Note: All photos taken on January 22, 2021

Photograph 1



View southeast from intersection of Quincy Street and Marcus Garvey Boulevard to the two-story commercial building on the North Lot (Site 1). The building is occupied by a boxing gym at the ground floor and cellar levels, and a daycare occupies the second floor.

Photograph 2



View north along Marcus Garvey Boulevard towards the southern façade of the two-story commercial building to be demolished on the North Lot.

Photograph 3



View south across Gates Avenue towards 660 Gates Avenue on the South Lot, which would not be affected by the Proposed Actions.

Photograph 4



View southwest across Gates Avenue to the existing parking structure on the South Lot. The roof is occupied with private open space, which would be improved with additional private open space amenities.

Photograph 5



View west toward to the existing parking structure with playground and basketball court on the roof, which would be improved under the Proposed Actions with new equipment.

Photograph 6



View northwest along Gates Avenue from its intersection with Lewis Avenue towards the North Lot. The five residential buildings form a six-story streetwall, and would remain under the Proposed Actions.

Photograph 7



View northeast along Marcus Garvey Boulevard from its intersection with Monroe Street. The one-story commercial building on the South Lot (Site 2) is shown in the center right of the frame. This building that would be demolished contains a medical office, restaurant, and supermarket.

Photograph 8



View southeast along Marcus Garvey Boulevard from Gates Avenue. The one-story commercial building on the South Lot (Site 2) to be demolished is shown in the center of the frame.

A PROJECT DESCRIPTION

A1 Introduction

The Applicant, Omni New York, seeks a series of discretionary land use actions to facilitate the development of two mixed use buildings at 281 and 311 Marcus Garvey Boulevard (Block 1629, Lot 1 and Block 1634, Lot 1 - the "Project Area") in the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn (see EAS Figures 1 and 2). The proposed discretionary land use actions include a zoning map amendment (to rezone the portion of the Project Area within 100 feet of Marcus Garvey Boulevard – the "Rezoning Area" – from R6A/C2-4 and R6B/C2-4 to R7A/C2-4 and R7A), a text amendment to Zoning Resolution (ZR) Appendix F (to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) area), a special permit from the City Planning Commission (CPC) pursuant to ZR Section 74-743 (to modify setback and height modifications of ZR Section 23-664b in connection with a large-scale general development), and a CPC special permit pursuant to ZR Section 74-532 (to waive up to 116 parking spaces required by ZR 25-23). The Applicant also seeks discretionary affordable housing financing from the NYC Department of Housing Preservation and Development (HPD) or the New York City Housing Development Corporation (HDC). Collectively, these proposed discretionary actions are the "Proposed Actions."

The Proposed Actions would facilitate the development of two 10-story mixed-use buildings with affordable housing and active ground floor uses, and targeted open space improvements (the "Proposed Project"). A 100,724-gross-square-foot (gsf) (81,479-zoning-square-foot [zsf], 0.94 floor area ratio [FAR]) building comprising approximately 77,914 gsf (65,848 zsf, 0.76 FAR) of residential space (84 DUs), 11,906 gsf (4,727 zsf, 0.05 FAR) of boxing gym space, and 10,904 gsf (10,904 zsf, 0.13 FAR) of childcare space would be developed on a portion of Brooklyn Block 1629, Lot 1. A 74,390-gsf (59,546 zsf, 0.72 FAR) building comprising up to 65,822 gsf (55,296 zsf, 0.67 FAR) of residential space (71 DUs) and 8,568 gsf (4,250 zsf, 0.05 FAR) of retail space would be developed on Block 1634, Lot 1. The proposed buildings would both have roof heights of 105 feet (including the mechanical bulkhead and solar canopy, the proposed buildings would rise up to up to a height of 123 feet).

The Applicant proposes MIH Option 1, which would require a minimum of 25 percent of the project-generated units (39 units) be permanently affordable to households earning an average of 60 percent of the Area Median Income (AMI). The Proposed Project would contain approximately 175,114 gsf and provide approximately 155 new units, all of which would be permanently affordable to households earning 80 percent or less the of the AMI. Architectural drawings prepared by Magnusson Architectural & Planning for the Proposed Project are provided in Appendix A.

A2 Project Area, Development Sites, and Rezoning Area

Project Area

The Project Area comprises Brooklyn Block 1629, Lot 1 (the "North Lot") – an 87,000-square-foot (sf) zoning lot – and Block 1634, Lot 1 (the "South Lot"), an 83,000-sf zoning lot. The Project Area is located on the east side of Marcus Garvey Boulevard between Quincy and Monroe streets and along both sides of Gates Avenue between Marcus Garvey Boulevard and Lewis Avenue (see EAS Figures 1, 2, and 3). The Project Area is developed with multifamily elevator residences along Gates Avenue, and with commercial and community facility uses along Marcus Garvey Boulevard (see EAS Figure 4). There is also a one-story parking structure on the South Lot and midblock between Marcus Garvey Boulevard and Lewis Avenue. The roof of this structure is improved with private open space. Accessory parking is provided behind the existing residential buildings on both the North and South lots.

The Project Area is in the Transit Zone and a FRESH Zone. It is served by the G subway line at Bedford-Nostrand Avenue, the A line at Kingston Throop Avenue, and the J line at the Kosciuszko Street Station, which are each approximately 0.9 miles from the Project Area. City bus routes that serve the Project Area include the B15, B38, B43, and B52 routes.

In February 2021, the New York City Landmarks Preservation Commission determined that the Project Area does not contain any historic resources (see LPC Correspondence in Appendix B).

Development Sites

The Project Area contains two development sites that would be improved with adoption of the Proposed Actions. Site 1, on the northwest portion of the North Lot, is approximately 12,000 sf and spans 120 feet along Quincy Street and 100 feet along Marcus Garvey Boulevard (see EAS Figure 2). It is currently improved with a two-story building occupied by a 9,922-gsf boxing gym and an 11,925-gsf childcare facility. The remainder of the North Lot contains three six-story affordable housing buildings constructed in 1972, tenant amenity space, and open accessory parking. The existing residential buildings on the North Lot total 166,639 gsf and contain 175 dwelling units (DUs). Site 1 is in an R6B/C2-4 zoning district within 100 feet of Marcus Garvey Boulevard, and an R6B district in the areas beyond 100 feet of Marcus Garvey Boulevard. The area of the North Lot beyond 100 feet from Marcus Garvey Boulevard is in an R6A zoning district, which is mapped to a depth of 100 feet from Gates Avenue (see EAS Figure 5).

Site 2, on the southwest portion of the South Lot, is approximately 8,000 sf and spans 80 feet along Monroe Street and 100 feet along Marcus Garvey Boulevard. It is improved with a one-story commercial building containing a 7,046-gsf supermarket, a 3,550-gsf restaurant, and a 3,536-gsf medical office. The remainder of the South Lot is improved

with two six-story affordable residential buildings that were constructed in 1972 totaling 165,458 gsf (160 DUs), an open one-story parking structure, open accessory parking, and tenant-only recreational space on the roof of the parking structure. Site 2 is in an R6B zoning district. The area of the South Lot beyond 100 feet from Monroe Street is in an R6A zoning district, which is mapped to a depth of 100 feet from Gates Avenue.

Rezoning Area

The Rezoning Area – the area that would be rezoned by the Proposed Actions – is the area 100 feet east of Marcus Garvey Boulevard between Quincy and Monroe Streets. This area would be rezoned to R7A/C2-4. Along with the development sites, the Proposed Actions would also rezone Block 1634, Lot 79 (467 Monroe Street).

Surrounding Area

The area within 400 feet of the Project Area includes a mix of mid-rise multifamily residential buildings, two-to-three-story residential buildings, mixed-use residential and commercial buildings, community facility uses, and Raymond Bush Playground (see EAS Figure 4). Commercial and community facility uses are located at the ground floor along the commercial and mixed-use corridor of Marcus Garvey Boulevard. In this corridor, residential uses are typically sited above the ground floor residential or community facility uses. The Stuyvesant Heights Historic District – which is eligible for listing on the state and national registers of historic places (S/NR) – is across Monroe Street from the South Lot; this eligible historic district is predominately characterized by two-to-three-story brownstone residences.

Nearby institutional uses include P.S. 308, which is east of the Project Area on Gates Avenue. P.S. 44 is to the southwest of the Project Area on Madison Street, and abuts Raymond Bush Playground, the only public park within 400 feet of the Project Area. Most buildings within 400 feet of the Project Area are between two and six stories. The tallest building in the area is the residential building between Throop Avenue and Marcus Garvey Boulevard at 645 Gates Avenue, which rises to a maximum height of 70 feet.

A3 Proposed Project

The Proposed Project would entail demolishing the commercial buildings on Sites 1 and 2 to facilitate the development of two mixed-use buildings with affordable housing above ground floor retail and targeted open space improvements. The proposed commercial and community facility spaces would be tenanted by the existing boxing gym, childcare, and supermarket operators. All DUs in the proposed buildings would be affordable to households earning 80 percent or less of the area median income (AMI).

Specifically, Site 1 would be redeveloped with a 10-story, 100,724-gsf (81,479 zsf, 0.94 FAR) building comprising approximately 77,914 gsf (65,848 zsf, 0.76 FAR) of residential space (84 DUs), 11,906 gsf (4,727 zsf, 0.05 FAR) of boxing gym space, and 10,904 gsf (10,904 zsf, 0.13 FAR) of childcare space. The building would have a roof height of 105 feet, and a height of up to 123 feet including the bulkhead and solar canopy. Site 2 would be developed with a 10-story, 74,390-gsf (59,546 zsf, 0.72 FAR) building comprising up to 65,822 gsf (55,296 zsf, 0.67 FAR) of residential space (71 DUs) and 8,568 gsf (4,250 zsf, 0.05 FAR) of retail space. The building on Site 2 would have a roof height of 105 feet, or up to 123 feet including the bulkhead and solar canopy. The existing residential buildings

and accessory parking on both the North and South lots would remain as existing conditions.

The targeted improvements to existing private open spaces in the Project Area include making some privately owned open space publicly-accessible and the creation of new on-site open spaces only for tenants. An existing private open space south of Site 1 at the northeast corner of Marcus Garvey Boulevard and Gate Avenue would be improved with new passive space amenities solely for tenants' use. This area 3,865-sf open area would be improved with a new play area, planting areas, benches, picnic tables, and a shade pavilion. The open space's 100-foot-long frontage along Marcus Garvey Boulevard would be converted to a 970-sf publicly accessible with planting areas and bicycle racks.

The existing private open space north of Site 2 would be improved with a new fence and landscaping. The 3,048-sf open space would be improved with planting areas and benches. The open space's 49-foot-long frontage along Marcus Garvey Boulevard would be converted to a 340-sf publicly accessible open space with planting areas and trees.[1]

Various improvements would be made to the roof of the parking structure located mid-block on the South Lot, including new outdoor tables and seating, installation of an artificial turf, in-kind replacement of playground equipment and basketball court, and new adult exercise equipment. Other passive private open space improvements would be made on the North Lot in the area between the existing residential buildings. Streetscape improvements would be undertaken along the Project Area's street frontages. Table A-1 shows the two new mixed-use buildings would contain approximately 175,114 gsf.

Table A-1: Proposed Project Programming

	Gross Square Footage				
Site	**Community Facility**	**Commercial**	**Residential**	**Total**	**DUs**
1	10,904	11,906	77,914	100,724	84
2	0	8,568	65,822	74,390	71
Total	**10,904**	**20,474**	**143,736**	**175,114**	**155**

The Proposed Project would develop approximately 155 DUs in the two proposed new mixed-use buildings, all of which would be affordable to households earning 80 percent or less of the AMI. The amount of affordable units would exceed the minimum units required by the MIH program, and would be funded in part by discretionary affordable housing financing from HPD or HDC.

A4 Proposed Actions

To enable the Proposed Project, the Applicant seeks five discretionary land use actions:

1. A zoning map amendment to rezone the Rezoning Area from R6A/C2-4 and R6B/C2-4 to R7A/C2-4 and R7A;
2. A text amendment to Zoning Resolution (ZR) Appendix F to establish the Rezoning Area as a Mandatory Inclusionary Housing (MIH) area;
3. A special permit from the City Planning Commission (CPC) pursuant to ZR Section 74-743 to modify setback and height modifications of ZR Section 23-664b in connection with a large-scale general development;

[1] The proposed open space amenities are conceptual and subject to change.

4. A CPC special permit pursuant to ZR Section 74-532 (to waive up to 116 parking spaces required by ZR 25-23); and
5. Discretionary financing from HPD or HDC.

The Proposed Actions are subject to review under City Environmental Quality Review (CEQR), which is New York City's process to implement the New York State Environmental Quality Review Act (SEQRA). Under CEQR, City agencies review proposed discretionary actions to identify and disclose the potential effects those actions may have on the environment.

This environmental assessment statement (EAS) has been prepared pursuant to Mayoral Executive Order No. 91 of 1977, as amended, the CEQR Rules of Procedure found at Title 62 of the Rules of the City of New York (RCNY) Chapter 5, and the implementing regulations for SEQRA found at Part 617 of the New York Codes, Rules and Regulations (NYCRR). This EAS will inform the New York City Department of City Planning (DCP), acting as lead agency on behalf of the CPC, to make a determination whether the Proposed Actions would result in significant adverse environmental affects and require further environmental review.

A5 Purpose and Need

The Proposed Actions seek to retain the existing affordable housing within the Project Area and introduce new affordable residential units on Sites 1 and 2 in accordance with the goals of public policies such as *OneNYC 2050* and *Housing New York 2.0*. A text amendment to ZR Appendix F is proposed to establish the Rezoning Area as an MIH area.

Based on what current zoning allows, there is approximately 97,114 sf of unused zoning floor area on the North Lot and 81,530 sf of unused zoning floor area on the South Lot. While this additional floor area would be sufficient to support the Proposed Project, the zoning lot is divided by district boundaries and is constrained by maximum building envelope of the underlying zoning, including the provisions of ZR 23-693 (which restrict building height to a maximum of 55 feet in areas of R6A districts that are within 25 feet of an R6B district). The zoning lot also contains non-conforming uses. Therefore, an R7A/C2-4 district is proposed in the Rezoning Area (see EAS Figure 6), which, combined with the height and setback relief of the large scale general permit pursuant to ZR 74-74, would increase the zoning envelopes to allow two mixed-use buildings with fully affordable residential components. In total, the Proposed Actions would enable the development of two mixed-use buildings with ground floor retail comprising approximately 155 total new affordable units, and new spaces for the site's existing boxing gym, supermarket, and daycare tenants.

Two special permits are proposed: A CPC special permit pursuant to ZR Section 74-743 to modify setback and height modifications of ZR Section 23-664b in connection with a largescale general development, and a CPC special permit pursuant to ZR Section 74-532 to waive up to 116 parking spaces required by ZR 25-23. Per the certificates of occupancy for Sites 1 and 2 (see Appendix C), the Project Area requires approximately 234 accessory parking spaces for residents. Currently, 118 spaces are provided, including 58 spaces on the North Lot and 60 spaces on the South Lot. The Project Area is deficient by up to 116 required accessory parking spaces. The proposed CPC Special Permit pursuant to ZR 74-532 would waive up to 116 required accessory parking spaces to enable the Proposed Project. No additional accessory parking would be provided for the proposed DUs because the Project Area is in the Transit Zone, in which accessory parking is not required for new affordable housing units reserved for low-income households.

The Applicant also seeks discretionary affordable housing financing from HPD or HDC to support the construction of the fully affordable residential component of the Proposed Project.

A6 Analysis Framework

The framework for the EAS analysis is based on the guidelines established in the December 2021 Edition of the *CEQR Technical Manual* (*CEQR Technical Manual*). For each technical area, the *CEQR Technical Manual* defines thresholds that, if met or exceeded, typically require a preliminary analysis. Accordingly, preliminary screening analyses were conducted for all applicable CEQR technical areas to determine if a preliminary analysis would be necessary. The following sections of this EAS provide additional analyses and information pertaining to the technical categories listed in Part II of the EAS Form where CEQR thresholds would be met or exceeded.

Build Year

The Proposed Project would be developed in a single phase of construction. Construction is anticipated to begin in 2024, upon the granting of building permits, which reflects the anticipated ULURP approval process as well as DOB submissions and HPD/HDC funding administration. Construction of each building would last for up to 18 months – a total construction period of up to 24 months with the start of construction of each building offset by approximately 7 months – and the Proposed Project would be complete and operational by the end of 2026 (the "Build Year").

No-Action Condition

In the No-Action Condition, the existing buildings would remain as existing conditions. The existing parking areas would be reconfigured to accommodate the 234 parking spaces required by the Certificates of Occupancy. The existing non-conforming commercial uses on Site 2 (restaurant and supermarket uses in an R6B district with no commercial overlay) are grandfathered because they existed before the adoption of the Bedford-Stuyvesant South Rezoning in 2007, when Site 2 was rezoned to R6B from R6/C2-1.

With-Action Condition

In the With-Action Condition, the Project Area would be developed with the Proposed Project. The Proposed Actions would allow demolition of the existing commercial buildings on Sites 1 and 2 and enable the development of two new mixed-use buildings with affordable components, along with targeted open space improvements. The existing residential buildings on the North and South lots would remain as existing conditions. Site 1 would be improved with a 10-story, approximately 100,724-gsf building comprising 77,914 gsf of residential space (84 dwelling units), 11,906 gsf of retail, and 10,904 gsf of community facility space. Site 2 would be improved with a 10-story, approximately 74,390-gsf building comprising 65,822 gsf of residential space (71 dwelling units) and 8,568 gsf of retail space. With the special permit pursuant to ZR 74-532 that would waive 116 required parking spaces, the existing 118 accessory parking spaces would remain.

The With-Action Condition differs slightly from the Proposed Project in that the With-Action Condition would allow slightly taller buildings. While the Proposed Project includes 105-foot-tall buildings on Site 1 and Site 2, the With-Action Condition would allow a roof

height of an additional ten feet on both Sites to allow for design flexibility. The number of stories in each building would be limited to 10. Architectural drawings of the Proposed Project showing the proposed building height and proposed zoning envelopes are provided in Appendix A.

Increment

The Proposed Actions would facilitate an additional 143,736 gsf of residential floor area and the 155 DUs that make up the Proposed Project. The existing affordable housing buildings within the Project Area would be retained. The increment is shown in Table A-2.

Table A-2: Increment Table

Land Use	No-Action	With-Action	Increment
Residential (gsf)	332,097	475,883	+143,736
Residential Dwelling Units	*335*	*490*	*+155*
Commercial (gsf)	20,518	20,474	-44
Gym	*9,922*	*11,906*	*+1,984*
Supermarket	*7,046*	*8,568*	*+1,522*
Restaurant	*3,550*	*0*	*-3,550*
Community Facility (gsf)	15,461	10,904	-4,557
Daycare	*11,925*	*10,904*	*-1,021*
Medical Office	*3,536*	*0*	*-3,536*
Accessory Parking (Spaces)*	234	118	-116
Publicly Accessible Open Space (sf)	0	1,310	+1,310

* The Project Area is currently improved with 118 accessory parking spaces, and there would be no change between existing and With-Action conditions in the amount of on-site parking.

B LAND USE, ZONING, AND PUBLIC POLICY

B1 Introduction

A land use analysis assesses a project's compatibility and consistency with the land use patterns and development trends in the area that may be affected by a project and whether it would generate land use changes. Similarly, the analysis considers the project's compliance with, and effect on, the area's zoning and other applicable public policies. This assessment follows the guidelines set forth in the 2021 *CEQR Technical Manual.*

The Applicant, Omni New York LLC, seeks a zoning map amendment, zoning text amendment, and two special permits from the City Planning Commission (CPC) to facilitate a mixed-use development project containing one residential, commercial, and community facility building and one residential and commercial building in the Bedford-Stuyvesant neighborhood of Community District 3, Brooklyn. The Applicant also seeks discretionary funding to facilitate affordable housing.

The proposed rezoning and text amendment would affect the portions of Blocks 1629 and 1634 within 100 feet of Marcus Garvey Boulevard (the "Rezoning Area"). The special permits would apply only to the Project Area, which comprises Block 1629, Lot 1 (the "North Lot") and Block 1634, Lot 1 (the "South Lot"). The Project Area is under ownership of the Applicant and is generally bounded by Marcus Garvey Boulevard on the west, Quincy Street and three- to four-story walkup residential buildings to the north, Lewis Avenue to the east, and Monroe Street and two- to four-story buildings to the south.

The proposed special permits would waive height requirements of the proposed R7A zoning district, and reduce the amount of required accessory parking. Collectively, the Proposed Actions would facilitate demolition of the existing two-story building occupied by a boxing gym and daycare on the North Lot and the existing one-story commercial building on the South Lot. This demolition would allow the development of 175,114 gross square feet (gsf) of floor area within two new mixed-use buildings ("Proposed Project"). The proposed building on the North Lot would be a mixed-use residential, commercial, and community facility building. It would be constructed on "Site 1," which is located at the southeast corner of Marcus Garvey Boulevard and Quincy Street, in the northwest portion of the North Lot. The proposed building on the South Lot would be a residential and commercial building. It would be constructed on "Site 2," which is located on the

northeast corner of Marcus Garvey Boulevard and Monroe Street, in the southwest corner of the South Lot. The proposed two new mixed-use buildings of the Proposed Project would collectively comprise:

- 143,736 gsf of residential area totaling 155 dwelling units, all of which would be affordable to households earning 80 percent or less of the area median income (AMI);
- 20,474 gsf of commercial retail area; and
- 10,904 gsf of community facility area.

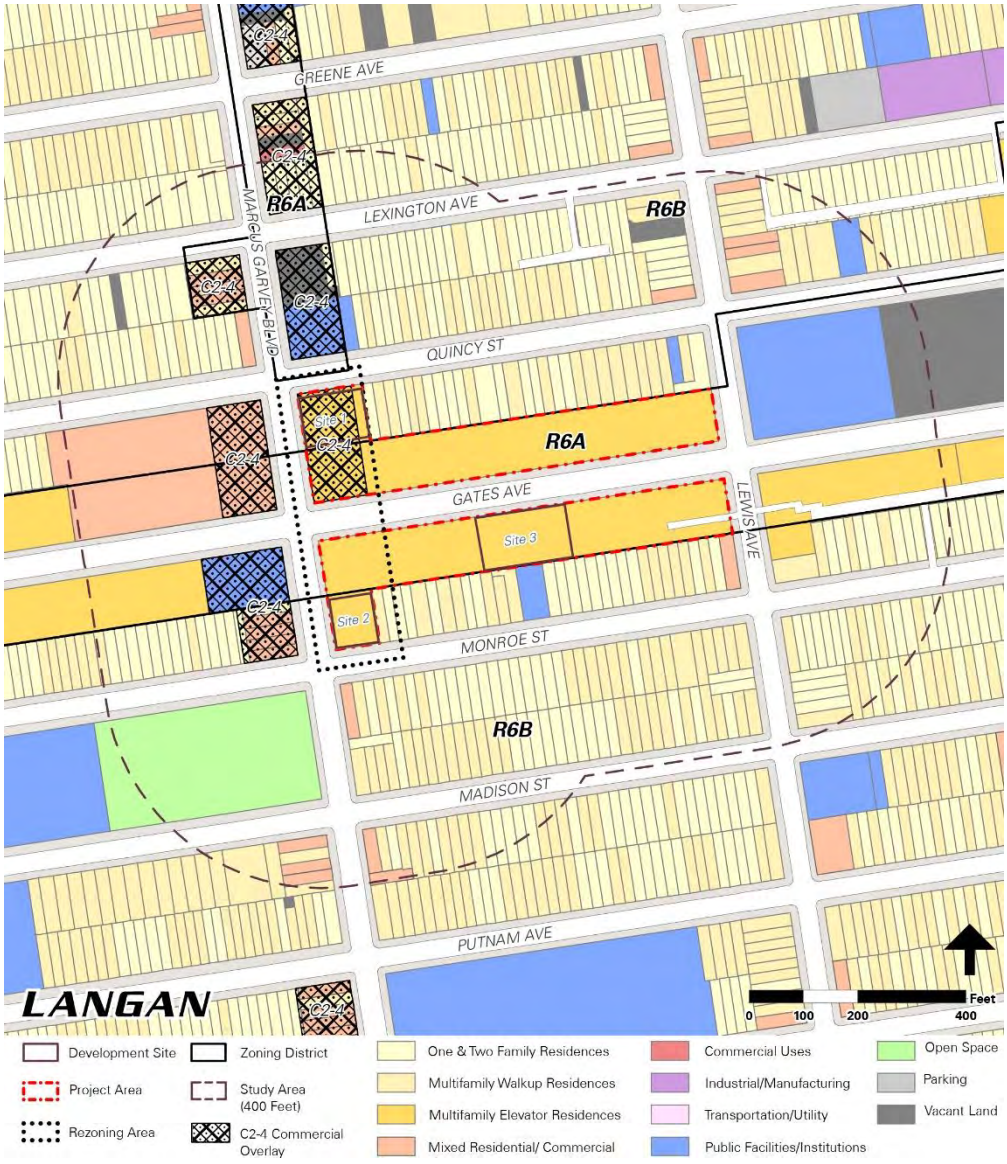
The Proposed Project would also entail approximately 27,372 sf of targeted private open space improvements around the Project Area. Site 1 would convert approximately 899 sf of private open space to publicly accessible open space with planting areas, vegetation, and bicycle parking. On Site 2 approximately 346 sf of open space improvements would be converted to publicly accessible open space containing planting areas and vegetation. These open space improvements would entail new privately owned publicly accessible open space and other improvements to tenant-only amenity open spaces.

B2 Methodology

This land use, zoning, and public policy assessment follows the guidance set forth in the *CEQR Technical Manual*. The analysis assesses the Proposed Actions' consistency with local land use patterns and development trends, zoning regulations, and applicable polices. The Proposed Actions include discretionary land use actions, and therefore a preliminary land use, zoning, and public policy assessment is warranted. The land use, zoning, and public policy assessment use a 400-foot radius around the Project Area (the "Study Area," see Figure B-1).

Existing conditions within the Study Area were identified through field reconnaissance and research using available resources such as the Department of City Planning's (DCP) Zoning Application Portal (ZAP), Primary Land Use Tax Lot Output (PLUTO™) data files, DCP's Zoning and Land Use Map (ZoLa), the NYC Mayor's Office of Environmental Coordination's (MOEC) CEQR Access, and the NYC Department of Finance's Automated City Register Information System (ACRIS); and the Brooklyn Community District 3 website. Relevant public policy documents were also reviewed to identify and describe existing public policies that have the potential to affect both the Rezoning Area and Study Area.

Figure B-1: Land Use and Zoning Map



B3 Land Use and Zoning

Existing Conditions

Rezoning Area/Project Area

The Rezoning Area is generally bounded by Quincy Street to the north, one-and-two family and multifamily walk-up buildings to the east, Monroe Street to the south, and Marcus Garvey Boulevard on the west. The Rezoning Area contains the portions of the North and South lots that are within 100 feet of Marcus Garvey Boulevard. The Project Area contains the entirety of both L-shaped North and South lots, which are controlled by the Applicant.

The North Lot is an 87,000-square-foot (sf) L-shaped lot improved with three six-story residential buildings fronting the north side of Gates Avenue and a two-story retail and community facility building. The lot contains 175 affordable dwelling units and an accessory parking lot with a capacity for 58 cars. A curb cut provides access to the parking

lot from Lewis Avenue. Tenant-only open space is provided at the northeast corner of Gates Avenue and Marcus Garvey Boulevard, which consists of a fenced-in paved area with tables and benches. Playground equipment is provided between the parking facility and this fenced-in paved area. The existing 21,847 sf two-story retail and community facility building is on Site 1 and contains a 9,922 sf boxing gym and an 11,925 sf daycare (Be'er Miriam Daycare). Prior to the current uses, this building was used as a design and fabrication shop.

The South Lot is an 83,000-sf L-shaped lot improved with two six-story residential buildings fronting the south side of Gates Avenue. These two residential buildings contain 160 affordable dwelling units. An open one-story parking facility is located mid-block on the South Lot between the residential buildings fronting along Gates Avenue. Access to the parking facility is provided via Gates Avenue. The one-story parking facility provides covered parking, with additional open parking spaces behind the residential buildings. Per the Certificate of Occupancy, the site has 18,383 sf of parking area. The South Lot has a current capacity of 60 accessory parking spaces. All spaces on the South Lot are located at-grade.

A private playground is sited behind the residential buildings on the South Lot, approximately 50 feet from Lewis Avenue. There is also a landscaped area between the residential and commercial buildings that front along Marcus Garvey Boulevard. On the roof of the parking facility, a private open space contains benches, planters, a basketball court, and playground equipment. These tenant-only facilities are accessible via a staircase and ramp along Gates Avenue. The one-story 14,132 sf commercial building on the Site 2 portion of the South Lot contains a 3,536 sf medical office (Prominis Medical Office), a 3,550 sf restaurant (Sun Sing Restaurant), and a 7,046 sf supermarket (Associated Supermarket).

Both R6A and R6B zoning districts are mapped within the Rezoning Area. The Project Area is entirely within the Transit Zone and is in a FRESH zone.

An R6A zoning district is mapped within 100 feet of Gates Avenue. This zoning district comprises the majority of the Project Area. R6A districts are contextual medium-density districts that allow residential uses (Use Groups 1 and 2), and community facilities (Use Groups 3 and 4). An R6A district requires new developments meet the specifications of "Quality Housing," whose bulk regulations in R6A district typically result in high lot coverage, six-to-eight-story apartment buildings. New "height factor" buildings are not allowed in R6A districts. Residential and community facility uses are allowed at a maximum floor area ratio (FAR) of 3.00 for both uses. A base height between 40 and 65 feet is required and the building must be set back at least 10 feet on a wide street, or 15 feet from a narrow street. Above the base height, the building may rise up to a maximum roof height of 70 feet, or 75 feet if a qualifying ground floor (QGF) is provided. Obstructions such as bulkheads and mechanical equipment are allowed above this roof height. Within the Transit Zone, no accessory parking is required for new affordable DUs reserved for low-income households (defined as households earning 80 percent or less of the AMI). Parking is required at a rate of 50 percent of the dwelling units. Required accessory parking is reduced for affordable units made available to low-income households. For these low-income units, parking is required at a rate of 25 percent.

R6B zoning districts are mapped on part of Site 1 and all of Site 2. On both the North and South lots, this district is mapped beyond 100 feet of Gates Avenue. R6B districts are often mapped across traditional row house districts with houses set back from the street and stoops in the front yards. Like R6A, R6B districts require "Quality Housing" bulk regulations, which typically result in high lot coverage that yield four-to-five-story

apartment buildings in R6B district. New developments may contain residential and community facility uses up to a maximum FAR of 2.00 for both uses. A base height between 30 and 40 feet is required before the building must be set back at least 10 feet from a wide street, or 15 feet from a narrow street. The building may rise up to a maximum roof height of 50 feet, or 55 feet with a QGF.

No accessory parking is required for new affordable DUs reserved for low-income households within the Transit Zone in R6A or R6B districts. Pursuant to ZR 25-231, within the Transit Zone, the City Planning Commission may issue a special permit to reduce the parking requirements of existing buildings to facilitate affordable housing.

A C2-4 commercial overlay is mapped on the portion of the North Lot that is within 100 feet of Marcus Garvey Boulevard. The C2-4 commercial overlay is mapped across portions of the North Lot's R6A and R6B zoning districts. The C2-4 district allows a maximum commercial FAR of 2.00 (Use Groups 5 through 9) in commercial buildings, or 1.0 in mixed-use buildings. Mapped at a depth of 100 feet, the C2-4 commercial overlay requires one accessory parking space per 1,000 sf of retail use. There is no commercial overlay district mapped on the South Lot, and the commercial uses currently on Site 2 are non-conforming uses.

Study Area

The Study Area comprises a mix of one- and two-family homes, multifamily residential building, mixed-use residential and commercial building, community facility uses, and open spaces. P.S. 308 Clara Cardwell is one block to the east of the Project Area, and Raymond Bush Park is one block to the west. The Kingston-Throop Avenue stop of the A and C lines of the New York City Transit (NYCT) subway is approximately 0.9 miles south of the Rezoning Area. The Bedford-Nostrand Avenue stop of the G line and the Myrtle Avenue-Broadway Station stop of the J, M, and Z lines of the NYCT subway are also less than one mile from the Rezoning Area.

The northern and southern portions of the Study Area contain a mix of one- and two-family houses and multifamily walkup buildings. These buildings range from two to three stories in height. Similarly, in the western and eastern portions of the Study Area, residential is the predominate use. The residential uses in this area include four- to six-story multifamily elevator residences and one- and two-family homes. Multifamily elevator residences are typically found along Gates Avenue within the Study Area. To the west of the Project Area and along Marcus Garvey Boulevard are the two newest buildings within the Study Area: a six-story mixed residential and commercial building at 645 Gates Avenue and the four-story Co-op school at 644 Gate Avenue, at the corner of Gates Avenue and Marcus Garvey Boulevard. The southwestern portion of the Study Area contains the only public open space resource, Raymond Bush Playground, which is adjacent to the Marcus Garvey Elementary School. The park is jointly operated by the New York City Department of Parks and Recreation and the New York City Department of Education.

The area surrounding the Rezoning Area is predominantly zoned R6A and R6B, with commercial districts mapped along Marcus Garvey Boulevard. The land use of the surrounding area largely reflects the uses and scale allowed in these districts, and is typical of the larger Bedford-Stuyvesant neighborhood.

No-Action Condition

Rezoning Area/Project Area

In the No-Action Condition, the Rezoning Area would remain as existing conditions. On the Project Site, the parking areas would be reconfigured to accommodate the 234 accessory parking spaces that are required on the Project Site.

Study Area

A review of new building applications within the 400 feet of the Rezoning Area indicate there are no planned residential developments that would be developed independent of the Proposed Actions by the 2026 Analysis Year (No-Build project).

With-Action Condition

Rezoning Area/Project Area

In the With-Action Condition, the Proposed Actions would be adopted and the Rezoning Area would be mapped with an R7A/C2-4 zoning district within 100 feet of Marcus Garvey Boulevard (see EAS Figure 6). The Rezoning Area would concurrently be mapped as an MIH Area. The existing buildings on Sites 1 and 2 would be demolished and the Applicant would construct the Proposed Project. The Project Area's existing six-story affordable residential buildings along Gates Avenue would remain as existing conditions.

R7A districts are medium-density contextual residential districts. The proposed R7A/C2-4 (MIH) zoning would allow residential (Use Groups 1 and 2), community facilities (Use Groups 3 and 4) and commercial (Use Groups 5 through 9) uses at a maximum FAR of 4.60, 4.00, and 2.0, respectively, although a maximum commercial FAR of 1.0 is allowed in mixed-use buildings. In R7A districts in MIH areas, new buildings must comply with Quality Housing height and setback regulations. The base height in R7A districts must be between 40 and 75 feet. Above this height, buildings must be set back at least 10 feet within 100 feet of a wide street, and 15 feet beyond 100 feet of a wide street. With a QGF, the maximum roof height (excluding bulkhead and other permitted obstructions) is 95 feet in MIH areas. Per ZR 23-693, new building heights in R7A districts are limited to a maximum roof height of 65 feet within 25 feet of an R6B district.

In the proposed R7A/C2-4 (MIH) zoning, accessory parking would be required at a rate of 15 percent of the number of affordable units reserved for low-income households, and at a rate of 50 percent of the number of all other dwelling units. Because the Rezoning Area is in the Transit Zone, accessory parking is not required for new affordable housing units reserved for low-income units.

The Proposed Actions would waive the 75-foot maximum base height by 5 feet to allow a maximum base height of 80 feet. The 95-foot roof height limit of R7A would be waived to allow the proposed buildings on Sites 1 and 2 to be up to 115 feet tall. Including the mechanical bulkheads and solar canopies, the proposed two 10-story buildings would rise to a maximum height of 123 feet. On the North Lot, the streetwall within the R6B district would rise without setback to a height of 65 feet, which would waive the 45-foot-tall base height by 20 feet and the 55-foot-tall maximum building height by 10 feet. At a distance between 5 and 25 feet from this R6B district, the Proposed Actions would waive the 65-foot height restriction of ZR 23-693 to allow the building to rise to the proposed maximum roof height of 115 feet. On both the South Lot, the underlying requirements of ZR 23-693 would be waived for the five-foot-wide area that is within 25 feet of an R6B district to allow the proposed building to rise beyond the 65-foot height limit by up to 50 feet, up to

the maximum roof height of 115 feet. The site plan would be locked in and allow the requested height and setback waivers, which are shown in the architectural drawings (see Appendix A).

Per the Certificate of Occupancy, the Project Area requires approximately 234 accessory parking spaces for residents: 122 on the North Lot and 112 on the South Lot. Currently, 118 spaces are provided across the Project Area, including 58 spaces on the North Lot and 60 on the South Lot. The Project Area is deficient by up to 116 required accessory parking spaces, and the CPC Special Permit pursuant to ZR 74-532 would waive up to 116 required accessory parking spaces to enable the Proposed Project.

The Proposed Project would consist of 175,114 gsf of floor area across two 10-story buildings up to 123 feet tall (up to 115 feet plus bulkheads and solar canopies up to 13 feet tall). The Proposed Project would contain 143,736 gsf of residential area (155 affordable dwelling units), 20,474 gsf of ground-floor retail, and 10,904 gsf of community facility space. Site 1 would contain a 10-story mixed-use building comprising of residential, commercial, and community facility space, while Site 2 would contain a 10-story mixed-use residential and commercial building. The Proposed Project would allow an FAR of up to 2.72 on the North Lot and 2.65 on the South Lot. These FARs would be similar to that allowed as-of-right in the Study Area.

The Proposed Project would include targeted improvements to the existing private open spaces on the Project Site, and would include the dedication of 1,245 sf of privately owned publicly-accessible open space. Retail uses generated by the Proposed Actions would front Marcus Garvey Boulevard, contributing to the existing commercial corridor along this street. The proposed community facility space would provide office space for a non-profit organization within the community.

Land Use and Zoning Conclusion

The Proposed Actions would facilitate the demolition of two non-residential buildings and the construction of two new 10-story mixed-use buildings with fully affordable residential components. All new DUs would be reserved for low-income households. The proposed zoning would increase the residential zoning capacity of the Project Area and the commercial zoning capacity on the South Lot. The resulting density would be similar to that allowed in much of the Study Area's R6A and R6B zoning districts.

The proposed land uses already exist in the Study Area, and the introduction of additional affordable housing would increase the supply of affordable housing in the Study Area. Commercial uses on the South Lot – which are currently non-conforming uses – would be allowed as-of-right with adoption of the Proposed Actions. Accordingly, the Proposed Actions would not result in any significant adverse land use and zoning impacts and no further analysis is warranted.

B4 Public Policy

Per the *CEQR Technical Manual*, a proposed project that would be within areas governed by public policies controlling land use - or that has the potential to substantially affect land use regulation or policy - requires an analysis of public policies that pertain to the study area. If the proposed action could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

OneNYC 2050

OneNYC 2050, originally released as *PlaNYC* in 2007, is a policy document designed to address New York City's long-term challenges, including accommodating a projected population of more than 9 million residents by 2050, decreasing reliance on fossil fuels, encouraging new modes of transportation, increasing neighborhood safety, better access to education, and aging infrastructure. *OneNYC 2050* builds upon *PlaNYC* and focuses on eight goals comprised of 30 initiatives. The eight goals consist of a vibrant democracy, an inclusive economy, thriving neighborhoods, healthy lives, equity and excellent in education, a livable climate, efficient mobility, and modern infrastructure.

An Inclusive Economy (Volume 3)

Initiative 5 of 30: Grow the Economy with Good-Paying Jobs and Prepare New Yorkers to Fill Them.

An inclusive economy means protecting core industries essential to maintaining our leading role in the global economy, focusing on growing sectors that create good-paying jobs, and supporting emerging industries. Small businesses are essential to both the local economy and the character of our neighborhoods, providing opportunities for individuals to strengthen their own economic security and employ members of their communities.

The Proposed Actions would facilitate the development of two new buildings within the Rezoning Area. Construction of the Proposed Project would temporarily employ construction workers and trade professionals during the construction period. Additionally, the Proposed Project would contain ground floor retail area and community facility space along Marcus Garvey Boulevard. Combined, these uses are anticipated to directly employ approximately 114 individuals during the operational period.

Thriving Neighborhoods (Volume 4)

Initiative 9 of 30: Ensure all New Yorkers have access to safe, secure, and affordable housing.

It is critically important to capitalize on opportunities for housing wherever large, appropriately located, underutilized parcels of land present an opportunity. Sites in all five boroughs include obsolete facilities; large, low-rise commercial sites; and even infrastructure that can support overbuilds, such as rail yards and tracks.

The Proposed Actions would facilitate the development of 155 dwelling units, all of which would be permanently affordable and reserved for households earning up to 80 percent of the AMI. The Proposed Project would be constructed with modern security features required of the New York City Building Code. Accordingly, the Proposed Actions would increase access to safe and secure affordable housing.

Initiative 10 of 30: Ensure all New Yorkers have Access to Neighborhood Open Spaces and Cultural Resources.

Parks and open spaces support the health and well-being of every New Yorker. They Provide opportunities for recreation and physical activity, reduce pollution, offer habitat for flora and fauna, and help mitigate the impacts of climate change. Cultural institutions enrich neighborhood life and is critical to the well-being of residents, as it improves social connections and school achievements, lowers stress, raises community awareness, and enhances civic engagement.

The Proposed Actions would provide 27,372 sf of improvements to private open space, providing new quality open space to the residents of the Proposed Project. The improvements to the existing private open space would be made in targeted locations around the Project Area, providing improved amenities for tenants. Some private open space would be made publicly accessible, creating new open space resources to the Bedford-Stuyvesant neighborhood.

Initiative 11 of 30: Advance Shared Responsibility for Community Safety and Promote Neighborhood Policing.

Increasing safety while addressing inequality requires a paradigm shift from safety enforced by the justice system to safety built by neighborhoods. Public safety depends on strong resident involvement and the availability of quality public spaces. Rates of violence are lower in urban neighborhoods with high collective efficacy.

The Proposed Actions would facilitate ground floor retail and community facility spaces along Marcus Garvey Boulevard with new housing opportunities above. The ground floor retail and community facility space would contribute to the activation of Marcus Garvey Boulevard, and the mix of uses would provide additional passive surveillance opportunities, thereby advancing the shared responsibility for community safety and neighborhood policing.

Housing New York 2.0

Housing New York 2.0 is an extension to the City's comprehensive housing development policy that includes a primary goal to build or preserve 200,000 units of high-quality affordable housing by 2022, and to reach 300,000 homes by 2026. *Housing New York 2.0*, builds on the foundation laid through *Housing New York: A Five-Borough, Ten-Year Plan*, and was developed in conjunction with HPD to create housing opportunities for New Yorkers with a range of incomes while fostering vibrant and diverse neighborhoods. Framed by the policy goals and objectives in *Housing New York*, the City Council adopted an amendment to the ZR to establish the MIH program on March 22, 2016 that requires that a percent of new housing be permanently affordable when an increase in permissible residential floor area is requested via discretionary land use action (i.e., an upzoning).

The primary components of *Housing New York 2.0* include the Mandatory Inclusionary Housing program, which requires areas rezoned for residential growth must include a minimum of 20 to 30 percent of dwelling units be affordable in new developments.

The Proposed Actions would facilitate development that would support the policies and goals of *Housing New York 2.0*. The Proposed Actions would map a new MIH Area coterminous with the Rezoning Area, and would create approximately 155 new affordable DUs in Bedford-Stuyvesant. The Proposed Actions would therefore provide the Bedford-Stuyvesant neighborhood with new permanently affordable housing, which would support the City's effort to increase the overall supply of affordable housing.

Where We Live NYC

The *Where We Live NYC Plan* is the culmination of a two-year inclusive and comprehensive process to identify goals, strategies, and actions that the City of New York will undertake to advance fair housing through 2025. The City undertook a collaborative approach that included components from community conversations and public participation to fair housing stakeholder groups and government partnerships. Through data analysis and public participation the plan looks to understand challenges to fair housing such as

segregation, discrimination, and lack of access to thriving neighborhoods in efforts to eliminate these barriers.

The *Where We Live NYC Plan* was led by the HPD in partnership with the New York City Housing Authority (NYCHA) and in close collaboration with additional government and community-based partners. To address a wide range of housing challenges including an affordability crisis and housing shortage, unequal access between neighborhoods to resources and opportunities, and the ongoing discrimination in the housing market the City will focus its affirmative fair housing work on six goals and complementary strategies and actions. These goals are:

1. Combat persistent, complex discrimination with expanded resources and protections
2. Facilitate equitable housing development in New York City and the region
3. Preserve affordable housing and prevent displacement of long-standing residents
4. Enable more effective use of rental assistance benefits, especially in amenity-rich areas
5. Create more independent and integrated living options for people with disabilities
6. Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty

The Proposed Actions would facilitate development that would support the goals and strategies of the *Where We Live Plan*. The Proposed Actions would create two new mixed-use buildings with 155 permanently affordable DUs. The existing affordable housing within the Project Area would remain and receive improvements to the private open space areas. Through the preservation and creation of affordable housing, the Proposed Actions would support the City's fair housing plan and help relieve the City's housing challenges.

New York City Food Retail Expansion to Support Health Program (FRESH)

New York City's Food Retail Expansion to Support Health Program (FRESH) promotes the establishment of grocery stores in underserved communities by lowering the costs of owning, developing, and renovating retail space. The Rezoning Area is in an area where zoning and discretionary tax incentives are available through the FRESH program. FRESH financial incentives are available to grocery store operators renovating existing retail space or developers looking to construct or renovate retail space to be leased to a full-line grocery store operator.

The FRESH program is administered by the New York City Industrial Development Agency (NYCIDA) and the New York City Department of City Planning (DCP) with support from the Department of Health and Mental Hygiene (DOHMH) and the Mayor's Office of Food Policy. Facilities eligible for the program must be located in the eligible FRESH area and must provide:

- A minimum of 5,000 square feet of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption, and utilization;
- At least 50 percent of retail space for a general line of food products intended for home preparation, consumption, and utilization;
- At least 30 percent of retail space for perishable goods that may include dairy, fresh produce, fresh meats, poultry, fish, and frozen foods; and

- At least 500 square feet of retail space for fresh produce.

The With-Action Condition would contain ground floor commercial uses, which would be tenanted based on market conditions. The Proposed Actions would not preclude participation in the FRESH program and would create new commercial spaces that could be used by a supermarket or grocery store operator. It is the Applicant's goal to re-tenant the existing supermarket operator within the new building on Site 2.

Public Policy Conclusion

The Proposed Actions would facilitate a mixed use residential, commercial, and community facility development with 155 units of affordable housing. The Proposed Actions would support the *OneNYC 2050* goals of an inclusive economy and thriving neighborhoods by creating temporary construction jobs, improvements to open space, and new commercial opportunities. Additionally, through the creation of affordable housing the Proposed Actions would support *Housing New York 2.0*. The Proposed Actions would not result in a significant adverse public policy impact and no further analysis is warranted.

C COMMUNITY FACILITIES AND SERVICES

C1 Introduction

The 2021 *CEQR Technical Manual* defines community facilities as public or publicly-funded schools, hospitals, libraries, childcare centers, healthcare facilities, and fire and police protection services. A proposed project may affect community facility services directly if it physically displaces or alters a community facility. Indirect effects can occur when a project results in a change in population that would affect the delivery of services provided by a community facility. Per the *CEQR Technical Manual*, a project may have the potential for an indirect impact on community facilities and services if a project would result in an increase in population that would increase demand for services provided beyond the capacity of the facilities serving the needs of the community.

The Proposed Actions would facilitate the construction of 155 new dwelling units (DUs). Based on the 2.56 average household size in Brooklyn Community District 3, the Proposed Actions would generate 397 new residents. All of the new DUs would be reserved for low-income households, generally defined as those earning 80 percent or below the Area Median Income (AMI).

C2 Methodology and Preliminary Assessment

This community facilities and services assessment was conducted per *CEQR Technical Manual* guidelines and was based on the latest data and guidance provided by city agencies, including the New York City Department of Education (DOE), the New York City School Construction Authority (SCA), and the New York City Department of City Planning (DCP).

The potential for both direct and indirect impacts are analyzed. The Proposed Actions would not meet or exceed the CEQR thresholds warranting preliminary analyses for public schools, libraries, police and fire services, or healthcare facilities, but warranted a preliminary assessment of publicly-funded childcare centers.

Direct Impacts

Per the *CEQR Technical Manual*, if a proposed project would physically alter a community facility, whether by displacement of the facility or other physical alteration, this "direct" effect triggers the need to assess service delivery of the facility and the potential effect that physical alteration may have on that service delivery.

The Proposed Actions would demolish a two-story building consisting of a boxing gym and childcare facility (Be'er Miriam Daycare) located at 275 Marcus Garvey Boulevard on Block 1629, Lot 1 (the "North Lot"). This facility is not identified in the Department of Education's records as containing publicly-funded childcare slots.

In the With-Action Condition, the North Lot would be improved with a new mixed-use building containing residential, commercial, and community facility uses. The Applicant intends to offer the existing childcare tenant a new tenancy in the proposed building on the North Lot. While there may be a temporary relocation of this daycare facility, the proposed community facility space is expected to operate as daycare facility in the With-Action Condition. Therefore, the Proposed Actions would not result in significant adverse direct impacts to childcare services, and further analysis of direct impacts is not warranted.

Indirect Impacts

Per the *CEQR Technical Manual*, a population increase resulting from a proposed project could result in an increase in the demand for, or an "indirect" effect on, publicly-funded community facilities and services. An indirect assessment of community facilities and services considers indirect effects on public schools, libraries, and publicly-funded childcare centers from project-generated population. The demand for community facilities and services depends on the size, income characteristics, and age distribution of the population a project would introduce.

Public Schools

The SCA provides multipliers to estimate the projected number of public school students associated with a new dwelling unit at the Community School District (CSD) level. The Project Area is in CSD 16, Subdistrict 2. The estimated public school students that would be generated by the 155 DUs introduced by the Proposed Actions is shown in Table C-1. In Brooklyn School District 16, the threshold for analysis of an action's indirect impacts on elementary and intermediate public schools is 391 DUs (50 elementary and intermediate school students) and the threshold for analysis of high schools is the introduction of 3,000 DUs (150 high school students).[2]

The 155 incremental DUs generated by the Proposed Actions would result in approximately 21 elementary and intermediate school students and 8 high school students; therefore, an analysis of potential indirect effects on public elementary, middle, and high schools is not warranted.

[2] Based on the SCA's Projected Public School Ratio for Brooklyn CSD 16 the threshold for detailed analysis for elementary/middle school was calculated using the formula: 50/ (elementary school Public School Ratio + middle school Public School Ratio). For the high schools the formula used was: 150/ high school Public School Ratio.

Table C-1: Pupils Generated from New Housing per Unit (CSD 16, Subdistrict 2)

School Level	Incremental Units	Public Students Per Unit	Project-Generated Students		Threshold Triggering Analysis	Triggers Further Analysis
Elementary	155	0.09	14	21	50	No
Intermediate		0.04	6			
High		0.05	8		150	No

Source: SCA Projected Public School Ratio 2019, Number of Pupils Generated from New Housing per Unit by School District and Age, developed utilizing 2010 census, housing completions from the Department of Buildings, and administrative enrollment data from the Department of Education. Ratios are calculated based on information for housing units built through October 31, 2016. Ratios for grades PreK-5 and 6-8 are calculated at the CSD-level. Ratios for grades 9-12 are calculated at the borough level.

Libraries

Per the *CEQR Technical Manual*, if a proposed project would result in a five percent or more increase in the ratio of residential units to library branches, then a detailed library impact assessment is required. In Brooklyn, a library assessment is warranted for projects that would introduce 834 or more DUs. The Proposed Actions would result in an increment of 155 DUs. Therefore, the Proposed Actions do not have the potential to result in a significant adverse libraries impact, and a detailed analysis is not warranted.

Fire and Police Services/Health Care Facilities

Per the *CEQR Technical Manual*, if a proposed project would introduce a sizable new neighborhood, then an assessment of potential indirect impacts related to fire and police services and health care facilities is required. The Proposed Actions would not introduce a sizable new neighborhood where none existed before, as the Project Area is part of Bedford-Stuyvesant, a neighborhood already served by police, fire, and health care services. Accordingly, the Proposed Actions would not result in significant adverse indirect impacts to fire and police services and health care facilities, and further analysis is not warranted.

Publicly-Funded Childcare

An assessment of publicly-funded childcare and head start facilities is warranted if an action would introduce 20 or more children under the age of five who would be eligible for publicly-funded childcare services. Per the *CEQR Technical Manual*, families eligible for subsidized childcare must meet financial and social eligibility criteria established by DOE. In general, children in families that have incomes at or below 200 percent Federal Poverty Level (FPL). Projects that would produce substantial numbers of subsidized, low- to moderate-income family housing units may therefore generate a sufficient number of eligible children to affect the availability of seats at publicly-funded Early Childhood Programs.

However, the City's affordable housing market is pegged to the AMI. Only households earning 80 percent or below the AMI are eligible for publicly-funded childcare. Because household incomes at or below 200 percent FPL fall under 80 percent AMI, for CEQR purposes, the number of housing units targeted for incomes at 80 percent AMI or below is used as a proxy for eligibility.

All 155 project-generated DUs would be affordable to households with incomes at or below 80 percent of the AMI. Table C-2 shows that, at the CEQR rate of 0.178 children under the age of five per household at or below 80 percent the AMI, the 155 DUs would result in 28 children under the age of five that would be eligible for publicly-funded childcare services.

Table C-2: Estimated Number of Children Eligible for Early Childhood Programs

	Children under 5 years old per unit (Brooklyn)	Number of Low-to Moderate-Income DU	Total Children under 5 years old	Further Assessment Warranted
Proposed Actions	0.178	155	28	Yes

Source: Table 6-1a Community Facilities Threshold for Detailed Analyses, *CEQR Technical Manual*.

The Proposed Actions would generate more than 20 children under the age of five eligible for publicly-funded childcare services; therefore, a detailed assessment is warranted in the area of indirect effects to publicly-funded childcare services.

DOE's Division of Early Childhood Education provides subsidized childcare in the EarlyLearn NYC and Extended Day/Year programs. Publicly-financed childcare services are available for income-eligible children five and younger. Based on CEQR guidelines, because there are no locational requirements for enrollment in childcare centers and some parents/guardians may choose a childcare center close to their employment rather than their residence, a study area of a 1.5-mile radius around the Project Area (the "Childcare Study Area") was used.

The childcare enrollment in the No-Action and With-Action conditions were estimated by using the number of low- to moderate-income housing multipliers in Table 6-1a of the *CEQR Technical Manual*. According to the *CEQR Technical Manual*, a significant adverse impact on public childcare centers may occur if a proposed project would result in both of the following conditions:

1. A collective utilization rate of the Early Childhood Programs the Childcare Study Area) that is greater than 100 percent in the With-Action Condition; and
2. An increase of five percent or more in the collective utilization rate of the Early Childhood Programs in the Study Area between the No-Action and With-Action conditions.

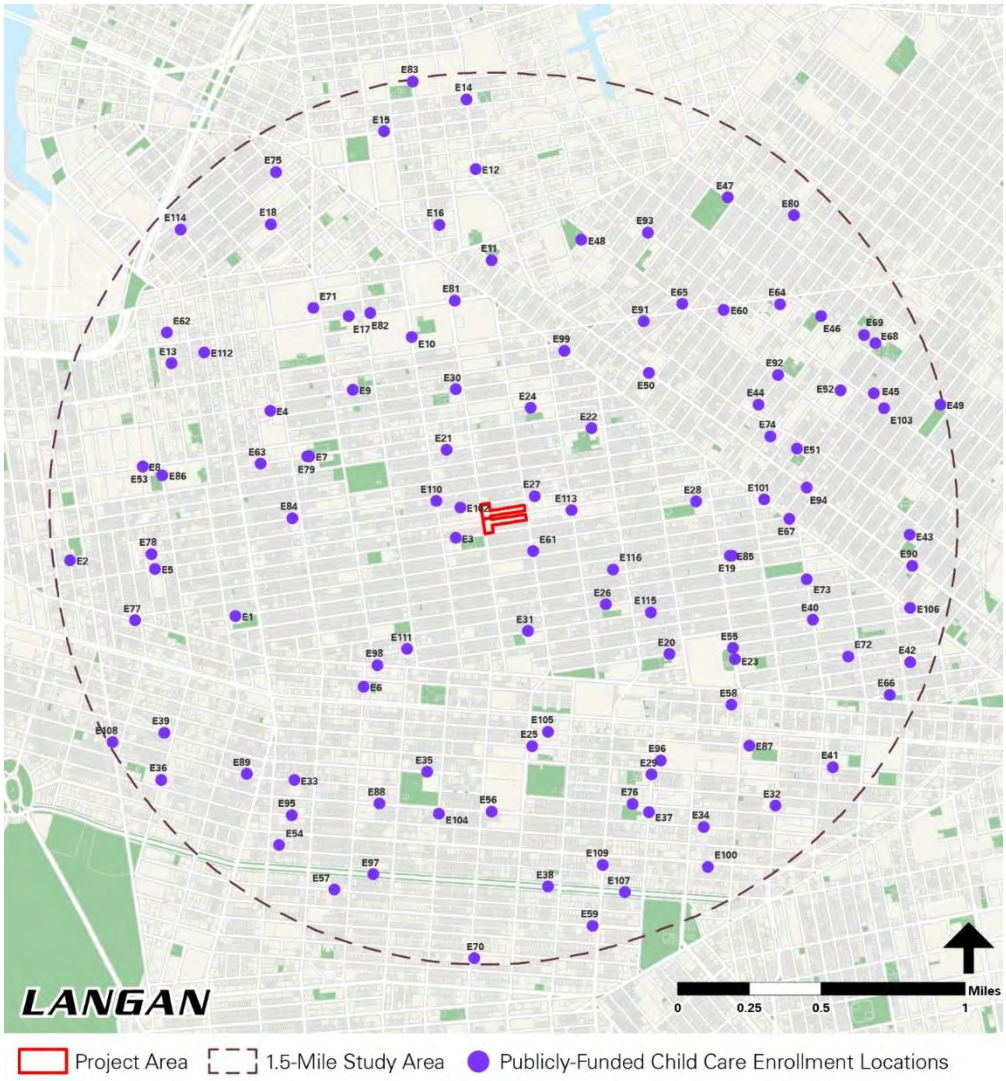
C3 Detailed Assessment

Potential Indirect Effects on Childcare Centers

Existing Conditions

Within the Childcare Study Area, there are 116 publicly-funded childcare facilities (Figure C-1) based on current enrollment data and 205 eligible programs with childcare seats (see Figure C-2).

Figure C-1: Childcare Facilities Enrollment Map



A list of childcare facilities with enrollment and seats within the Childcare Study Area is provided in Appendix D. The latest enrollment numbers published by DOE[3] indicate the Childcare Study Area's EarlyLearn facilities have a total capacity of 3,066 seats and 1,288 available seats. The current enrollment is 1,778 children (eligible infant/toddler and preschool), resulting in a utilization rate of 58 percent (see Table C-3). Family-based childcare facilities and informal care arrangements provide additional seats in the Childcare Study Area, but were not included in the quantitative assessment.

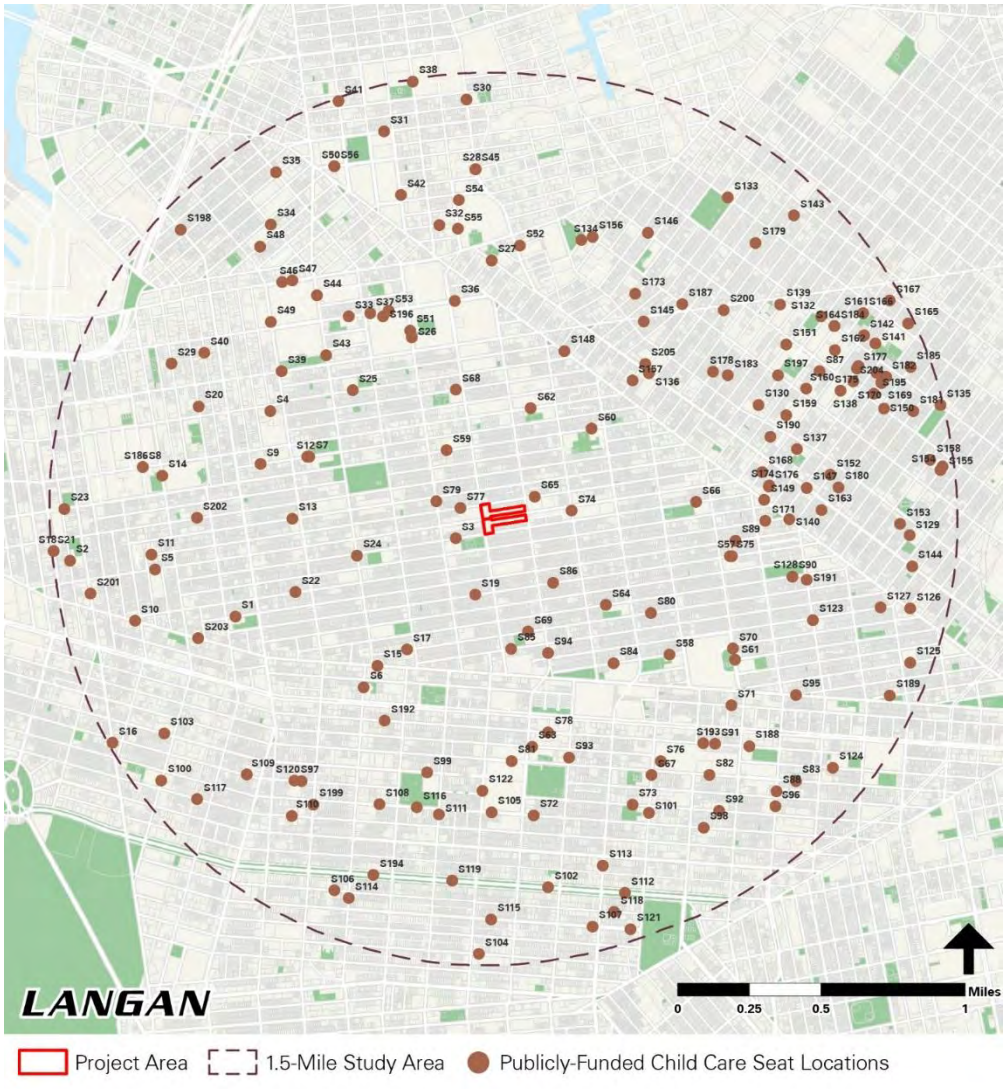
[3] Data in this Childcare Detailed Assessment is based on information provided by the DOE in November 2021.

Table C-3: Existing Conditions of Childcare Facilities within 1.5-Miles of the Rezoning Area

Childcare Enrollment	
Total Income Eligible Infant/Toddler	268
Total Income Eligible Preschool	1,510
Total Number of Children Enrolled	**1,778**
Childcare Seats	
Total Income Eligible Infant/Toddler	615
Total Income Eligible Preschool	2,451
Total Number of Childcare Seats (Capacity)	**3,066**
Exiting Utilization Percentage	**58%**
Available Seats	**1,288**

See enrollment and seats by facility in Appendix D.

Figure C-2: Childcare Facilities Seat Map



No-Action Condition

In the No-Action Condition, the Project Area would remain as existing conditions. Therefore, the No-Action Condition would not generate additional children under the age of five eligible for publicly-funded childcare services. The demand for publicly-funded childcare seats in the Childcare Study Area would remain the same as under Existing Conditions, resulting in a utilization rate of 58 percent and 1,288 available seats.

With-Action Condition

The Proposed Actions would generate more than 20 children under five eligible for publicly-funded childcare, and has the potential to affect the availability of seats at publicly-funded childcare centers in the Childcare Study Area. As shown in Table C-4, by 2026, the Proposed Actions would result in an additional 155 affordable housing units at or below 80 percent AMI, which would result in an increment of 28 children under the age of five eligible for publicly-funded childcare services.

As shown in Table C-4, the 28 children eligible for publicly-funded childcare generated by the Proposed Actions would result in a collective childcare center utilization rate of approximately 59 percent, an increase of approximately 1.6 percentage points over the No-Action Condition.

Table C-4: Publicly-Funded Childcare Seats and Enrollment, No-Action and With-Action Conditions

Condition	Enrollment	Capacity	Available Seats	Utilization
No-Action	1,778	3,066	1,288	57.9%
With-Action	1,806	3,066	1,260	58.9%
Increment	**28**	**-**	**-28**	**1.0%**

Source: New York City Department of Education (DOE)

In the With-Action Condition, enrollment in publicly-funded childcare facilities would increase by 28 children, totaling 1,806 enrollments. The childcare utilization rate would increase by 1.6 percentage points over the No-Action Condition to 59 percent in the With-Action Condition. The increase in utilization rate in the With-Action Condition would not be greater than the CEQR threshold of five percent or more, and the utilization rate within the Study Area would remain below 100 percent. Therefore, the development in the With-Action Condition would not result in significant adverse childcare impacts, and further assessment is not warranted.

C4 Conclusion

Detailed assessments of public schools, libraries, and healthcare and fire/police protection were not warranted for the Proposed Actions. Additionally, a detailed assessment in the area of indirect publicly-funded childcare centers concluded that the Proposed Actions would not increase the utilization rate by more than five percent in an area where the utilization rate would be less than 100 percent. Therefore, the Proposed Actions would not result in significant adverse community facilities and services impacts, and further analysis is not warranted.

D OPEN SPACE

D1 Introduction

This chapter assesses the potential of the Proposed Actions to result in a significant adverse impact on open space resources. Per the 2021 *CEQR Technical Manual,* an open space assessment is conducted to determine whether a proposed project would have a direct impact resulting from the elimination or alteration of open space, or would result in an indirect impact by burdening available open with a substantial number of new residents or workers. The *CEQR Technical Manual* defines open space as publicly or privately owned land that is publicly accessible and available for leisure, play, or sport, or is set aside for the protection or enhancement of the natural environment.

The Proposed Project includes the improvement of several existing tenant amenity open spaces. These improvements would be to both passive and active recreational facilities such as seating areas, playground equipment, and a basketball court. The Proposed Project would also introduce new privately owned publicly-accessible open space in the Project Area, introducing new open space to the surrounding community.

In addition to the analysis provided in this section, Attachment E, "Shadows," provides an assessment of the Proposed Actions' potential shadow effects on open space resources.

D2 Methodology

Direct Effects

Per the *CEQR Technical Manual*, a proposed project would directly affect open space resources if it would encroach upon, limit public access to, or cause a loss of public open space. Direct effects may also occur if the resource would be so changed that the open space no longer serves the same user population, or if the proposed project would result in increased noise or air pollutant emissions, odor, or shadows that would temporarily or permanently affect the usefulness of a public open space. The project facilitated by the Proposed Actions would not directly displace any open space as defined in the *CEQR Technical Manual*. As detailed in Attachment E, "Shadows," Attachment I, "Air Quality," and Attachment J, "Noise," the Proposed Actions would not result in noise, air pollutant

emissions, odors, or shadows that would directly affect the usefulness of a public open space.

Indirect Effects

Open space can be indirectly affected if a proposed action would add sufficient population, either residential or non-residential, to substantively diminish the capacity of open space in the area to serve the future population. Typically, an assessment is conducted if a proposed project would generate more than 200 residents or 500 employees.

Per *CEQR Technical Manual* guidelines, the residential open space analysis is based on the incremental residents generated by the Proposed Actions. The With-Action Condition would result in an additional 397 residents and 114 employees over the development in the No-Action Condition. Because the Proposed Actions would result in more than 200 residents, a residential indirect effect assessment is warranted. Based on the number of incremental employees generated by the development in the With-Action Condition, an indirect effects assessment is not warranted for non-residential population.

Open Space Ratio

The open space ratio (OSR) is the acreage of open space per 1,000 residents. Because local OSRs vary widely in New York City, as a planning goal, an OSR of 2.5 acres per 1,000 residents represents an area well served by open space. This ratio is consequently used as an optimal benchmark for residential populations in large-scale plans and proposals.

If the OSR would increase or remain substantially the same in the With-Action Condition compared to the No-Action Condition, no further analysis of open space is warranted. If the OSR approaches or exceeds the City's planning goal of 2.5 acres per 1,000 residents, a project may generally tolerate up to a five percent decrease in OSR. For projects in study areas where the OSR is not near the City's planning goal, the percentage decrease in OSR is weighted against how the OSR of the study area compares to the City's planning goal for open space as shown in Table D-1. If a project results in a percentage change greater than the OSR guideline in Table D-1, then a detailed analysis may be warranted.

Table D-1: Preliminary Assessment – Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percentage Change in Open Space Ratio
2.01 to 2.50* or greater	5%
1.51 to 2.00	4%
1.01 to 1.50	3%
0.51 to 1.00	2%
0.50 or Less	1%

*2.5 is the OSR planning goal in NYC.

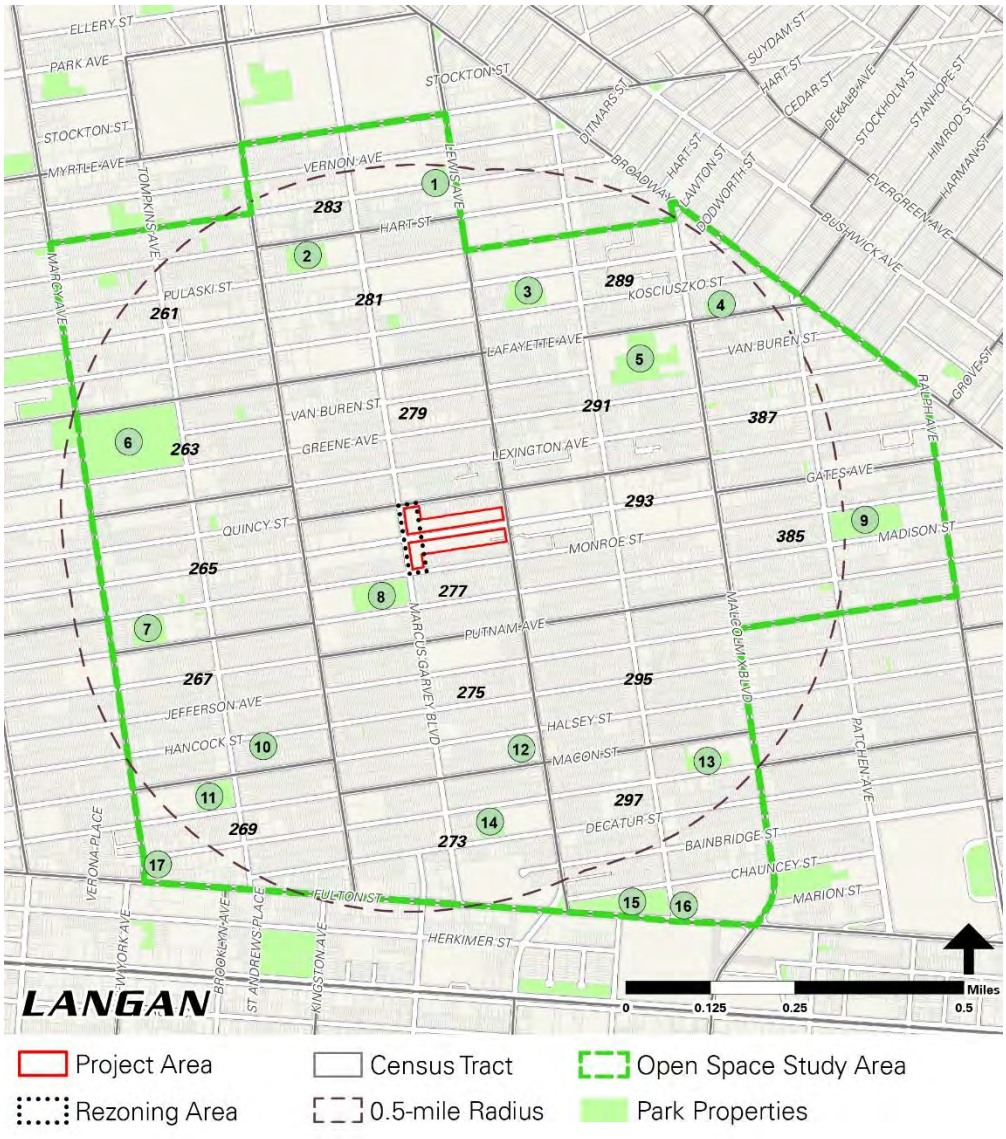
Study Area

The first step to assess potential open space effects is to define the study area for the population that would be generated by a proposed project – in this case a residential population. Per the *CEQR Technical Manual*, an open space study area is defined by a reasonable walking distance that users would travel to reach local open space and recreation areas – typically a 0.50-mile radius for projects that require a residential indirect open space assessment. Therefore, consistent with CEQR guidelines, a 0.50-mile

radius was used to determine the census tracts have more than 50 percent of their areas within 0.50 mile of the Project Area.

The 2020 census tracts with at least 50 percent of their areas within the 0.50-mile boundary were included in the open space study area. The Study Area shown in Figure D-1. includes Brooklyn 2020 Census Tracts 261, 263, 265, 267, 269, 273, 275, 277, 279, 281, 283, 289, 291, 293, 295, 297, 385, and 387.

Figure D-1: Open Space Resource Map



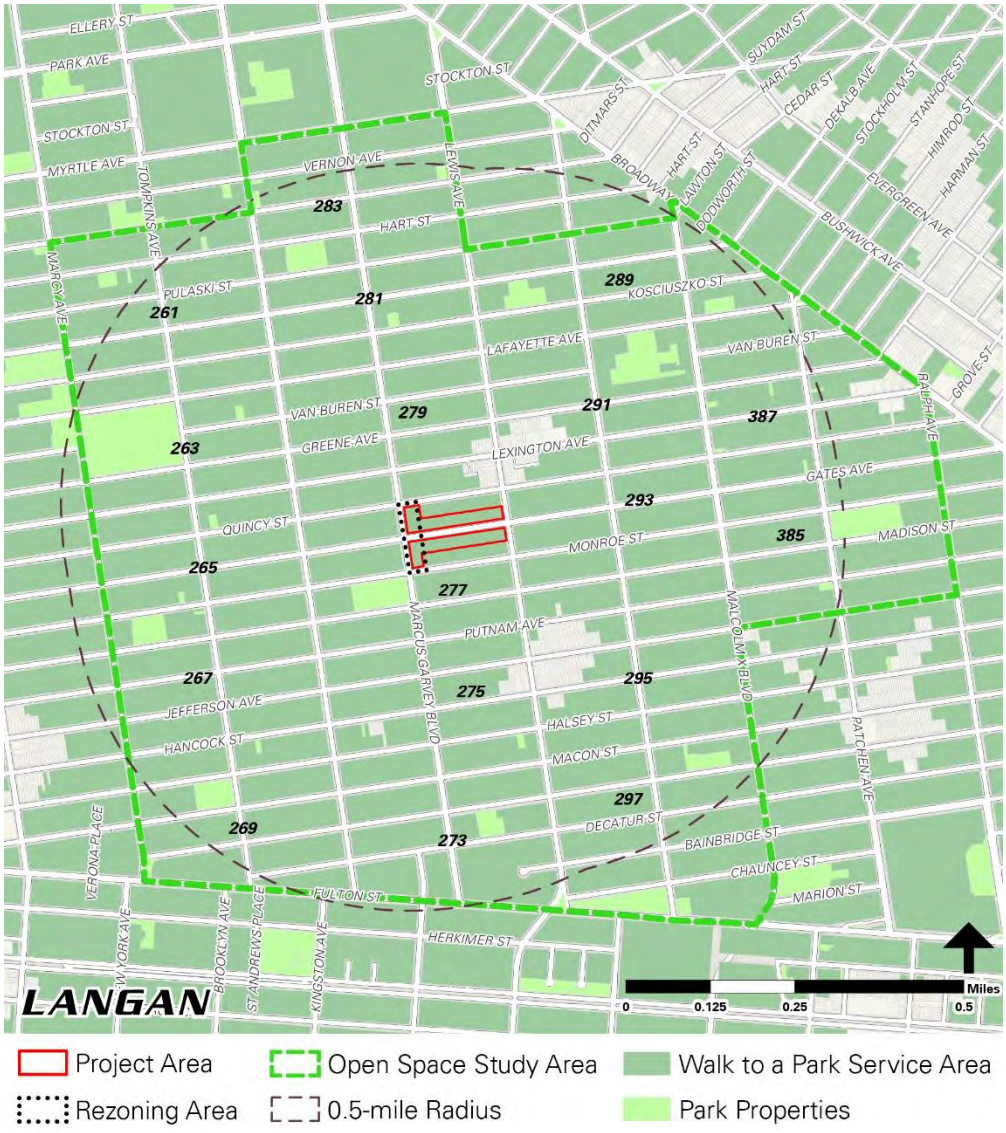
Information on publicly accessible open space resources within the Open Space Study Area, including names and acreages, were found on the New York City Department of Parks and Recreation's (NYC Parks) website and NYC Parks GreenThumb website.

NYC Parks Walk to a Park Initiative

As part of the *OneNYC 2050* plan, New York City has set a goal for 85 percent of its residents to live within walking distance to a park by 2030. The *Walk to a Park* initiative

focuses on increasing access to parks and open space in certain areas of the City. NYC Parks has created a "Walk to a Park Service Area" that represents areas of the City that are within a walking distance to a park. Areas not covered by the Walk to a Park Service Area are considered "walk gap" areas. Proposed projects in walk gap areas may require a detailed open space analysis to determine if these projects further exacerbate an inadequate park access condition. Figure D-2 shows that the Project Area is in a Walk to a Park Service area.

Figure D-2: Walk to a Park Service Area Map



D3 Assessment

Existing Conditions

Inventory of Publicly Accessible Open Spaces

The publicly accessible open space resources in the Study Area mainly consist of playgrounds, parks, and community gardens.

In total, the Study Area contains 25.04 acres of publicly accessible open space, including 8.21 acres of passive recreational space and 16.83 acres of active recreational space (Table D-2). All open space resources within the Study Area were determined to be in acceptable condition.[4]

Table D-2: Open Space Resources

Map No.	Open Space Resource	Owner/ Agency	Amenities	Total Acres	Passive Acres	Passive %	Active Acres	Active %	Category
1	Lewis Playground	NYC Parks	Playground, tables, and benches	0.16	0.00	0	0.16	100	Active
2	Pulaski Playground	NYC Parks	Basketball courts, handball courts, playgrounds, and spray showers	1.42	0.00	0	1.42	100	Active
3	Eleanor Roosevelt Playground	NYC Parks	Basketball courts, handball courts, bathrooms, and playgrounds	1.21	0.00	0	1.21	100	Active
4	Lafayette Playground	NYC Parks	Handball courts, playground, and spray showers	0.52	0.00	0	0.52	100	Active
5	Jesse Owens Playground	NYC Parks & NYC DOE	Handball courts, playgrounds, bathrooms, outdoor pool, synthetic turf field and track, and spray showers	2.33	0.00	0	2.33	100	Active
6	Herbert Von King Park	NYC Parks	Barbecuing areas, baseball fields, bathrooms, dog-friendly areas, fitness equipment, handball courts, playgrounds, recreation centers, spray showers, and Wi-Fi Hot Spots	7.82	5.90	75	1.92	25	Active/ Passive
7	Hattie Carthan Playground	NYC Parks & NYC DOE	Basketball courts, bathrooms, handball courts, playgrounds, spray showers	1.20	0.00	0	1.20	100	Active
8	Raymond Bush Playground	NYC Parks	Basketball courts, bathrooms, handball courts, playgrounds, spray showers	1.79	0.00	0	1.79	100	Active
9	P.O. Reinaldo Salgado Playground	NYC Parks	Basketball courts, bathrooms, handball courts, playgrounds, spray showers	2.29	0.00	0	2.29	100	Active
10	Hancock Community Backyard Garden Park	NYC Parks	Community Garden	0.08	0.08	100	0.00	0	Passive
11	Potomac Playground	NYC Parks & NYC DOE	Bathrooms, handball courts, playgrounds, and spray showers	1.31	0.00	0	1.31	100	Active
12	Halsey Garden	NYC Parks	Community Garden	0.12	0.12	100	0.00	0	Passive
13	El Shabazz Playground	NYC Parks & NYC DOE	Basketball courts, bathrooms, handball courts, playgrounds, spray showers	0.89	0.00	0	0.89	100	Active
14	Decatur Playground	NYC Parks	Basketball courts, tennis courts, playgrounds, and large seating areas	1.50	0.30	20	1.20	80	Active
15	Fulton Park	NYC Parks	Bathrooms, benches, and dog-friendly areas	1.99	1.99	100	0.00	0	Passive
16	Elizabeth Stroud Playground	NYC Parks	Playgrounds and spray showers	0.29	0.00	0	0.29	100	Active
17	Marcy Ave Plaza	NYC DOT	Pedestrian plaza with benches	0.12	0.12	100	0.00	0	Passive
			Total	**25.04**	**8.51**	**29**	**16.53**	**71**	

Notes: NYC DOE is the New York City Department of Education, and NYC DOT is the New York City Department of Transportation

[4] Conditions of open spaces were derived from inspection summaries performed by NYC Parks.

Lewis Playground is a 0.16-acre playground near the corner of Lewis and Willoughby avenues. The playground's entrance fronts Willoughby Avenue and includes playground equipment, seating areas (tables), and benches.

Pulaski Playground is a 1.42-acre jointly operated playground adjacent to the Brighter Choice Community School mid-block on Hart and Pulaski Street bounded by Throop Avenue to the west and Marcus Garvey Boulevard to the east. The playground includes basketball courts, handball courts, playgrounds, and spray showers.

Eleanor Roosevelt Playground is a 1.21-acre jointly operated playground mid-block on Dekalb Avenue and Kosciuszko Street between Lewis and Stuyvesant avenues. The playground features basketball courts, bathrooms, handball courts, and playgrounds and is adjacent to P.S. 081 Thaddeus Stevens.

Lafayette Playground is a 0.52-acre playground on Lafayette Avenue between Patchen Avenue and Malcolm X Boulevard. The playground features handball courts, playgrounds, and spray showers.

Jesse Owens Playground is a 2.33-acre jointly operated playground on Lafayette Avenue between Stuyvesant Avenue and Malcolm X Boulevard. The playground is between two public schools the Whitelaw Reid Academy of Arts and Business and P.S. 026 Jesse Owens. The playground features handball courts, playgrounds, bathrooms, spray showers, synthetic turf field and track, and an outdoor pool. The pool at Jesse Owens Playground is currently closed for reconstruction through the City's Community Parks Initiative.

Herbert Von King Park is a 7.82 community park between Lafayette and Greene avenues to the north and south and Marcy and Tompkins avenues to the west and east. The park contains the Almira Kennedy Coursey Amphitheatre which is home to concerts and performances throughout the year and the Herbert Von King Cultural Arts Center (currently closed for renovations). Additional amenities include barbequing areas, baseball fields, bathrooms, dog-friendly areas, fitness equipment, handball courts, playgrounds, spray showers, and Wi-Fi hot spots.

Hattie Carthan Playground is a 1.20-acre jointly operated playground mid-block on Monroe and Madison streets between Marcy and Tompkins avenues. The playground is adjacent to P.S. 305 Dr. Peter Ray and features basketball courts, handball courts, bathrooms, playgrounds, and spray showers.

Raymond Bush Playground is a 1.79-acre jointly operated playground on Marcus Garvey Boulevard between Monroe and Madison streets. The playground is adjacent to P.S. 044 Marcus Garvey and features basketball courts, handball courts, bathrooms, playgrounds, and spray showers.

P.O. Reinaldo Salgado Playground is a 2.29-acre neighborhood park on Monroe and Madison streets between Patchen and Ralph avenues. The park is adjacent to P.S. 309, The George E. Wibecan Preparatory Academy and features basketball courts, handball courts, bathrooms, playgrounds, and spray showers.

Hancock Community Backyard Garden Park is a 0.08-acre community garden at 322-324 Hancock Street between Throop and Tompkins avenues and is operated by NYC Parks. The garden is open to the public Monday to Friday from 10:00 AM to 7:30 PM and Saturday to Sunday from 10:00 AM to 7:30 PM.

Potomac Playground is a 1.31-acre jointly operated playground on Tompkins Avenue between Halsey and Macon streets. The playground is adjacent to the Leadership Preparatory Bedford Stuyvesant Uncommon Preparatory Charter School and features handball courts, bathrooms, playgrounds, and spray showers.

Halsey Garden is a 0.12-acre community garden at 426-466 Halsey Street between Marcus Garvey Boulevard and Lewis Avenue and is operated by NYC Parks. The garden is open to the public Monday to Saturday from 8:00 AM to 8:00 PM and on Sunday from 9:00 AM to 6:00 PM.

El Shabazz Playground is a 0.89-acre jointly operated playground on MacDonough Street between Stuyvesant Avenue and Malcolm X Boulevard. The playground is adjacent to P.S. 262 El Hajj Malik El Shabazz and features basketball courts, handball courts, bathrooms, playgrounds, and spray showers.

Decatur Playground is a 1.50-acre jointly operated playground on Decatur and MacDonough streets between Lewis Avenue and Marcus Garvey Boulevard. The playground is adjacent to M.S. 035 Stephen Decatur and features basketball courts, tennis courts, playgrounds, and large seating areas.

Fulton Park is a 1.99-acre neighborhood park on Chauncey Street between Lewis and Stuyvesant avenues. The park contains bathrooms, dog-friendly areas, and benches.

Elizabeth Stroud Playground is a 0.29-acre playground on corner of Stuyvesant Avenue and Fulton Street. The playground contains playgrounds and spray showers.

Marcy Avenue Plaza is a 0.12-acre pedestrian plaza at the corner of Fulton Street and Marcy Avenue. The pedestrian plaza contains landscaping and benches.

OSR in the Study Area

Data derived from the 2020 Census indicates the Study Area has a residential population of 71,171 people.[5] Table D-3 shows there is 25.04 acres of open space within the Study Area, of which 8.51 acres are passive and 16.53 acres are active. Accordingly, the Study Area has an open space ratio of 0.352 acres per 1,000 residents. The Study Area's passive and active open space ratios are 0.120 acres and 0.232 acres per 1,000 residents, respectively.

Table D-3: Adequacy of Open Space Resources – Existing Conditions

	Open Space Acreage			OSR (per 1,000 Residents)			*CEQR Technical Manual* Guidelines		
Pop.	**Total**	**Passive**	**Active**	**Total**	**Passive**	**Active**	**Total**	**Passive**	**Active**
71,171	25.04	8.21	16.83	0.352	0.120	0.232	2.500	0.500	2.000

No-Action Condition

Project Area

In the No-Action Condition, the Project Area would remain the same as the existing conditions, except that the accessory parking areas would be reconfigured to allow the number of parking spaces required within the Project Area. The residential buildings containing 335 affordable units along Gates Avenue would remain along with the open parking structure on the South Lot. No changes are anticipated within the Project Area and there are no planned developments ("No-Build" Projects) within 400 feet of the Project Area for the build year 2025.

Similar to existing conditions, there would be a total of 25.04 acres of open space in the No-Action Condition, resulting in an overall OSR of 0.352 acres per 1,000 residents. The

[5] Residential population data within the Study Area per 2020 U.S. Census Data (Source: DCP's Population FactFinder).

passive OSR would be 0.120 acres per 1,000 residents, while the active OSR would be 0.232 acres per 1,000 residents.

With-Action Condition

Project Area

The With-Action Condition would result in 397 incremental residents over the No-Action Condition.[6] The Proposed Project would introduce targeted open space improvements within the Project Area, and 1,245 sf (0.029 acres) of private open space would be made publicly accessible.

Various improvements would be made to the roof of the parking structure that is located mid-block on the South Lot, including new tables and seating, new artificial turf, in-kind replacement of playground equipment, in-kind replacement of the basketball court, and new adult exercise equipment. These private open spaces would provide additional open space amenities for tenants, thereby reducing dependence on the Study Area's public open spaces for recreational amenity.

Study Area

Table D-4 shows that with the addition of 397 project-generated residents, the 25.04 acres of existing open space in the Study Area and the 0.029 acres of project-generated open space would equate to a reduction of less than one percent to the Study Area's OSR.

Table D-4: Percent Change in Open Space Ratio

Residential Population	Type	Acreage	OSR[1]	OSR Planning Goal
No-Action Condition				
71,171	Active	16.53	0.232	2.000
	Passive	8.51	0.120	0.500
	Total	**25.04**	**0.352**	**2.500**
With-Action Condition				
71,568	Active	16.53	0.231	2.000
	Passive	8.54	0.119	0.500
	Total	**25.07**	**0.350**	**2.500**
Increment				
397	Active	0.00	-0.001	
	Passive	0.03	0.000	
	Total	**0.029**	**-0.002**	
Percent Change				
	Active (%)	0.00	-0.554	
	Passive (%)	0.31	-0.251	
	Total (%)	**0.10**	**-0.451**	

[1] Open Space Ratio = Acres of Open Space/ residential population * 1,000.
Note: Numbers are rounded to the nearest one thousandth and may not add due to rounding.

Based on the With-Action Condition population of 71,171 residents in the Study Area, the OSR in the With-Action Condition would be 0.350 acres per 1,000 residents. While the

[6] The Project Area is in Brooklyn Community District 3, which has an average household size of 2.56, based on the 2020 Census.

With-Action Condition would have an OSR below the City's planning goal of 2.5 acres per 1,000 residents, the Proposed Actions would result in a less than one percent change in the OSR over the No-Action Condition. The passive OSR would have a 0.001-point reduction between the No-Action and With-Action Conditions, but would continue to be below the City's planning goal of 0.5 acres of passive space per 1,000 residents. For active open space, the With-Action Condition would have an OSR of 0.231 acres per 1,000 residents, which would also be a 0.001-point reduction from the No-Action. The OSR would continue to be significantly below the City's planning goal of 2.0 acres of active open space per 1,000 residents in both the No-Action and With-Action conditions.

Per the *CEQR Technical Manual*, the planning goal of 2.5 acres per 1,000 residents is often not feasible for many areas of the City, and the City does not consider these ratios as its open space policy for every neighborhood. The Study Area is part of the Bedford-Stuyvesant neighborhood, an urbanized area with a mix of active and passive open space resources. In the With-Action Condition, 33 percent of the Study Area's open space acreage would be dedicated to passive uses and 67 percent would be dedicated to active uses.

Also per the *CEQR Technical Manual*, in areas that are extremely lacking in open space, a reduction as small as one percent may be considered significant, depending on the area of the City. These reductions may result in overburdening existing facilities or further exacerbating a deficiency in open space. The Proposed Actions would result in an OSR decrease of 0.451 percent from the No-Action Condition, less than a one percent decrease in the No-Action OSR. While the Project Area is in an area lacking in open space, the Proposed Actions would decrease both the active and passive OSRs by less than one percent and provide improvements to existing private open spaces, which would increase the passive and active open space resources for the tenants within the Study Area.

The Proposed Actions would introduce new publicly-accessible open space to the study area. Additionally, the Project Area is within a Walk to a Park Service Area of Brooklyn Community District 3.Therefore, the Proposed Actions do not warrant a detailed open space assessment, and no further analysis is warranted.

D4 Conclusion

The Proposed Actions would not result in direct open space impacts, and a preliminary indirect open space analysis was warranted for residential users. The Proposed Project would generate 397 incremental residents in the Study Area over the No-Action Condition. The With-Action Condition would result in an approximately 0.451 percent decrease in the OSR in the Study Area compared to the No-Action Condition. In the With-Action condition, the Study Area would have a passive OSR of 0.119 acres per 1,000 residents and an active OSR of 0.231 acres per 1,000 residents. The overall OSR in the With-Action Condition would be 0.350 acres per 1,000 residents, which would be significantly below the City's open space planning goal of 2.5 acres per 1,000 residents. However, the Proposed Actions would result in less than a one percent decrease to the OSR. The Proposed Actions would introduce approximately 0.26 acres of new publicly accessible open space. The targeted open space improvements would also introduce improved amenities to tenants of the Project Site. Therefore, the Proposed Actions would not result in significant adverse open space impacts, and no further analysis is warranted.

E SHADOWS

E1 Introduction

A CEQR shadow assessment is warranted when a proposed project would result in a new structure 50 feet or taller, or is adjacent to a sunlight-sensitive resource. Incremental shadows occur when a shadow from a proposed project would be cast on a publicly accessible open space, historic landscape, or other historic resource that relies on sunlight for its enjoyment by the public, or its architectural and historic integrity (e.g., stained glass windows). A significant adverse shadows impact may occur if shadow falls on a natural feature and adversely affects its use or landscaping and vegetation. Shadows on features such as city streets, sidewalks, buildings, and privately owned open space, or that occur within 1.5 hours of sunrise or sunset, generally are not considered significant by CEQR.

The Proposed Actions would introduce two new 10-story mixed-use buildings in the Rezoning Area that would rise up to roof heights of 115 feet. Including the mechanical bulkheads and solar canopies, the proposed buildings would rise to a maximum height of up to 123 feet.

E2 Methodology

The Reasonable Worst Case Development Scenario established both development sites would be developed with 10-story buildings, with the tallest building height at 123 feet (115 feet plus a mechanical bulkhead and solar canopy). This analysis includes a preliminary assessment per *CEQR Technical Manual* guidelines to determine whether shadows resulting from a proposed project could reach any sunlight-sensitive resource at any time of year.

Tier 1 and Tier 2 Screening

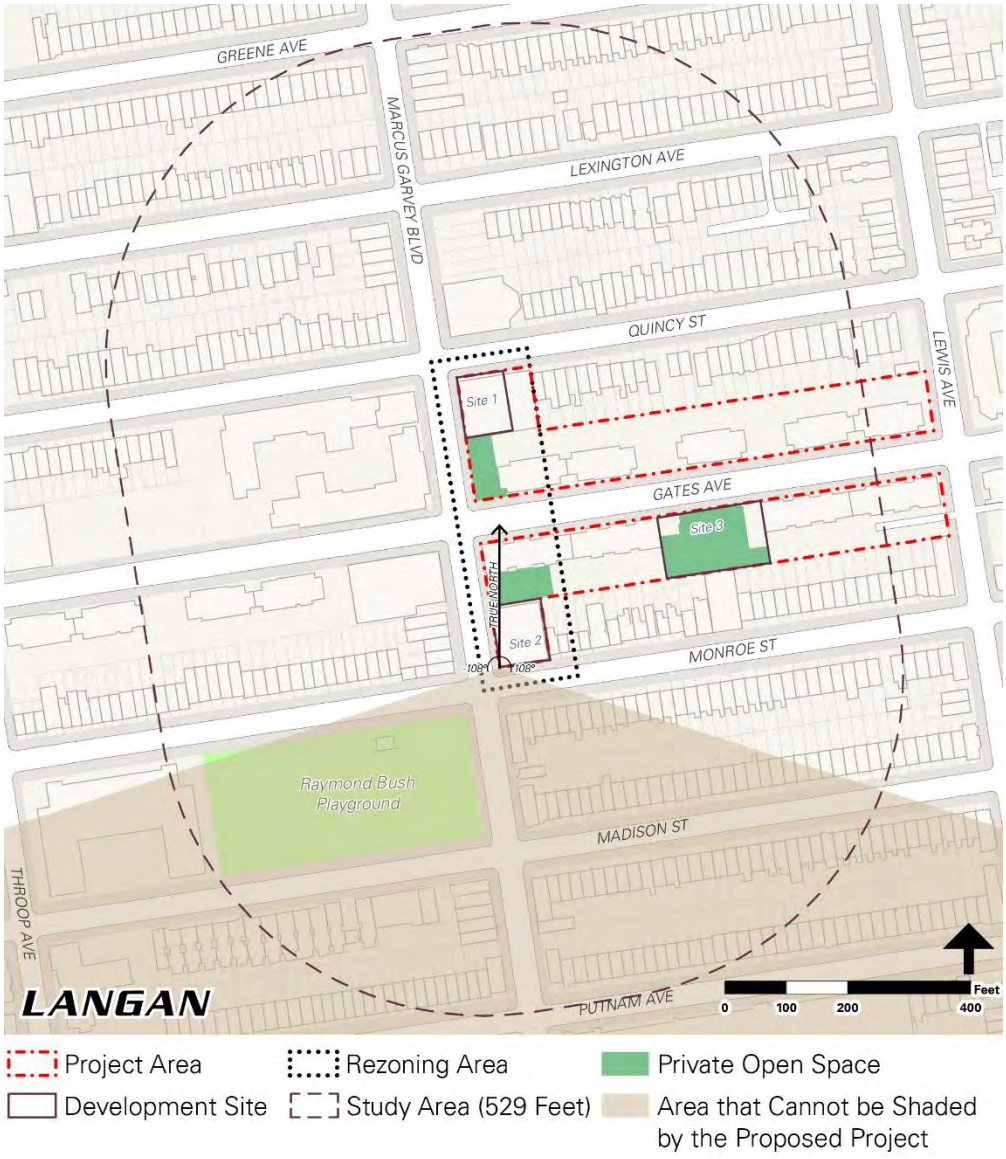
A Tier 1 screening assessment identifies a study area based on the With-Action building height and the longest shadow a structure can cast, which in New York City is 4.3 times its height. If a sunlight-sensitive resource is in the study area, a Tier 2 screening assessment is warranted.

Because of the path the sun travels across the sky in the northern hemisphere, shadow can only be cast between -108 and +108 degrees from true north in New York City. If the Tier 2 screening shows that the sunlight-sensitive resources are within an angle of 108 degrees from true north at the site's southern-most point, a Tier 3 screening assessment is required. For this project, a Tier 2 screening was able to rule out impacts in the methodology section.

Study Area

The Proposed Actions would result in two buildings with the tallest building rising to a height of up to 123 feet (115 feet to rooftop plus a mechanical bulkhead and solar canopy); therefore, a Study Area of 529 feet – 4.3 times the 123-foot maximum building height – was established around the footprints of the proposed buildings (Sites 1 and 2), as shown in Figure E-1. The Shadows Study Area is generally bound by Putnam, Throop, Greene, and Lewis avenues.

Figure E-1: Tier 1 and 2 Screening



E3 Preliminary Assessment

Tier 1 and 2 Screening

The Tier 1 and 2 screening shows there is one sunlight-sensitive resources of concern within the Study Area, Raymond Bush Playground. The overwhelming majority of the park falls in the area that cannot be shaded by the Proposed Project as shown in Figure E-1. The area of Raymond Bush Playground that has the potential to be shaded by the Proposed Project is improved with pavers and is outside of the playground's active area, which is set back from the street, as shown in Photograph E-1. Accordingly, the Proposed Project does not have the potential to cast shadows on the playground that would result in a significant adverse impact, and no further analysis is warranted.

Photograph E-1: View of Raymond Bush Playground's Frontage along Monroe Street



Project generated shadow would be cast on the pavers on the north side of the park, along Monroe Street.

E4 Conclusion

The Tier 1 and 2 screening shows there is one sunlight-sensitive resource in the Study Area; however, the open space resource is overwhelmingly in an area that cannot be shaded by the Proposed Project, and the area that has the potential to be shaded is not sunlight-sensitive per CEQR. Therefore, the Proposed Actions do not have the potential to result in a significant adverse shadows impact, and no further analysis is warranted.

F HISTORIC AND CULTURAL RESOURCES

F1 Introduction

Per the 2021 *CEQR Technical Manual*, historic and cultural resources encompass both architectural and archaeological resources. Archaeological resources include physical remains – usually subsurface – such as burials, foundations, artifacts, wells, or privies of the prehistoric, Native American, or historic periods. Architectural resources generally include historically important buildings, structures, objects, sites, and districts including:

- buildings and properties designated as a New York City Landmark (NYCL) or historic district by the New York City Landmarks Preservation Commission (LPC), or buildings and properties calendared for NYCL consideration;
- properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing (S/NR-eligible);
- properties recommended by the New York State Board for listing on the S/NR, National Historic Landmarks (NHL) designated by the U.S. Secretary of the Interior; and
- properties not identified by one of the programs listed above, but that meet New York State Historic Preservation Office (SHPO) eligibility requirements.

F2 Methodology

Per LPC correspondence dated February 4, 2021 and provided in Appendix B, the Project Area does not contain archeological or architectural historic or cultural resources.

Historic and archaeological resources in the area surrounding the Project Area were also reviewed. Per CEQR guidelines, the first step to evaluate if a proposed project may affect a historic resource is to inventory resources – whether officially recognized or eligible for such recognition – within a 400-foot radius around the Project Area (the "Study Area"). SHPO's Cultural Resource Information System (CRIS) database and LPC's Discover NYC

Landmarks application were used to complete the inventory. Figure F-1 shows the historic resources in the Study Area.

Figure F-1: Historic and Cultural Resources



Per LPC, there are two architectural resources within the Study Area: the Stuyvesant Heights Historic Boundary Increase II and 547 Madison Street. Both of these resources are eligible for listing on the S/NR. The potential for the Proposed Actions to result in significant adverse impacts to architectural resources in the Study Area, including the direct and indirect effects of the Proposed Actions, was assessed.

Direct Effects

Per the *CEQR Technical Manual*, direct effects on architectural resources occur when a project results in new construction, demolition, or significant physical alteration to any landmarked or landmark eligible historic building, structure, or object. The Proposed Actions would not cause direct effects to any historic or cultural resource.

Indirect Effects

Per the *CEQR Technical Manual*, a project may result in adverse indirect effects on historic resources when it adversely affects its visual context and if the change is likely to alter or eliminate the significant characteristics that make it an important resource. Indirect effects include introduction of incompatible visual elements to a resource's setting, project-generated shadows, or other effects on historic resources in a study area once construction is completed.

F3 Assessment

Existing Conditions

Table F-1 and Figure F-1 shows there are two historic and cultural resources in the Study Area, which are both S/NR-eligible resources.

Table F-1: Historic and Cultural Resources in the Study Area

Resource Name	S/NR-Eligible
Stuyvesant Heights Historic District Boundary Increase II	X
547 Madison Street	X

Sources:
SHPO's Cultural Resource Information System (CRIS), accessed on January 7, 2022.
LPC's Discover NYC Landmarks Online Map, accessed on January 7, 2022.

Stuyvesant Heights Historic District Boundary Increase (S/NR-04701.019023)

The Stuyvesant Heights Historic District Boundary Increase II is located within the Bedford-Stuyvesant neighborhood of Brooklyn. The boundaries of this district encompass and extend beyond the boundaries of the original Stuyvesant Heights Historic District and Stuyvesant Heights Historic District Boundary Increase that were listed on the National Register in 1975 and 1996, respectively. The enlarged district is roughly bounded by Tompkins Avenue on the west, Monroe and Madison Streets on the north, Malcolm X Boulevard on the east, and Decatur, Fulton, and Chauncey streets on the south. The district is one of the nation's largest and best-known African-American and Caribbean-American residential communities with its roots extending back to the period of Dutch Colonial settlement in the 17th century. It is also significant in the area of community development as a reflection of the expansion of this area of Brooklyn moving from an undeveloped rural landscape to a suburban and later urban neighborhood. The district contains a late-19th century and early 20th century residential design featuring single-family, masonry row houses and some multiple residences, but is largely characterized by its mid-1880s-1890s speculatively-built brick and brownstone row houses reflecting the popular styles of the era including the neo-Grec, Queen Anne, Romanesque Revival, and the Renaissance Revival. Additionally, there are four-and five-story brick and stone apartment buildings within the district designed in the Romanesque Revival and Renaissance Revival styles. The residential buildings share the streetscapes with significant religious structures, schools, and a few commercial buildings. [7]

[7] Draft Resource Evaluation Stuyvesant Heights Historic District Boundary Increase II, August 4, 2014, SD #: 14SD00770.

Photograph F-1: Stuyvesant Heights Historic District Boundary Increase II



View of the one and two family homes and multi-family walk-up buildings along Madison Street between Marcus Garvey Boulevard and Lewis Avenue. Captured 22 January 2021.

547 Madison Street (S/NR-04701.015299)

547 Madison Street is on the northeast corner at the intersection of Madison Street and Lewis Avenue. The building is a four-story multi-family walk-up building built in 1931 and contains nine residential units. The building represents typical four- and five-story brick and stone apartment buildings designed in the Romanesque Revival style found within the Stuyvesant Heights Historic District Boundary Increase II.

Photograph F-2: 547 Madison Street



View of 547 Madison Street at the southwest corner of Lewis Avenue and Madison Street.

No-Action Condition

In the No-Action Condition, the existing buildings in the Project Area would remain as existing conditions, and the existing parking areas would be reconfigured to accommodate the 234 parking spaces required by the Certificates of Occupancy. In the Study Area, the Stuyvesant Heights Historic District Boundary Increase II and 547 Madison Street, both S/NR-eligible resources, would also remain as existing conditions.

With-Action Condition

Indirect Effects

In the With-Action Condition, the two historic resources in the Study Area would remain as existing conditions. The Proposed Actions would allow two new mixed-use buildings to be sited within 400 feet of these historic resources. New buildings have the potential to alter long-range views or the viewing context of architectural resources.

There are no publicly accessible views that would have the potential to alter the viewing context of 547 Madison Street, however, the Project Area is across Marcus Garvey Boulevard and Monroe Street from the Stuyvesant Heights Historic District Boundary Increase. The viewing context of long-range views would have the potential to be altered by the introduction of a new building within the streetscape. The altered viewing context would not be significant because close range views of the district would remain unaffected from Lewis Avenue and other surrounding streets within the historic district. Unobstructed views of the district would continue to be available from the public domain for public enjoyment. The Proposed Project would not significantly alter the historic context of the Study Area's historic resources, and the contextual effects are typical of new development in highly urbanized areas like Brooklyn. Views of the historic resources would continue to be available from publicly accessible areas, including the surrounding street network along Madison Street and Lewis Avenue.

As described in Attachment L, "Construction," because the Project Area is within 90 feet of the Stuyvesant Heights Historic District Boundary Increase II, the Proposed Project would follow the Department of Building's Technical Policy and Procedure Notice #10/88 (TPPN #10/88), which provides procedures to avoid significant adverse construction impacts to historic resources from construction. These protections are in addition to the standard protections provided by New York City Construction Code. With the protections provided by TPPN #10/88 in place, construction of the Proposed Project would not result in a significant adverse impact to historic and cultural resources, and further analysis is not warranted.

F4 Conclusion

Per LPC, the Project Area contains no historic resources, and therefore the Proposed Actions have no potential to result in a direct significant adverse impact to historic and cultural resources.

The Proposed Actions would allow two new mixed-use buildings to be constructed within 400 feet of two S/NR-eligible historic resources – the Stuyvesant Heights Historic District Boundary Increase II and 547 Madison Street. Short-range views of the resources would not be affected, however, the viewing context of some long-range views could be altered by introducing two new buildings that can be seen when viewing these resources from a distance. Such contextual changes are typical of new development in highly urbanized

areas, and the changes would not alter the historical significance of the Study Area's historic resources.

Because the Project Area is within 90 feet of the S/NR-eligible Stuyvesant Heights Historic District Boundary Increase II, construction at the Project Area would be required to comply with the relevant protection measures of TPPN #10/88. Accordingly, the Proposed Actions would not have the potential to result in significant adverse impacts to historic and cultural resources and no further assessment is warranted.

G URBAN DESIGN AND VISUAL RESOURCES

G1 Introduction

This section assesses the potential for the Proposed Actions to result in significant adverse urban design and visual resources impacts. Per the 2021 *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources is appropriate when there is the potential for a pedestrian to observe, from street level, a physical alteration beyond that allowed by the existing zoning. This includes projects that permit the modification of yard, height, or setback requirements, or projects that result in an increase in built floor area beyond what would be allowed as-of-right or in the No-Action Condition. A detailed analysis may be warranted for projects that would result in substantial alterations to the streetscape of the neighborhood by noticeably changing the scale of buildings.

The Project Area comprises Brooklyn Block 1629, Lot 1 (the "North Lot") and Block 1634, Lot 1 (the "South Lot," see EAS Figure 2). Both lots contain multifamily elevator residences along Gates Avenue between Marcus Garvey Boulevard and Lewis Avenue. The Project Area contains two development sites: Site 1 is on the northwest portion of the North Lot and is improved with a two-story building occupied by a boxing gym and daycare. Site 2 is on the southwest portion of the South Lot and is improved with a one-story commercial building.

In the No-Action Condition, the existing buildings would remain as existing conditions. The existing parking would be reconfigured to accommodate the 234 parking spaces required by the Certificates of Occupancy.

In the With-Action Condition, the two non-residential buildings on the development sites would be demolished and two new 10-story mixed-use buildings containing affordable housing and targeted open space improvements within the Project Area would be constructed (the "Proposed Project"). Site 1 would be developed with approximately 77,914 gsf of residential area, 11,906 gsf of ground-floor commercial space, and 10,904 gsf of community facility space. Site 2 would be improved with 65,822 gsf of residential area, and 8,568 gsf of commercial retail space. To facilitate the Proposed Project, zoning map and text amendments are required along with two zoning special permits (the "Proposed Actions").

Adjacent to Site 1, approximately 970 sf of tenant amenity space would be converted to publicly accessible open space with planting areas, vegetation, and a bicycle parking area. The tenant amenity space north of Site 2 would be improved and 340 sf would be converted to publicly accessible open space with planting areas and vegetation. Additionally, there will be several private open spaces for residents, which will contain planting areas, benches, two play areas, picnic tables, a shaded pavilion, a turf area, fitness area, basketball courts and vegetation. In total, the Proposed Actions would include approximately 27,372 sf of private open space for residents.

In the With-Action Condition, the special permit pursuant to ZR 74-743 (Special Provisions for Bulk Modifications) would allow floor area to be distributed without regards to district boundaries. On the North Site, 1,820 sf of floor area would be distributed from the R7A/C2-4- and R6A-zoned portions to the R6B portion of lot. On the South Lot, 4,726 sf of floor area would be distributed from the R6A portion to the R7A/C2-4 portion.

The Proposed Actions would increase the zoning envelope of the Project Area and allow for the unused zoning floor area on the North and South Lots to be developed with two mixed-use buildings with fully affordable components. The requested height and setback relief that would be accompanied with the proposed R7A/C2-4 and R7A zoning would allow the project-generated buildings to rise ten stories to a roof height of 115 feet. Including the mechanical bulkheads and solar canopies, the project-generated buildings would rise to a height of 123 feet. Because the Proposed Actions would allow bulk modifications, the With-Action Condition has the potential to alter the arrangement, appearance, and functionality of the built environment and consequently change the experience of a pedestrian at the street level, an urban design and visual resources assessment is warranted.

G2 Methodology

Based on the guidelines and definitions in the *CEQR Technical Manual*, this urban design and visual resources assessment considers the Proposed Actions' potential effect on the following elements:

- **Streets** refers to the arrangement and orientation of streets (the "street grid") that defines the location and flow of activity in an area, sets street views, and creates the blocks on which buildings and open spaces are organized. Streetscape elements are physical features that make up a streetscape, such as building street walls, building entrances, building fenestrations, sidewalks, street trees, street furniture, and other permanent fixtures like plantings, streetlights, fire hydrants, curb cuts, or newsstands that are make a streetscape.
- **Buildings** support the street grid and the streetscape by conveying a sense of the overall form and design of a block or a larger area. A building's street wall forms the most common backdrop for public space and includes a building's size, shape, setbacks, lot coverage, and placement on the zoning lot and block. Active uses and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape.
- **Visual Resources** are the connections from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.
- **Open Space** includes public and private areas such as parks, yards, parking lots, and privately-owned public spaces.

- **Natural Features** include vegetation, geologic, topographic, and aquatic features that may help define the overall visual character of the area.
- **Wind** is channelized pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that affect pedestrian comfort and safety.

The Proposed Actions would not facilitate parallel tall buildings and therefore a wind analysis is not warranted. The Proposed Actions would allow two 10-story mixed-use buildings on adjacent blocks. For this project, a preliminary urban design and visual resources analysis was warranted.

Study Area

Per the guidelines set forth in the *CEQR Technical Manual*, the study area for an urban design assessment is generally consistent with that used for the land use analysis (a 400-foot study area). The Proposed Actions are limited to two tax blocks within Bedford-Stuyvesant, a mature urban area. Therefore, this urban design and visual resources assessment established a 400-foot study area around the Project Area. The Study Area is generally bound by Quincy Street to the north, Marcus Garvey Boulevard to the west, Lewis Avenue to the east, and Monroe Street to the south. This assessment considers representative views within the Study Area that could potentially be affected by development in the With-Action Condition.

G3 Assessment

Existing Conditions

Project Area/Development Sites

The Project Area comprises the North and South lots. Site 1 is on the North Lot and Site 2 is on the South Lot. The Rezoning Area comprises the area of the North and South lots that are within 100 feet of Marcus Garvey Boulevard.

Site 1 is improved with a two-story, commercial and community facility building occupied by a 9,922-gsf boxing gym and an 11,925-gsf childcare facility. Site 2 is improved with a one-story commercial building containing a 7,046-gsf supermarket, a 3,550-gsf restaurant, and a 3,536-gsf medical office. Community facility, retail, and private open space uses front along Marcus Garvey Boulevard, a 70-foot-wide north-south oriented one-way street. The Project Area also fronts along Quincy and Monroe streets and Gates Avenue, all of which are 70-foot-wide east-west oriented local streets. Of these three east-west streets, only Gates Avenue is a two-way street. The remaining portions of the Project Area contain six-story residential buildings with affordable components, private open spaces for tenants, and accessory parking.

Study Area

The urban design of the Study Area centers around the mixed-use buildings along Marcus Garvey Boulevard that have residential above active ground floor uses. Residential uses predominate along the local side streets, with one- and two-family homes and multifamily walk-up buildings ranging from two to four stories.

The Study Area contains one visual resource, the State and National Register (S/NR)-eligible Stuyvesant Heights Historic District Boundary Increase II. This eligible historic

district is just south of the Project Area and features brick and brownstone row houses in addition to brick and stone apartment buildings of the late 19th and early 20th centuries. The residential design reflects the neo-Grec, Queen Anne, Romanesque Revival, and the Renaissance Revival and are significant urban design features of the Study Area.

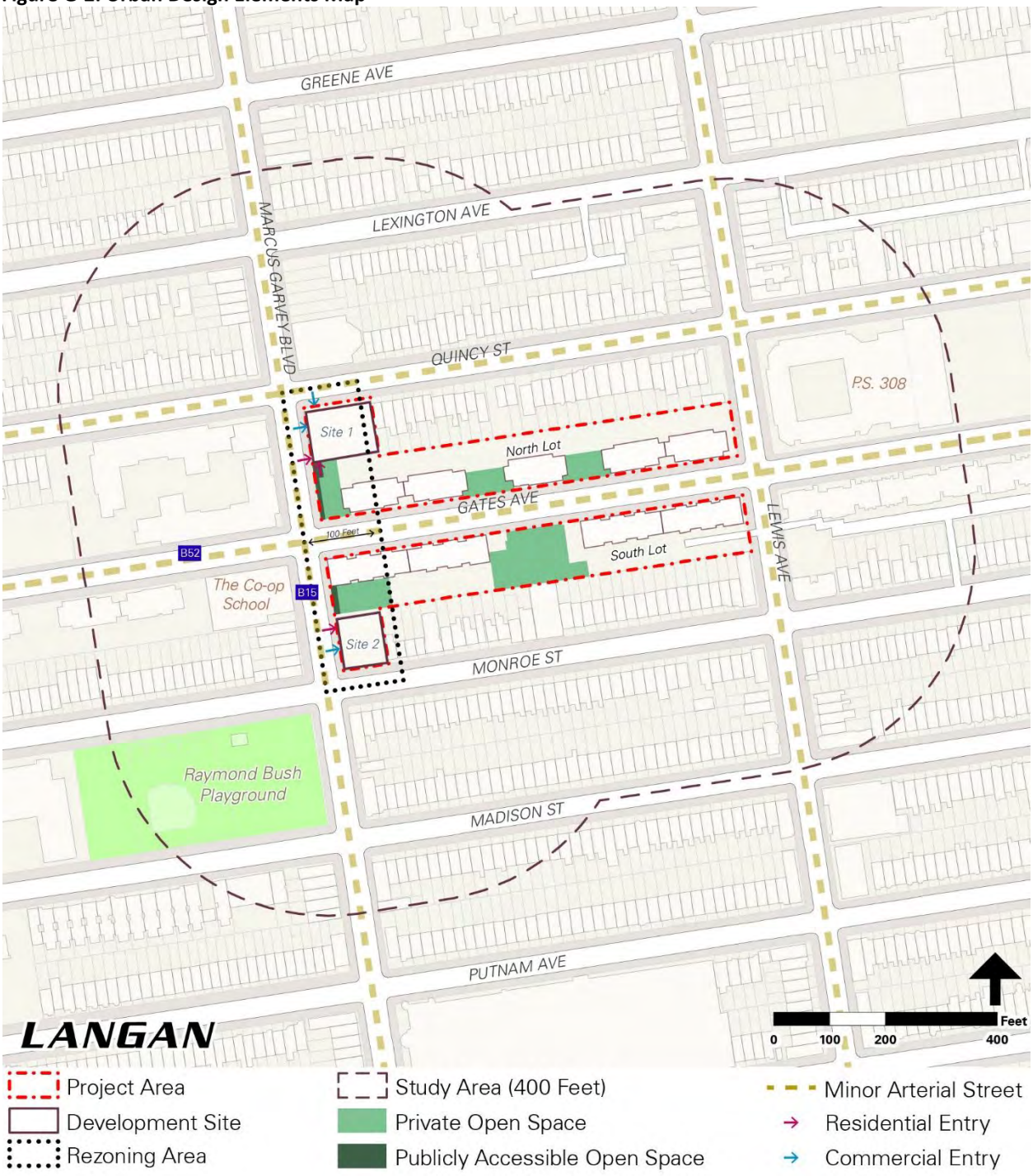
Across Marcus Garvey Boulevard from the Project Area is a six-story mixed-use residential and commercial building between Quincy Street and Gates Avenue, and a four-story community facility building containing ground floor retail between Gates Avenue and Monroe Street. Two schools are across the street from the Project Area; P.S. 308 is to the east of the Project Area across Lewis Avenue, and Talmud Torah D'Nitra is across Quincy Street, at the northeast corner of Marcus Garvey Boulevard and Quincy Street. The only open space resource, Raymond Bush Playground, is southwest of the Project Area at the corner of Monroe Street and Marcus Garvey Boulevard.

The Study Area comprises a typical grid street pattern where narrow streets run both north-south and east-west. The grid street pattern allows for views along the streets. Existing conditions in the Study Area are shown in Photographs G-1 through G-12, and a key map of the Study Area showing the location of these photographs is provided in Figure G-1. All photos were captured on January 19, 2022. Additionally, Figure G-2 shows the urban design elements within the Study Area including bus routes, vehicular and pedestrian access points, open spaces, and community facilities.

Figure G-1: Urban Design Photograph Location Map



Figure G-2: Urban Design Elements Map



Photograph G-1



View south along Marcus Garvey Boulevard towards the Project Area. The existing six-story affordable housing buildings on Block 1634, Lot 1 along Gates Avenue is shown in the center of the frame (yellow arrow). An addition to 265 Marcus Garvey Boulevard is shown to the left of the frame (red arrow).

Photograph G-2



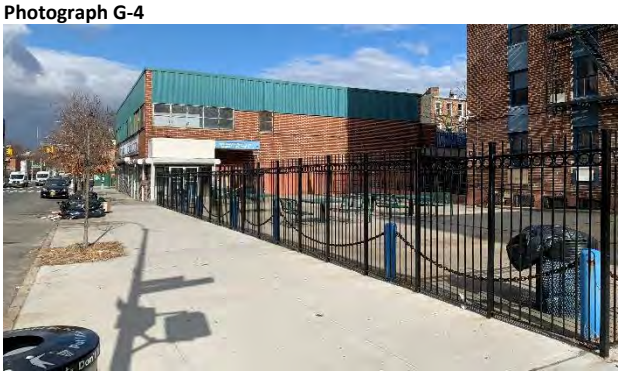
View east along Quincy Street toward Site 1 (red arrow) at the corner of Marcus Garvey Boulevard and Quincy Street. A two-story mixed-use commercial and community facility building is on Site 1.

Photograph G-3



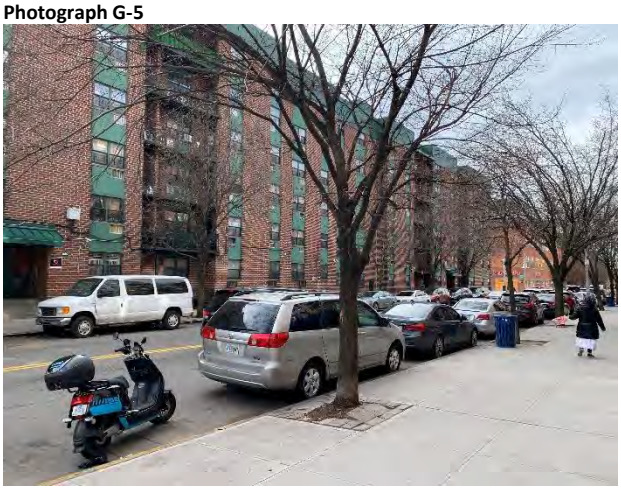
View west along Quincy Street towards Site 1 at the corner of Marcus Garvey Boulevard and Quincy Street (yellow arrow). A two-story commercial building with a boxing gym and daycare is on Site 1.

Photograph G-4



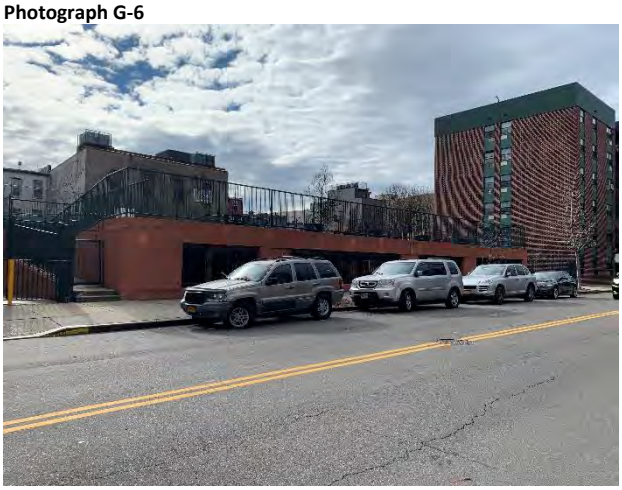
View north at Site 1 from the northeast corner of Marcus Garvey Boulevard and Gates Avenue. The two-story building on Site 1 can be seen in the center of the frame. A fenced private open space for Project Area residents along Gates Avenue is shown in the foreground. This open space contains seating and tables.

Photograph G-5



View of the six-story apartment buildings on the south side of Gates Avenue between Marcus Garvey Boulevard and Lewis Avenue within the Project Area's South Lot.

Photograph G-6



View of the existing open parking structure and six-story apartment buildings on the South Lot. The roof of the parking structure contains private open space resources for the tenants.

Photograph G-7



View west along Gates Avenue to the North Lot's three six-story residential buildings.

Photograph G-8



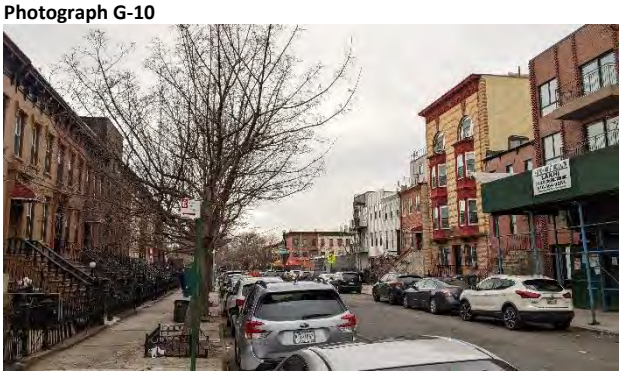
View from the southwest corner of Monroe Street and Marcus Garvey Boulevard to Site 2 (yellow arrow). Site 2 is improved with a one-story commercial building. One of the South Lot's six story apartment buildings is shown farther north along Marcus Garvey Boulevard (red arrow).

Photograph G-9



View north along Marcus Garvey Boulevard from Raymond Bush Playground towards the Project Area. Site 2 is shown on the right side of the frame (red arrow).

Photograph G-10



View west along Monroe street towards Site 2. Apartment buildings on the north side (right in frame) of Monroe Street vary in height, while brownstone buildings predominate the south (left in frame) side of Monroe Street.

Photograph G-11



View west at the three-story brownstone buildings along the south side of Monroe Street. The homes south of Monroe Street are part of the Stuyvesant Heights Historic District Boundary Increase.

Photograph G-12



View north along Madison Street between Marcus Garvey Boulevard and Lewis Avenue. These residences are part of the Stuyvesant Heights Historic District Boundary Increase.

The northern and southern portions of the Study Area contain predominantly residential homes including one-and two-family homes and multifamily walk-up buildings. Within the Stuyvesant Heights Historic District Boundary Increase, brownstones are the dominant residential building type. The residential buildings in the Study Area are typically two to four stories. The only S/NR-eligible individual resource – 547 Madison Street – is a four-story Romanesque Revival style multifamily walk-up building at the northeast corner of Madison Street and Lewis Avenue.

The eastern and western portions of the Study Area contain multi-family elevator buildings and mixed-use commercial and residential buildings along Gates Avenue with lower density residential homes further east and west. The six-story multifamily building at 588 Gates Avenue is the second tallest building. This building rises to a height of 70 feet and is to the west of the Project Area. The surrounding R6B and R6A districts allow as-of-right residential development up to floor area ratios (FAR) of 2.0 and 3.0.

No-Action Condition

In the No-Action Condition, the existing buildings on the Project Area would remain as existing conditions. The existing parking areas would be reconfigured to accommodate the 234 parking spaces required by the Certificates of Occupancy. The existing non-conforming commercial uses on Site 2 (restaurant and supermarket uses in an R6B district with no commercial overlay) are grandfathered as they existed before the adoption of the Bedford-Stuyvesant South Rezoning in 2007, when a C2-1 commercial overlay district was removed from the area of the South Lot that is within 100 feet of Marcus Garvey.

In the No-Action Condition, views would continue to be available to 547 Madison Street and the buildings within the Stuyvesant Heights Historic District Boundary Increase II throughout the Study Area. There would be no modification to the existing street grid system or the views along the street grid, and views towards both eligible historic resources would continue to be available from short-range viewing locations. Representative views showing the change between the No-Action and With-Action conditions are provided in the With-Action Condition assessment.

Independent of the Proposed Actions, there are no anticipated developments ("No-Build projects") within the Study Area by the 2026 build year.

With-Action Condition

Project Area/Development Sites

In the With-Action Condition, the two-story commercial and community facility building on Site 1 and the one-story commercial building on Site 2 would be demolished and the Applicant would construct two new mixed-use buildings. The waiver diagrams in the architectural drawings in Appendix A show the proposed bulk waivers.

The building on Site 1 would rise to a street wall height of approximately 80 feet (seven stories) within 95 feet of Marcus Garvey Boulevard. Within the R6B district along the south side of Quincy Street (beyond 95 feet from Marcus Garvey), the streetwall would rise without setback to a maximum building height of 65 feet, 10 feet taller than maximum height allowed in R6B districts. At a distance between 5 and 25 feet from this R6B district, the Proposed Actions would waive the 65-foot height restriction of ZR 23-693 to allow the building to rise to the proposed maximum roof height of 115 feet.

The Proposed Actions would also waive the 75-foot-tall base height requirements of ZR 23-664 to allow the proposed buildings' bases to rise an additional 5 feet to a maximum

height of 80 feet within 95 feet of Marcus Garvey Boulevard on Site 1 and within 80 feet of Marcus Garvey Boulevard on Site 2. Above the 80-foot-tall building base height, the buildings would be setback at least 15 feet (except for dormers) from the surrounding streets before rising to a roof height of up to 115 feet, or 123 feet including the mechanical bulkhead and solar canopy.

Within 25 feet of the R6B district to the east along Monroe Street (the eastern-most five feet of Site 2), the Proposed Actions would waive the 65-foot-tall height limits of ZR 23-693 on Site 2 through the proposed special permit pursuant to ZR 74-74. This special permit would also increase the maximum streetwall and roof heights to 80 feet and 115 feet on Site 2.

With the Proposed Actions, 81,479 additional zoning square feet (zsf) would be developed on the North Lot, and 59,546 additional zsf on the South Lot. This additional zsf would result in a floor area ratio (FAR) of 2.85 on the North Lot, and 2.71 on the South Lot. The Proposed Actions would leave approximately 97,114 sf of unused zoning floor area on the North Lot, and 81,530 sf on the South Lot.

Targeted open space improvements to existing private open space would be provided within the Project Area to the roof of the existing parking structure on the South Lot along Gates Avenue and on both Sites 1 and 2. On Site 1, 970 sf of private open space would be converted to publicly accessible open space. On Site 2, 340 sf would be converted to publicly accessible open space. The North Lot would contain 9,743 sf of private open space and the South Lot would contain 17,629 sf. Streetscape improvements along the Project Area's street frontages would be provided in addition to the private open space improvements.

The Proposed Actions would facilitate the development of the tallest buildings in the Study Area. These proposed buildings would be massed along Marcus Garvey Boulevard, which fronts buildings of varying heights and is the primary street through the Study Area. At a height of up to seven stories, the proposed streetwalls would be one story taller than the six-story streetwall at 276-280 Marcus Garvey Boulevard, which is opposite the Project Site. The setbacks above this height would reduce the visual effects of the additional height in the Study Area while providing articulation and visual interest.

The Proposed Project would be generally consistent with new residential development in the Bedford-Stuyvesant neighborhood because it would be constructed up to the street, have active street frontage along Marcus Garvey Boulevard, and have a density (FAR) similar or less than other new developments in the Study Area (and allowed as-of-right in R6A districts). The Proposed Actions would not have the potential to obstruct views along the street grid network. Additionally, targeted improvements would be made to 27,372 sf of private open spaces and 1,245 sf of publicly accessible open spaces within the Project Area. These open space improvements would introduce new vegetation and material variety within the Project Area, and would create new open space resources for tenants of the Project Area.

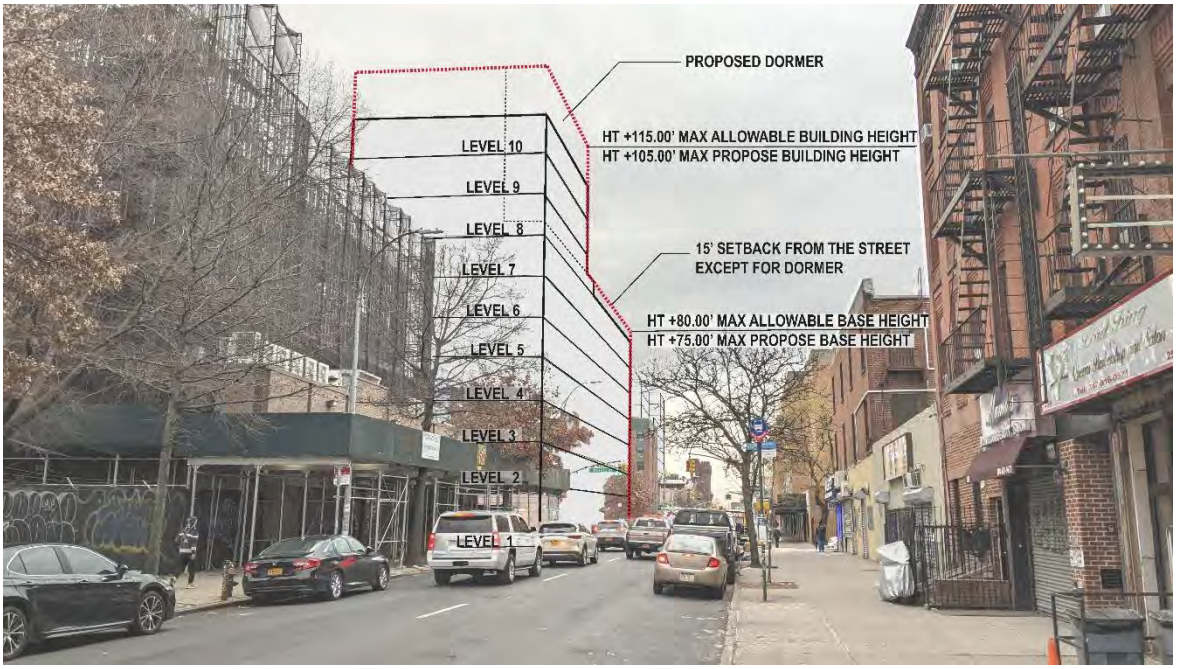
The With-Action Condition, established as the Reasonable Worst Case Development Scenario, includes a base height of 80 feet and a building height of 115 feet. The With-Action Condition maximizes the allowable bulk for each building. Alternatively, the Proposed Project would include both a shorter base height (75 feet) and building height (105 feet). Figure G-3 through Figure G-7 provide representative views of the No-Action and With-Action conditions.

Figure G-3: Marcus Garvey Blvd between Quincy St and Lexington Ave – Looking South (Photograph G-1)

No-Action Condition



With-Action Condition



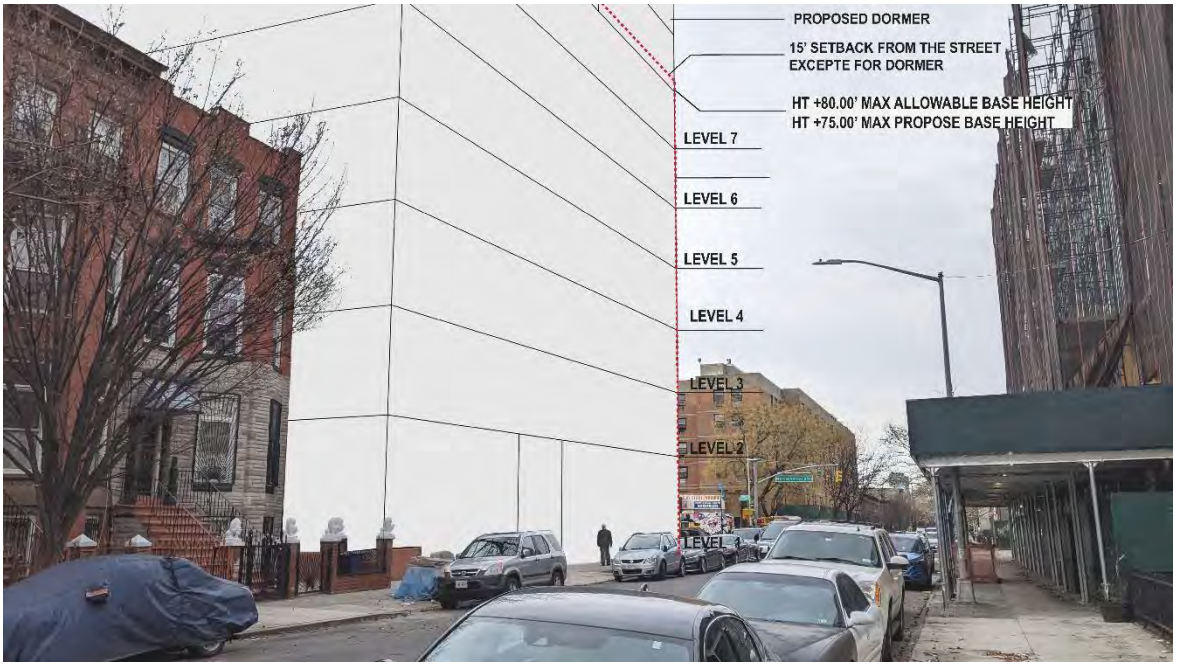
In the No-Action Condition, the Project Site would remain as existing conditions. In the With-Action Condition, Site 1 would be developed with a ten-story (up to 115-foot-tall – the Proposed Development is shown within the proposed zoning envelope) mixed-use residential building with commercial and community facility space. Retail would wrap the corner along Marcus Garvey Boulevard and Quincy Street. Farther south along Marcus Garvey Boulevard, Site 2 would be developed with a ten-story (115 feet) mixed-use residential and commercial building. The proposed buildings would add varying building height along Marcus Garvey Boulevard.

Figure G-4: Quincy St between Marcus Garvey Blvd and Lewis Ave – Looking West (Photograph G-3)

No-Action Condition



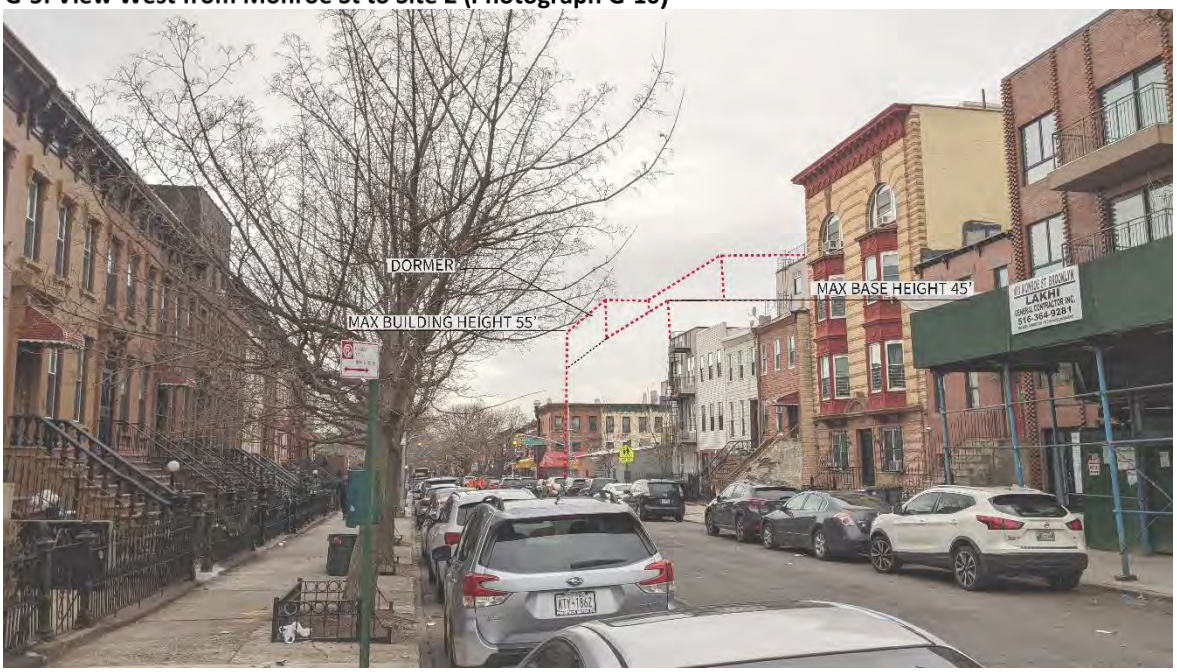
With-Action Condition



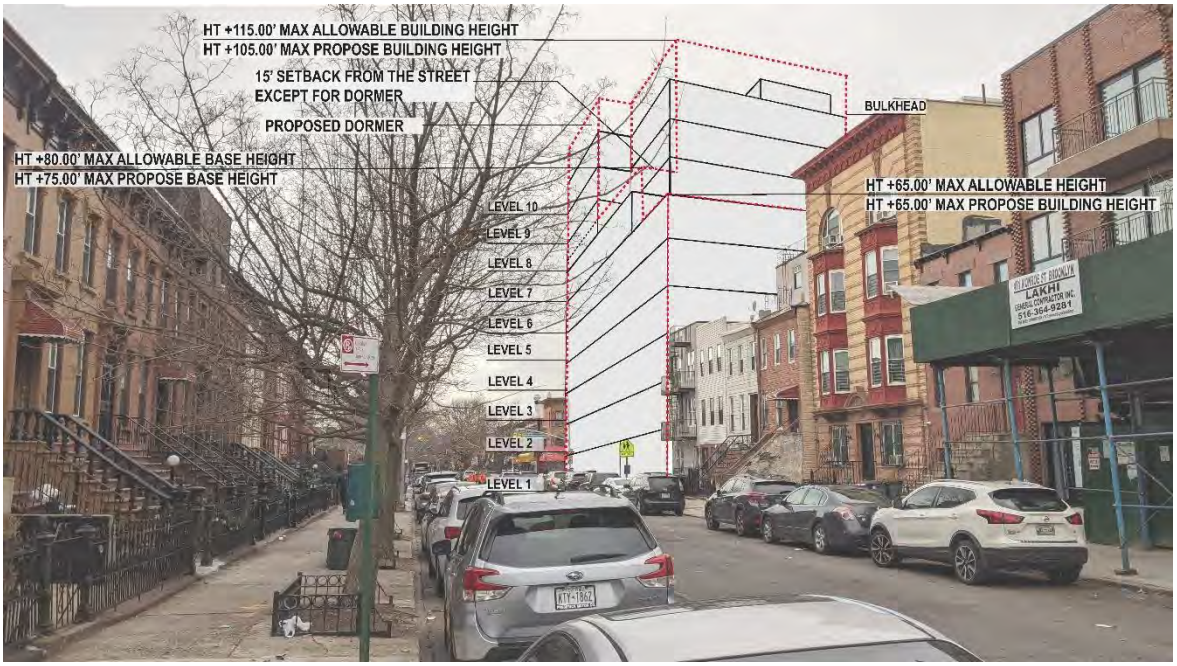
In the No-Action Condition, the existing two-story commercial building containing a boxing gym and daycare would remain on Site 1. In the With-Action Condition, a ten-story (up to 115-foot-tall) mixed-use building would be developed on this site. Retail uses would wrap the corner. The entry to the community facility space would be sited on Quincy Street. Access to the residential lobby would be available from both Quincy Street and Marcus Garvey Boulevard.

Figure G-5: View West from Monroe St to Site 2 (Photograph G-10)

No-Action Condition



With-Action Condition



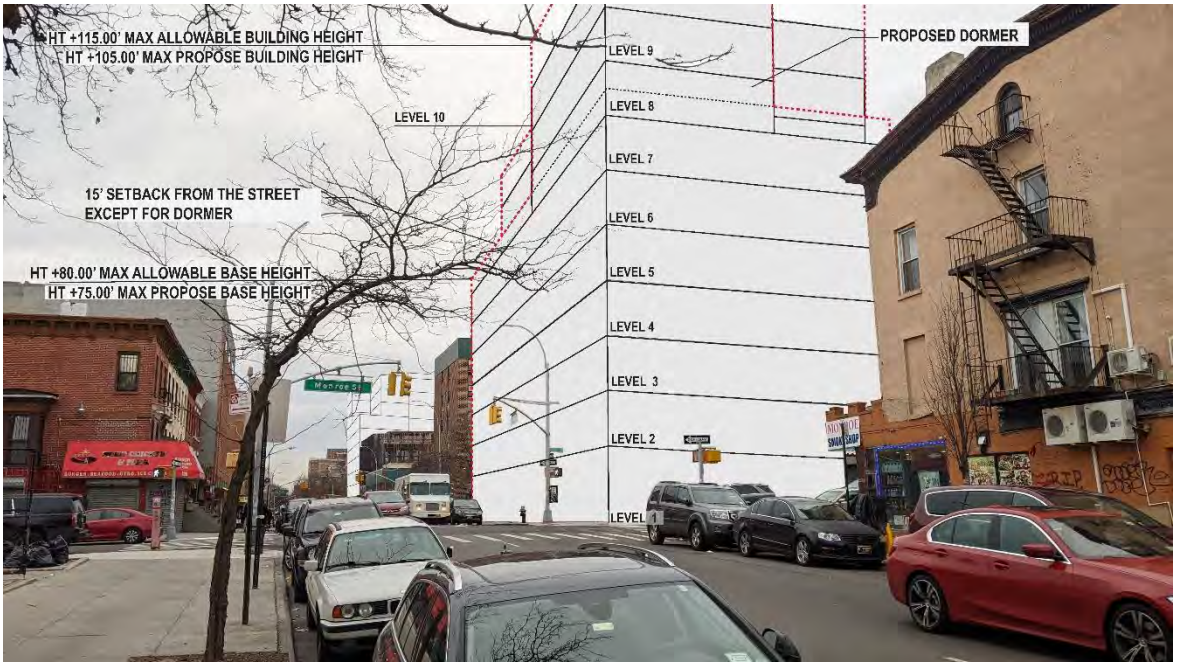
In the No-Action Condition, the one-story commercial building on Site 2 would remain. In the With-Action Condition, Site 2 would be redeveloped with a ten-story building (with a roof height of up to 115 feet) mixed-use residential and commercial building. Like Site 1, commercial uses would wrap the corner building's corner at the ground floor along the surrounding streets. The Proposed Development is shown within the proposed zoning envelope.

Figure G-6: View North Along Marcus Garvey Blvd towards the Project Area (Photograph G-9)

No-Action Condition



With-Action Condition



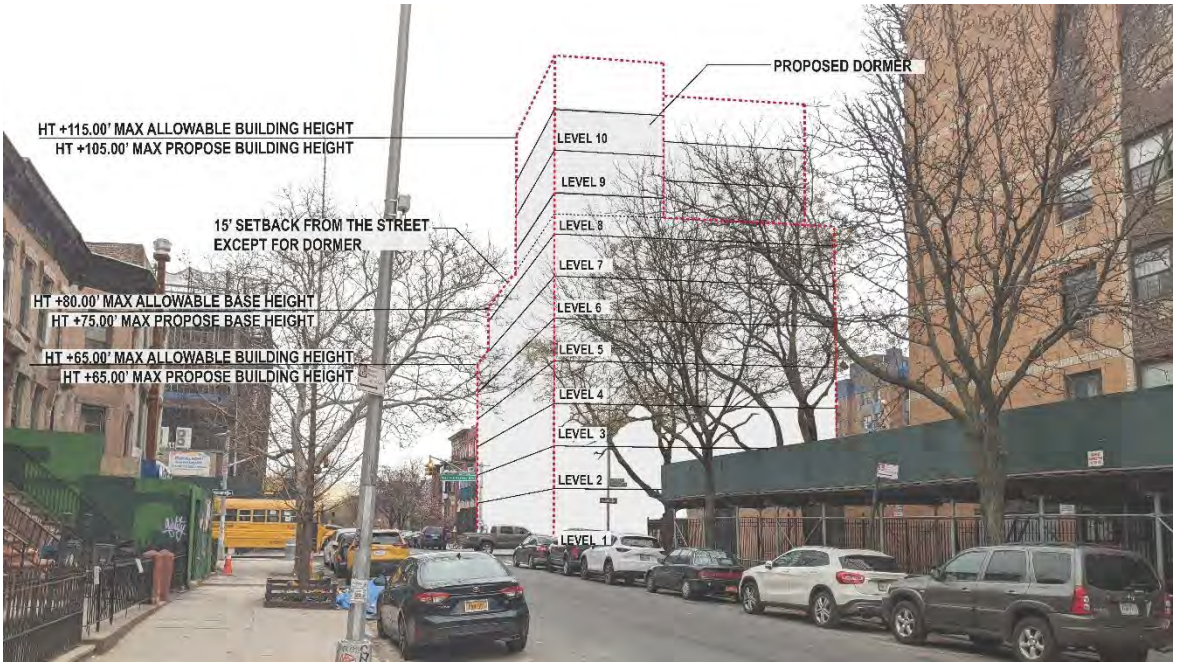
In the No-Action Condition, the one-story commercial building on Site 2 would remain. In the With-Action Condition, a ten-story (with a roof height of up to 115 feet, or up to 123-foot-tall when including the bulkhead and solar canopy) mixed-use residential and commercial building would be developed on Site 2. The active ground floor uses would assist to activate the area. Sightlines would be available from Site 2 towards Raymond Bush Playground (far left of frame), thereby providing additional opportunities for passive surveillance of the park. Farther north along Marcus Garvey Boulevard, the proposed building on Site 2 would also be a 10-story building. The two buildings would introduce additional variety to the Study Area's building heights, and the tallest portions would be set back from the street.

Figure G-7: View East Along Quincy St towards Site 1 (Photograph G-2)

No-Action Condition



With-Action Condition



In the No-Action Condition, the existing two-story commercial building would remain at Site 1. In the With-Action Condition, a ten-story (115 foot) mixed-use building containing residential, commercial, and community facility uses will be developed on Site 1. Retail uses would wrap the corner of Marcus Garvey Boulevard and Quincy Avenue. The building's tallest portions would be set back from the streetline.

Study Area

The Proposed Project would not directly affect the Study Area's visual or open space resources. The Proposed Project has the potential to obstruct some long-range views of some of the brownstone buildings within the Stuyvesant Heights Historic District. Such obstructions of long-range views are typical of new development in urbanized areas like Bedford-Stuyvesant, and short-range views will continue to be available for public enjoyment along the local street network, such as along Monroe Street.

Overall, the Study Area has a mix of building forms that are generally built up to the streetline. Active ground floor uses are present along Marcus Garvey Boulevard, while residential uses line the local east-west side streets. Accordingly, the introduction of two mixed-use buildings up to 10 stories tall within the Project Area would not significantly alter the urban design and visual resources conditions of the Study Area, and the Proposed Actions would not result in a significant adverse urban design and visual resources impact.

G4 Conclusion

In the No-Action Condition, the existing buildings in the Project Area would remain as existing conditions. The existing parking areas would be reconfigured to accommodate the 234 parking spaces required by the Certificates of Occupancy.

In the With-Action Condition, Sites 1 and 2 would be redeveloped with two 10-story, mixed-use buildings containing residential, commercial, and/or community facility uses. The Proposed Actions would allow the two building's base heights to rise to a maximum height of 80 feet along the site's street frontages. The project-generated buildings on would rise to roof heights of up to 115 feet. Including the mechanical bulkheads and solar canopies, these buildings would rise to heights of up to 123 feet.

Overall, the Proposed Actions would enable the Project Area to replace two non-residential buildings with mixed-use buildings whose residential components would be fully affordable. The Study Area is predominately residential and contains a mix of building heights, with the tallest buildings massed along the north-south streets. The Proposed Actions would allow the Study Area's tallest buildings to be sited along Marcus Garvey Boulevard. The resulting density (FAR) would be less than the maximum allowed as-of-right in R6A districts. Collectively, the Proposed Actions would allow Project Area's existing affordable housing to remain, and waive building heights at Sites 1 and 2 through the requested special permit pursuant to ZR 74-74.

Typical of new development in mature urban areas, the Proposed Project would have the potential to alter the viewing context of visual resources in the Study Area. Short-range views of the Study Area's visual resources would be unaffected, and would continue to be available from the surrounding street network for the public's enjoyment.

Overall, the effects of the Proposed Actions on the Study Area's urban design and visual resources would be typical of new mixed-use projects in mature urban areas. Accordingly, the Proposed Actions would not result in a significant adverse urban design and visual resources impact and no further analysis is warranted.

H HAZARDOUS MATERIALS

H1 Introduction

The 2021 *CEQR Technical Manual* defines hazardous materials as substances that pose a threat to human health or the environment. Substances of concern include, but are not limited to, heavy metals, volatile and semi volatile organic compounds (VOCs, including petroleum constituents and chlorinated solvents, and SVOCs), methane, polychlorinated biphenyls (PCBs), and hazardous wastes (defined as substances that are chemically active, ignitable, corrosive, or toxic).

The potential for significant impacts from hazardous materials occurs when hazardous materials exist on a site and an action would increase pathways to their exposure to humans and the environment, or an action would introduce new activities or processes using hazardous materials. Potential routes of exposure to hazardous materials can include direct contact, such as contact between contaminated soil and skin (dermal contact), breathing of VOCs or chemicals associated with suspended soil particles (inhalation), or swallowing soil or water (ingestion). Per the *CEQR Technical Manual,* public health may also be threatened when soil vapors migrate through the subsurface or along preferential pathways (such as a building foundation, utility conduit, or duct) and accumulate beneath a concrete slab or inside a basement, resulting in an explosive, oxygen-deficient, or hazardous atmosphere.

H2 Methodology

Per the guidelines of the *CEQR Technical Manual*, the first step to evaluate the potential presence of hazardous materials within the Project Area is to conduct a Phase I Environmental Site Assessment (ESA). The Proposed Actions would facilitate development within portions of the Project Area (part of Block 1629, Lot 1 and part of Block 1634, Lot 1) on two development sites. “Site 1” is the portion of Block 1629, Lot 1 (the “North Lot”) within 120 feet of Marcus Garvey Boulevard and 100 feet of Quincy Street. “Site 2” is on the portion of Block 1634, Lot 1 (the “South Lot”) that is within 80 feet of Marcus Garvey Boulevard and 100 feet of Monroe Street.

The objective of a Phase I ESA is to identify the presence or likely presence, use, or release of hazardous substances or petroleum products, as defined in American Society for Testing and Materials (ASTM) E1527-13 (Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process) as a Recognized Environmental Condition (REC). A Phase I ESA also identifies any historical recognized environmental concerns (HREC). An HREC is defined by ASTM E1527-13 as a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. A Phase I ESA also identifies Business Environmental Risks (BER), defined as a risk that can have a material environmental or environmentally-driven impact on the business associated with the current or planned use of a parcel of commercial real estate not necessarily limited to those environmental issues required to be investigated in this practice. Non-ASTM considerations are an environmental issue or condition at a property that parties may wish to assess in connection with commercial real estate that are outside the scope of ASTM E1527-13. Typically, a Phase I ESA qualitatively evaluates environmental conditions within a project area.

This hazardous materials assessment summarizes the findings of ESAs available for Sites 1 and 2. The development sites are under the control of the Applicant and the information in the most recent Phase I ESA is summarized in this assessment.

H3 Project Area

Phase I ESA (November 2020)

The Phase I ESA prepared by Langan dated November 16, 2020 – the most recent Phase I ESA prepared for the sites – identified one REC and one Non-ASTM Consideration within the Project Area:

- REC 1 – Historical Use of Surrounding Properties.
- Non-ASTM Consideration – Potential asbestos-containing material (ACM), lead-based paint (LBP), and/or PCBs used in buildings

This Phase I ESA was prepared for the sites (part of Block 1629, Lot 1 and part of Block 1634, Lot 1). Potential undocumented releases of petroleum and other hazardous substances associated with historical uses in the surrounding area were identified including a gas station, dry cleaning, manufacturing, coal and fuel company, and auto repair. These historic uses of surrounding properties may have adversely impacted groundwater and soil vapor within the Project Area.

The Non-ASTM Consideration found that based on the estimated construction date of the existing structures on the sites, various building components and materials may contain ACM, LBP, and/or PCBs which would add premiums to abate and remove during demolition or renovations. An intrusive survey to identify these elements was not conducted as a part of the Phase I ESA.

H4 Brownfield Cleanup Program (BCP) and Proposed E-Designation (E-706)

Because the Phase I ESA identified one REC within the sites, the potential for significant adverse hazardous materials impacts could not be ruled out.

The Applicant plans to enter DEC's Brownfield Cleanup Program (BCP). The BCP – which is a voluntary program overseen by the NYSDEC that provides incentives for participation – would require remediation in accordance with a Brownfield Cleanup Agreement (BCA) executed between the Applicant and NYSDEC. With this oversight from NYSDEC, there would be no significant adverse hazardous materials impact.

In the event the Applicant withdraws their voluntary participation in the BCP, an E-Designation (E-706) would ensure that testing would be provided before construction permits are issued for the sites. If testing reveals unacceptable conditions, the Applicant would be required to undertake remediation measures deemed appropriate by the NYC Mayor's Office of Environmental Remediation (OER). To determine if contamination exists and to perform the appropriate remediation, the following tasks must be undertaken by the fee owners of the lots restricted by this E-Designation prior to any demolition or disturbance of soil on the lots.

Project Area (Brooklyn Block 1629, Lot 1 and Block 1634, Lot 1)

Task 1

The applicant submits to OER, for review and approval, a Phase I Environmental Site Assessment (ESA) of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources of suspected contamination (i.e., petroleum based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2

A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER. If remediation is indicated from test results, a proposed remediation plan must be submitted to OER for review and approval. The applicant must complete such remediation as determined necessary by OER. The applicant should then provide proper documentation that the work has been satisfactorily completed. A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

With this E-Designation in place to ensure appropriate remedial action would be undertaken in the event the Applicant withdraws from the BCP, there would be no significant adverse hazardous materials impacts. Correspondence with the New York City Department of Environmental Protection (DEP) is provided in Appendix E.

H5 Conclusion

A Phase I ESA prepared in November 2020 for the sites identified one REC and one Non-ASTM consideration. The Project Area and adjacent properties historically contained uses that may have impacted the soil, groundwater, and soil vapor on the site through spills or releases of petroleum products and solvents and there is a potential for petroleum-impacted remains to be present. The Applicant is actively seeking to enroll the Project Area into the BCP, which would provide regulatory oversight by the NYSDEC and would preclude the potential for significant adverse impacts.

In the event the Applicant's sites are not accepted or the Applicant withdraws the sites from the voluntary BCP, an E- Designation on the Project Area would be in place to preclude significant adverse hazardous materials impacts. The E-Designation would place certain hazardous materials requirements on the property in the event contamination exists. If unacceptable levels of hazardous materials are present on the sites, a remedial action plan would require approval from OER before development can proceed. With the proposed E-Designation (E-706) in place, the Proposed Actions would not result in significant adverse hazardous materials impacts, and no further analysis is necessary.

I TRANSPORTATION

I1 Introduction

The objective of a transportation analysis is to determine whether a proposed action may have a potentially significant adverse impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of roadway users (pedestrians, bicyclists and vehicles), or parking. The Proposed Actions include a zoning map amendment (rezoning), a zoning text amendment and special permits from the City Planning Commission (CPC) to modify height and setback in connection with the large-scale general development and to waive up to 116 parking spaces.

I2 Methodology

This transportation analysis follows the guidance of the 2021 *CEQR Technical Manual*, which identifies minimum development densities that potentially require a transportation analysis. Development at less than the densities shown in Table 16-1 of the *CEQR Technical Manual* generally result in fewer than 50 peak-hour vehicle trips, 200 peak-hour transit riders, 200 peak hour Citywide Ferry Service (CWFS) ferry trips or 200 peak-hour pedestrian trips, and are unlikely to result in potential significant adverse impacts. Based on a weighted average, the land uses of this mixed-use project would exceed the density thresholds identified in Table 16-1, and therefore, a preliminary trip generation assessment was prepared.

I3 Transportation Assessment

To assess the potential effects of the Proposed Actions, it is necessary to determine the incremental development that could occur in the Project Area with the Proposed Actions. The Project Area contains two projected development sites, “Site 1” and “Site 2.” Site 1 consists of the northwest portion of Brooklyn Block 1629, Lot 1, and Site 2 consists of the southwest portion of Brooklyn Block 1634, Lot 1.

The Reasonable Worst Case Development Scenario developed for this project established that in the No-Action Condition, there would be no modifications to the Project Area and

it would remain the same as in existing conditions in the 2026 analysis (build) year. The existing two-story building on Site 1 is comprised of a 9,922 gross square feet (gsf) boxing gym and an 11,925-gsf daycare. The existing building on Site 2 is comprised of a one-story commercial building containing a 7,046-gsf supermarket, a 3,550-gsf restaurant, and a 3,536-gsf medical office.

In the With-Action Condition, the Proposed Actions would facilitate the development on Site 1 of a 10-story, 100,724-gsf mixed-use building containing 84 dwelling units (DU), an 11,906-gsf boxing gym and a 10,904-gsf daycare. On Site 2, the Proposed Actions would facilitate the development of a 10-story, 74,390-gsf mixed-use building containing 71 DU and an 8,568-gsf supermarket. The development program used for the transportation analyses in the No-Action and With-Action conditions is shown in Table I-1. To provide a conservative assessment, no credit was taken for the existing medical office and restaurant land uses that would no longer be present in the proposed With-Action Condition.

Table I-1: Incremental Difference between No-Action and With-Action Conditions

Condition	Residential DU	Local Retail GSF	Supermarket GSF	Daycare GSF
No-Action	0	9,922	7,046	11,925
With-Action	155	11,906	8,568	10,904
Increment	**155**	**1,984**	**1,522**	**-1,021**

Note: Boxing gym was conservatively analyzed as local retail, which has a higher trip generation rate.
No credit was taken from the removal of the medical office and restaurant land use as part of the With-Action Condition.

Level 1 (Trip Generation) Screening Assessment

A Level 1 screening assessment was conducted in accordance with the CEQR guidelines to determine if the increment between the No-Action and With-Action conditions would exceed thresholds warranting quantified transportation analyses. To undertake this assessment, a trip generation analysis was conducted for the weekday AM, midday, PM, and Saturday midday peak hours. Trip estimates were developed for the residential, boxing gym, supermarket and daycare components to derive the net increment between the No-Action and With-Action conditions.

Trip Generation Analysis

Travel Demand Factors for residential, boxing gym, supermarket and daycare uses are summarized in Table I-2. These factors are based on information provided in the *CEQR Technical Manual*, U.S. Census Bureau's American Community Survey (ACS) database and the 2015 *East New York Rezoning Proposal FEIS* (CEQR No. 15DCP102K).

Residential

Daily person-trip generation rates of 8.18 person trips per DU for weekday and 9.08 person trips per DU for Saturday were obtained from the *CEQR Technical Manual*. Temporal distributions of 9.3 percent for the weekday AM peak hour, 5.6 percent for the weekday midday peak hour, 8.5 percent for the weekday PM peak hour, and 8.4 percent for the Saturday midday peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM, midday, PM, and Saturday midday peak hours were also obtained from the *CEQR Technical Manual*. Modal splits of 18.8 percent by auto, 1.3 percent by taxi, 59.2 percent by subway, 12.6 percent by bus, 0.5 percent by railroad, 2.8 percent by bicycle and 4.8 percent by walk for weekday AM, midday, PM, and

Saturday midday peak hours were based on the U.S. Census Bureau's Journey to Work, 2015-2019 American Community Survey. Vehicle occupancies of 1.09 per auto and 1.30 per taxi were obtained from the U.S. Census Bureau's Journey to Work, 2015-2019 American Community Survey and the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.06 trips per DU for weekday and 0.02 trips per DU for Saturday were obtained from the *CEQR Technical Manual*. Temporal and directional distribution factors for truck deliveries were also obtained from the *CEQR Technical Manual*.

Local Retail (Boxing Gym)

A local retail land use was assumed for the boxing gym to provide a conservative trip generation estimate. Daily person-trip generation rates of 329 person trips per 1,000 square feet (sf) for weekday and 358 person trips per 1,000-sf for Saturday were obtained from the *CEQR Technical Manual*. Temporal distributions of 4.8 percent for the weekday AM peak hour, 8.0 percent for the weekday midday peak hour, 10.9 percent for the weekday PM peak hour, and 11.7 percent for the Saturday peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM, midday, PM, and Saturday peak hours were also obtained from the *CEQR Technical Manual*. Modal splits of 11.0 percent by auto, 3.0 percent by subway, 2.0 percent by bus, and 84.0 percent by walk for the weekday AM, midday, PM, and Saturday midday peak hours were also obtained from the *CEQR Technical Manual*. Vehicle occupancies of 2.00 per auto and taxi were obtained from the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.35 trips per 1,000 square feet for weekday and 0.04 trips per 1,000 square feet for Saturday were obtained from the *CEQR Technical Manual*. Temporal and directional distribution factors for truck deliveries were also obtained from the *CEQR Technical Manual*.

Supermarket

Daily person-trip generation rates of 256 person trips per 1,000-sf for weekday and 300 person trips per 1,000-sf for Saturday were obtained from the *CEQR Technical Manual*. Temporal distributions of 4.0 percent for the weekday AM peak hour, 7.0 percent for the weekday midday peak hour, 10.6 percent for the weekday PM peak hour, and 9.5 percent for the Saturday peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM, midday, PM, and Saturday peak hours were also obtained from the *CEQR Technical Manual*. Modal splits of 25.0 percent by auto, 5.0 percent by taxi, 6.0 percent by bus, and 64.0 percent by walk for the weekday AM, midday, PM and Saturday midday peak hours were also obtained from the *CEQR Technical Manual*. Vehicle occupancies of 1.65 per auto and 1.40 per taxi were obtained from the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.35 trips per 1,000 square feet for weekday and 0.04 trips per 1,000 square feet for Saturday were obtained from the 2015 *East New York Rezoning Proposal FEIS*. Temporal and directional distribution factors for truck deliveries were also obtained from the 2015 *East New York Rezoning Proposal FEIS*.

Daycare (Children)

Daily person-trip generation rates of 22 person trips per 1,000-sf for weekday were obtained from the *CEQR Technical Manual*. Temporal distributions of 25.0 percent for the weekday AM peak hour and the weekday PM peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM and PM peak hours

were also obtained from the *CEQR Technical Manual*. Modal splits of 5.0 percent by auto, 1.0 percent by taxi, 3.0 percent by subway, 6.0 percent by bus, and 85.0 percent by walk for the weekday AM and PM peak hours were obtained from the 2015 *East New York Rezoning Proposal FEIS*. Vehicle occupancies of 1.65 per auto and 1.40 per taxi were also obtained from the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.07 trips per 1,000 square feet for weekday were obtained from the 2015 *East New York Rezoning Proposal FEIS*. Temporal and directional distribution factors for truck deliveries were also obtained from the 2015 *East New York Rezoning Proposal FEIS*.

Daycare (Parents)

Daily person-trip generation rates of 44 person trips per 1,000-sf for weekday were obtained from the *CEQR Technical Manual*. Temporal distributions of 25.0 percent for the weekday AM peak hour and the weekday PM peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM and PM peak hours were also obtained from the *CEQR Technical Manual*. Modal splits for daycare parent trips of 3.2 percent by subway, 6.4 percent by bus and 90.4 percent by walk are proportional to the accompanied daycare children walking or taking public transit for the weekday AM and PM peak hours. Vehicle occupancies of 1.65 per auto and 1.40 per taxi were obtained from the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.07 trips per 1,000 square feet for weekday were obtained from the 2015 *East New York Rezoning Proposal FEIS*. Temporal and directional distribution factors for truck deliveries were also obtained from the 2015 *East New York Rezoning Proposal FEIS*.

Daycare (Staff)

Daily person-trip generation rates of 6 person trips per 1,000-sf for weekday were obtained from the *CEQR Technical Manual*. Temporal distributions of 25.0 percent for the weekday AM peak hour, 2.5 percent for the weekday midday peak hour, and 25.0 percent for the weekday PM peak hour were also obtained from the *CEQR Technical Manual*. Directional distributions for the weekday AM, midday and PM peak hours were also obtained from the *CEQR Technical Manual*. Modal splits of 38.0 percent by auto, 1.0 percent by taxi, 23.3 percent by subway, 15.0 percent by bus, 2.4 percent by railroad, 2.4 percent by bicycle and 17.9 percent by walk for weekday AM, midday and PM peak hours were based on the U.S. Census Bureau's Reverse-Journey to Work, 2012-2016 American Community Survey. Vehicle occupancies of 1.17 per auto and 1.40 per taxi were also obtained from the U.S. Census Bureau's Reverse-Journey to Work, 2012-2016 American Community Survey and the 2015 *East New York Rezoning Proposal FEIS*.

For truck deliveries, daily trip generation rates of 0.07 trips per 1,000 square feet for weekday were obtained from the 2015 *East New York Rezoning Proposal FEIS*. Temporal and directional distribution factors for truck deliveries were also obtained from the 2015 *East New York Rezoning Proposal FEIS*.

Net Incremental Trips

Trip generation for the No-Action Condition, With-Action Condition, and the resulting net incremental trips is shown in Table I-2 through Table I-4. As summarized in Table I-5, the With-Action Condition would generate approximately 146, 150, 202, and 245 net incremental person trips, resulting in 28, 24, 33, and 37 net incremental vehicle trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively.

Table I-2: Transportation Planning Assumptions and Demand Estimates

Use	Residential				Local Retail (Boxing Gym)				Supermarket			
Total Daily Person Trip	(1)				(1)				(1)			
	Weekday		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	8.18		9.08		329.00		358.00		256.00		300.00	
	Trips/DU				Trips/KSF				Trips/KSF			
Trip Linkage	0%		0%		0%		0%		0%		0%	
Net Daily Person Trip	**Weekday**		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	8.18		9.08		329		358		256		300	
	Trips/DU				Trips/KSF				Trips/KSF			
Temporal	(1)				(1)				(1)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
	9.3%	5.6%	8.5%	8.4%	4.8%	8.0%	10.9%	11.7%	4.0%	7.0%	10.6%	9.5%
Direction	(1)				(1)				(1)			
In	22%	50%	63%	51%	53%	50%	50%	50%	51%	51%	50%	50%
Out	78%	50%	37%	49%	47%	50%	50%	50%	49%	49%	50%	50%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Modal Split	(2)				(1)				(1)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
Auto	18.8%	18.8%	18.8%	18.8%	11.0%	11.0%	11.0%	11.0%	25.0%	25.0%	25.0%	25.0%
Taxi	1.3%	1.3%	1.3%	1.3%	0.0%	0.0%	0.0%	0.0%	5.0%	5.0%	5.0%	5.0%
Subway	59.2%	59.2%	59.2%	59.2%	3.0%	3.0%	3.0%	3.0%	0.0%	0.0%	0.0%	0.0%
Bus	12.6%	12.6%	12.6%	12.6%	2.0%	2.0%	2.0%	2.0%	6.0%	6.0%	6.0%	6.0%
Railroad	0.5%	0.5%	0.5%	0.5%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Ferry	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bicycle	2.8%	2.8%	2.8%	2.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Walk	4.8%	4.8%	4.8%	4.8%	84.0%	84.0%	84.0%	84.0%	64.0%	64.0%	64.0%	64.0%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Vehicle Occupancy	(2)(3)				(3)				(3)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
Auto	1.09	1.09	1.09	1.09	2.00	2.00	2.00	2.00	1.65	1.65	1.65	1.65
Taxi	1.30	1.30	1.30	1.30	2.00	2.00	2.00	2.00	1.40	1.40	1.40	1.40
Daily Delivery Trip Generation Rate	(1)				(1)				(3)			
	Weekday		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	0.06		0.02		0.35		0.04		0.35		0.04	
	Delivery Trips/DU				Delivery Trips/KSF				Delivery Trips/KSF			
Delivery Temporal	(1)				(1)				(3)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
	12.0%	9.0%	2.0%	9.0%	8.0%	11.0%	2.0%	11.0%	10.0%	8.0%	5.0%	10.0%
Delivery Direction	(1)				(1)				(3)			
In	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Out	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Table I-2 (con't): Transportation Planning Assumptions and Demand Estimate

Use	Day Care (Children)				Day Care (Parents)				Day Care (Staff)			
Total Daily Person Trip	(1)				(1)				(1)			
	Weekday		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	22.00		0.00		44.00		0.00		6.00		0.00	
	Trips/KSF				Trips/KSF				Trips/KSF			
Trip Linkage	0%		0%		0%		0%		0%		0%	
Net Daily Person Trip	**Weekday**		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	22		0		44.00		0.00		6.00		0.00	
	Trips/KSF				Trips/KSF				Trips/KSF			
Temporal	(1)				(1)				(1)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
	25.0%	0.0%	25.0%	0.0%	25.0%	0.0%	25.0%	0.0%	25.0%	2.5%	25.0%	0.0%
Direction	(1)				(1)				(1)			
In	100%	0%	0%	0%	50%	0%	50%	0%	100%	50%	0%	0%
Out	0%	0%	100%	0%	50%	0%	50%	0%	0%	50%	100%	0%
Total	**100%**	**0%**	**100%**	**0%**	**100%**	**0%**	**100%**	**0%**	**100%**	**100%**	**100%**	**0%**
Modal Split	(3)				(4)				(5)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
Auto	5.0%	5.0%	5.0%	5.0%	0.0%	0.0%	0.0%	0.0%	38.0%	38.0%	38.0%	38.0%
Taxi	1.0%	1.0%	1.0%	1.0%	0.0%	0.0%	0.0%	0.0%	1.0%	1.0%	1.0%	1.0%
Subway	3.0%	3.0%	3.0%	3.0%	3.2%	3.2%	3.2%	3.2%	23.3%	23.3%	23.3%	23.3%
Bus	6.0%	6.0%	6.0%	6.0%	6.4%	6.4%	6.4%	6.4%	15.0%	15.0%	15.0%	15.0%
Railroad	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	2.4%	2.4%	2.4%
Ferry	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Bicycle	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	2.4%	2.4%	2.4%	2.4%
Walk	85.0%	85.0%	85.0%	85.0%	90.4%	90.4%	90.4%	90.4%	17.9%	17.9%	17.9%	17.9%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**
Vehicle Occupancy	(3)				(3)				(3)(5)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
Auto	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.65	1.17	1.17	1.17	1.17
Taxi	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40
Daily Delivery Trip Generation Rate	(3)				(3)				(3)			
	Weekday		**SAT**		**Weekday**		**SAT**		**Weekday**		**SAT**	
	0.07		0		0.07		0		0.07		0	
	Delivery Trips/KSF				Delivery Trips/KSF				Delivery Trips/KSF			
Delivery Temporal	(3)				(3)				(3)			
	AM	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**	**AM**	**MD**	**PM**	**SAT**
	9.6%	11.0%	1.0%	0.0%	9.6%	11.0%	1.0%	0.0%	9.6%	11.0%	1.0%	0.0%
Delivery Direction	(3)				(3)				(3)			
In	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Out	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%	50%
Total	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**	**100%**

Notes:
1. *2021 CEQR Technical Manual*
2. U.S. Census Bureau 2015-2019 American Community Survey 5-Year Journey to Work Data (weighted average of Census Tracts 265, 275, 277, 279 & 293 of Kings County, NY)
3. East New York Rezoning Proposal FEIS (CEQR No. 15DCP102K)
4. Modal split for parents is proportional to the accompanied daycare children walking or taking transit
5. U.S. Census Bureau 2012-2016 American Community Survey 5-Year Reverse Journey to Work Data (weighted average of Census Tracts 265, 275, 277, 279 & 293 of Kings County, NY)

Table I-3: Travel Demand Estimates – No-Action Condition

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Residential	Weekday AM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Local Retail (Boxing Gym)	Weekday AM	In	9	0	2	2	0	0	0	70	83	5	0	0	5
		Out	8	0	2	1	0	0	0	62	74	4	0	0	4
		Total	**17**	**0**	**5**	**3**	**0**	**0**	**0**	**132**	**157**	**9**	**0**	**0**	**9**
	Weekday Midday	In	14	0	4	3	0	0	0	110	131	7	0	0	7
		Out	14	0	4	3	0	0	0	110	131	7	0	0	7
		Total	**29**	**0**	**8**	**5**	**0**	**0**	**0**	**219**	**261**	**14**	**0**	**0**	**15**
	Weekday PM	In	20	0	5	4	0	0	0	149	178	10	0	0	10
		Out	20	0	5	4	0	0	0	149	178	10	0	0	10
		Total	**39**	**0**	**11**	**7**	**0**	**0**	**0**	**299**	**356**	**20**	**0**	**0**	**20**
	Saturday	In	23	0	6	4	0	0	0	175	208	11	0	0	11
		Out	23	0	6	4	0	0	0	175	208	11	0	0	11
		Total	**46**	**0**	**12**	4	**0**	**0**	**0**	**349**	**416**	**23**	**0**	**0**	**23**
Supermarket	Weekday AM	In	9	2	0	2	0	0	0	24	37	6	3	0	8
		Out	9	2	0	2	0	0	0	23	35	5	3	0	8
		Total	**18**	**4**	**0**	**4**	**0**	**0**	**0**	**46**	**72**	**11**	**5**	**0**	**16**
	Weekday Midday	In	16	3	0	4	0	0	0	41	64	10	5	0	14
		Out	15	3	0	4	0	0	0	40	62	9	5	0	14
		Total	**32**	**6**	**0**	**8**	**0**	**0**	**0**	**81**	**126**	**19**	**9**	**0**	**28**
	Weekday PM	In	24	5	0	6	0	0	0	61	96	14	7	0	21
		Out	24	5	0	6	0	0	0	61	96	14	7	0	21
		Total	**48**	**10**	**0**	**11**	**0**	**0**	**0**	**122**	**191**	**29**	**14**	**0**	**43**
	Saturday	In	25	5	0	6	0	0	0	64	100	15	7	0	22
		Out	25	5	0	6	0	0	0	64	100	15	7	0	22
		Total	**50**	**10**	**0**	**12**	**0**	**0**	**0**	**129**	**201**	**30**	**14**	**0**	**45**

Note: In and Out volumes may not sum to Total volumes due to rounding.

Table I-3 (Con't): Travel Demand Estimates – No-Action Condition

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Day Care (Children)	Weekday AM	In	3	1	2	4	0	0	0	56	66	2	0	0	2
		Out	0	0	0	0	0	0	0	0	0	0	0	0	1
		Total	**3**	**1**	**2**	**4**	**0**	**0**	**0**	**56**	**66**	**2**	**1**	**0**	**3**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	3	1	2	4	0	0	0	56	66	2	0	0	2
		Total	**3**	**1**	**2**	**4**	**0**	**0**	**0**	**56**	**66**	**2**	**1**	**0**	**3**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Parents)	Weekday AM	In	0	0	2	4	0	0	0	59	66	0	0	0	0
		Out	0	0	2	4	0	0	0	59	66	0	0	0	0
		Total	**0**	**0**	**4**	**8**	**0**	**0**	**0**	**119**	**131**	**0**	**0**	**0**	**0**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	2	4	0	0	0	59	66	0	0	0	0
		Out	0	0	2	4	0	0	0	59	66	0	0	0	0
		Total	**0**	**0**	**4**	**8**	**0**	**0**	**0**	**119**	**131**	**0**	**0**	**0**	**0**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Staff)	Weekday AM	In	7	0	4	3	0	0	0	3	18	6	0	0	6
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**7**	**0**	**4**	**3**	**0**	**0**	**0**	**3**	**18**	**6**	**0**	**0**	**6**
	Weekday Midday	In	0	0	0	0	0	0	0	0	1	0	0	0	0
		Out	0	0	0	0	0	0	0	0	1	0	0	0	0
		Total	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**1**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	7	0	4	3	0	0	0	3	18	6	0	0	6
		Total	**7**	**0**	**4**	**3**	**0**	**0**	**0**	**3**	**18**	**6**	**0**	**0**	**6**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	Weekday AM	In	28	3	11	15	0	0	0	212	269	18	3	0	22
		Out	17	2	4	8	0	0	0	144	175	9	3	0	13
		Total	**45**	**4**	**15**	**22**	**0**	**0**	**0**	**355**	**443**	**27**	**6**	**1**	**34**
	Weekday Midday	In	31	3	4	7	0	0	0	151	196	17	5	0	22
		Out	30	3	4	6	0	0	0	149	193	17	5	0	22
		Total	**61**	**6**	**8**	**13**	**0**	**0**	**0**	**300**	**389**	**34**	**9**	**1**	**44**
	Weekday PM	In	43	5	7	13	0	0	0	270	339	24	7	0	32
		Out	54	6	14	20	0	0	0	329	423	32	7	0	40
		Total	**97**	**10**	**21**	**34**	**0**	**0**	**0**	**599**	**762**	**56**	**15**	**0**	**71**
	Saturday	In	48	5	6	10	0	0	0	239	308	27	7	0	34
		Out	48	5	6	10	0	0	0	239	308	27	7	0	34
		Total	**96**	**10**	**12**	**16**	**0**	**0**	**0**	**478**	**616**	**53**	**14**	**0**	**68**

Note: In and Out volumes may not sum to Total volumes due to rounding.

Table I-4: Transportation Demand Forecast, With-Action Condition

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Residential	Weekday AM	In	5	0	15	3	0	0	1	1	26	4	1	1	6
		Out	17	1	54	12	0	0	3	4	92	16	1	1	18
		Total	**22**	**2**	**70**	**15**	**1**	**0**	**3**	**6**	**118**	**20**	**2**	**1**	**24**
	Weekday Midday	In	7	0	21	4	0	0	1	2	36	6	1	0	7
		Out	7	0	21	4	0	0	1	2	36	6	1	0	7
		Total	**13**	**1**	**42**	**9**	**0**	**0**	**2**	**3**	**71**	**12**	**1**	**1**	**15**
	Weekday PM	In	13	1	40	9	0	0	2	3	68	12	1	0	13
		Out	7	1	24	5	0	0	1	2	40	7	1	0	8
		Total	**20**	**1**	**64**	**14**	**1**	**0**	**3**	**5**	**108**	**19**	**2**	**0**	**21**
	Saturday	In	11	1	36	8	0	0	2	3	60	10	1	0	12
		Out	11	1	34	7	0	0	2	3	58	10	1	0	11
		Total	**22**	**2**	**70**	**15**	**1**	**0**	**3**	**6**	**118**	**20**	**2**	**0**	**23**
Local Retail (Boxing Gym)	Weekday AM	In	11	0	3	2	0	0	0	84	100	5	0	0	6
		Out	10	0	3	2	0	0	0	74	88	5	0	0	5
		Total	**21**	**0**	**6**	**4**	**0**	**0**	**0**	**158**	**188**	**10**	**0**	**0**	**11**
	Weekday Midday	In	17	0	5	3	0	0	0	132	157	9	0	0	9
		Out	17	0	5	3	0	0	0	132	157	9	0	0	9
		Total	**34**	**0**	**9**	**6**	**0**	**0**	**0**	**263**	**313**	**17**	**0**	**0**	**18**
	Weekday PM	In	23	0	6	4	0	0	0	179	213	12	0	0	12
		Out	23	0	6	4	0	0	0	179	213	12	0	0	12
		Total	**47**	**0**	**13**	**9**	**0**	**0**	**0**	**359**	**427**	**23**	**0**	**0**	**24**
	Saturday	In	27	0	7	5	0	0	0	209	249	14	0	0	14
		Out	27	0	7	5	0	0	0	209	249	14	0	0	14
		Total	**55**	**0**	**15**	5	**0**	**0**	**0**	**419**	**499**	**27**	**0**	**0**	**27**
Supermarket	Weekday AM	In	11	2	0	3	0	0	0	29	45	7	3	0	10
		Out	11	2	0	3	0	0	0	28	43	7	3	0	10
		Total	**22**	**4**	**0**	**5**	**0**	**0**	**0**	**56**	**88**	**13**	**6**	**0**	**20**
	Weekday Midday	In	20	4	0	5	0	0	0	50	78	12	5	0	17
		Out	19	4	0	5	0	0	0	48	75	11	5	0	17
		Total	**38**	**8**	**0**	**9**	**0**	**0**	**0**	**98**	**154**	**23**	**11**	**0**	**34**
	Weekday PM	In	29	6	0	7	0	0	0	74	116	18	8	0	26
		Out	29	6	0	7	0	0	0	74	116	18	8	0	26
		Total	**58**	**12**	**0**	**14**	**0**	**0**	**0**	**149**	**233**	**35**	**17**	**0**	**52**
	Saturday	In	31	6	0	7	0	0	0	78	122	18	9	0	27
		Out	31	6	0	7	0	0	0	78	122	18	9	0	27

Note: In and Out volumes may not sum to Total volumes due to rounding.

Table I-4 (Con't): Transportation Demand Forecast, With-Action Condition

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Day Care (Children)	Weekday AM	In	3	1	2	4	0	0	0	51	60	2	0	0	2
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**3**	**1**	**2**	**4**	**0**	**0**	**0**	**51**	**60**	**2**	**1**	**0**	**3**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	3	1	2	4	0	0	0	51	60	2	0	0	2
		Total	**3**	**1**	**2**	**4**	**0**	**0**	**0**	**51**	**60**	**2**	**1**	**0**	**3**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Parents)	Weekday AM	In	0	0	2	4	0	0	0	54	60	0	0	0	0
		Out	0	0	2	4	0	0	0	54	60	0	0	0	0
		Total	**0**	**0**	**4**	**8**	**0**	**0**	**0**	**108**	**120**	**0**	**0**	**0**	**0**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	2	4	0	0	0	54	60	0	0	0	0
		Out	0	0	2	4	0	0	0	54	60	0	0	0	0
		Total	**0**	**0**	**4**	**8**	**0**	**0**	**0**	**108**	**120**	**0**	**0**	**0**	**0**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Staff)	Weekday AM	In	6	0	4	2	0	0	0	3	16	5	0	0	5
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**6**	**0**	**4**	**2**	**0**	**0**	**0**	**3**	**16**	**5**	**0**	**0**	**6**
	Weekday Midday	In	0	0	0	0	0	0	0	0	1	0	0	0	0
		Out	0	0	0	0	0	0	0	0	1	0	0	0	0
		Total	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**2**	**1**	**0**	**0**	**1**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	6	0	4	2	0	0	0	3	16	5	0	0	5
		Total	**6**	**0**	**4**	**2**	**0**	**0**	**0**	**3**	**16**	**5**	**0**	**0**	**6**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	Weekday AM	In	36	3	26	18	1	0	1	222	307	24	5	1	30
		Out	38	3	59	20	0	0	3	160	283	27	5	1	33
		Total	**74**	**7**	**85**	**38**	**1**	**0**	**4**	**382**	**590**	**51**	**10**	**2**	**63**
	Weekday Midday	In	44	4	26	12	0	0	1	184	271	27	6	1	34
		Out	43	4	26	12	0	0	1	182	268	26	6	1	34
		Total	**87**	**9**	**52**	**25**	**0**	**0**	**2**	**365**	**540**	**53**	**12**	**2**	**68**
	Weekday PM	In	65	7	49	24	0	0	2	311	458	41	10	0	51
		Out	69	7	38	26	1	0	2	364	506	43	10	0	54
		Total	**135**	**14**	**86**	**50**	**1**	**0**	**3**	**675**	**964**	**84**	**20**	**0**	**105**
	Saturday	In	69	7	43	20	0	0	2	290	432	43	10	0	53
		Out	69	7	42	20	0	0	2	290	429	42	10	0	52
		Total	**138**	**14**	**85**	**34**	**1**	**0**	**3**	**581**	**861**	**85**	**20**	**0**	**105**

Note: In and Out volumes may not sum to Total volumes due to rounding.

Table I-5: Transportation Demand Forecast, Net Incremental Trips

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Residential	Weekday AM	In	5	0	15	3	0	0	1	1	26	4	1	1	6
		Out	17	1	54	12	0	0	3	4	92	16	1	1	18
		Total	**22**	**2**	**70**	**15**	**1**	**0**	**3**	**6**	**118**	**20**	**2**	**1**	**24**
	Weekday Midday	In	7	0	21	4	0	0	1	2	36	6	1	0	7
		Out	7	0	21	4	0	0	1	2	36	6	1	0	7
		Total	**13**	**1**	**42**	**9**	**0**	**0**	**2**	**3**	**71**	**12**	**1**	**1**	**15**
	Weekday PM	In	13	1	40	9	0	0	2	3	68	12	1	0	13
		Out	7	1	24	5	0	0	1	2	40	7	1	0	8
		Total	**20**	**1**	**64**	**14**	**1**	**0**	**3**	**5**	**108**	**19**	**2**	**0**	**21**
	Saturday	In	11	1	36	8	0	0	2	3	60	10	1	0	12
		Out	11	1	34	7	0	0	2	3	58	10	1	0	11
		Total	**22**	**2**	**70**	**15**	**1**	**0**	**3**	**6**	**118**	**20**	**2**	**0**	**23**
Local Retail (Boxing Gym)	Weekday AM	In	2	0	0	0	0	0	0	14	17	1	0	0	1
		Out	2	0	0	0	0	0	0	12	15	1	0	0	1
		Total	**3**	**0**	**1**	**1**	**0**	**0**	**0**	**26**	**31**	**2**	**0**	**0**	**2**
	Weekday Midday	In	3	0	1	1	0	0	0	22	26	1	0	0	1
		Out	3	0	1	1	0	0	0	22	26	1	0	0	1
		Total	**6**	**0**	**2**	**1**	**0**	**0**	**0**	**44**	**52**	**3**	**0**	**0**	**3**
	Weekday PM	In	4	0	1	1	0	0	0	30	36	2	0	0	2
		Out	4	0	1	1	0	0	0	30	36	2	0	0	2
		Total	**8**	**0**	**2**	**1**	**0**	**0**	**0**	**60**	**71**	**4**	**0**	**0**	**4**
	Saturday	In	5	0	1	1	0	0	0	35	42	2	0	0	2
		Out	5	0	1	1	0	0	0	35	42	2	0	0	2
		Total	**9**	**0**	**2**	1	**0**	**0**	**0**	**70**	**83**	**5**	**0**	**0**	**5**
Supermarket	Weekday AM	In	2	0	0	0	0	0	0	5	8	1	1	0	2
		Out	2	0	0	0	0	0	0	5	8	1	1	0	2
		Total	**4**	**1**	**0**	**1**	**0**	**0**	**0**	**10**	**16**	**2**	**1**	**0**	**4**
	Weekday Midday	In	3	1	0	1	0	0	0	9	14	2	1	0	3
		Out	3	1	0	1	0	0	0	9	13	2	1	0	3
		Total	**7**	**1**	**0**	**2**	**0**	**0**	**0**	**17**	**27**	**4**	**2**	**0**	**6**
	Weekday PM	In	5	1	0	1	0	0	0	13	21	3	1	0	5
		Out	5	1	0	1	0	0	0	13	21	3	1	0	5
		Total	**10**	**2**	**0**	**2**	**0**	**0**	**0**	**26**	**41**	**6**	**3**	**0**	**9**
	Saturday	In	5	1	0	1	0	0	0	14	22	3	2	0	5
		Out	5	1	0	1	0	0	0	14	22	3	2	0	5
		Total	**11**	**2**	**0**	**3**	**0**	**0**	**0**	**28**	**43**	**7**	**3**	**0**	**10**

Note: In and Out volumes may not sum to Total volumes due to rounding.

Table I-5 (Con't): Transportation Demand Forecast, Net Incremental Trips

			Person Trips									Vehicle Trips			
Use	**Peak Hour**	**In/Out**	**Auto**	**Taxi**	**Subway**	**Bus**	**Railroad**	**Ferry**	**Bicycle**	**Walk**	**Total**	**Auto**	**Taxi**	**Delivery**	**Total**
Day Care (Children)	Weekday AM	In	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-5**	**-6**	**0**	**0**	**0**	**0**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-5**	**-6**	**0**	**0**	**0**	**0**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Parents)	Weekday AM	In	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Out	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Total	**0**	**0**	**0**	**-1**	**0**	**0**	**0**	**-10**	**-11**	**0**	**0**	**0**	**0**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Out	0	0	0	0	0	0	0	-5	-6	0	0	0	0
		Total	**0**	**0**	**0**	**-1**	**0**	**0**	**0**	**-10**	**-11**	**0**	**0**	**0**	**0**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Day Care (Staff)	Weekday AM	In	-1	0	0	0	0	0	0	0	-2	0	0	0	-1
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**-1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**-1**
	Weekday Midday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
	Weekday PM	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	-1	0	0	0	0	0	0	0	-2	0	0	0	-1
		Total	**-1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**-2**	**0**	**0**	**0**	**-1**
	Saturday	In	0	0	0	0	0	0	0	0	0	0	0	0	0
		Out	0	0	0	0	0	0	0	0	0	0	0	0	0
		Total	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Total	Weekday AM	In	8	1	15	3	0	0	1	10	38	6	2	1	8
		Out	21	2	55	12	0	0	3	17	109	18	2	1	20
		Total	**29**	**2**	**70**	**15**	**1**	**0**	**3**	**27**	**146**	**24**	**3**	**1**	**28**
	Weekday Midday	In	13	1	22	6	0	0	1	33	75	10	2	0	12
		Out	13	1	22	6	0	0	1	32	75	10	2	0	12
		Total	**26**	**2**	**44**	**12**	**0**	**0**	**2**	**65**	**150**	**19**	**3**	**1**	**24**
	Weekday PM	In	22	2	41	10	0	0	2	41	119	17	3	0	19
		Out	16	1	24	6	0	0	1	35	83	11	3	0	14
		Total	**38**	**3**	**65**	**16**	**1**	**0**	**3**	**76**	**202**	**28**	**5**	**0**	**33**
	Saturday	In	21	2	37	10	0	0	2	52	124	16	3	0	19
		Out	21	2	36	9	0	0	2	52	121	16	3	0	18
		Total	**42**	**4**	**72**	**18**	**1**	**0**	**3**	**103**	**245**	**32**	**6**	**0**	**37**

Note: In and Out volumes may not sum to Total volumes due to rounding.

Traffic

As presented in Table I-5, the Proposed Actions would result in approximately 28, 24, 33, and 37 net incremental vehicle trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. The net incremental vehicle trips during the weekday AM, midday, PM, and Saturday midday peak hours would not exceed the CEQR Level 1 trip generation threshold of 50 peak-hour vehicle trip-ends. Therefore, further detailed analysis of traffic conditions is not warranted, and the Proposed Actions would not result in significant adverse traffic impacts.

Transit

As shown in, Figure I-1, the Project Area is served by New York City Transit (NYCT) bus routes, which include the B15 (runs north on Lewis Avenue/Dr. Sandy F. Ray Boulevard and south on Marcus Garvey Boulevard), B26 (runs east-west on Halsey Street), B38 (runs east on Lafayette Avenue and west on DeKalb Avenue), B43 (runs north on Throop Avenue and south on Tompkins Avenue), B46 (runs north-south on Malcom X Boulevard), and B52 (runs east-west on Gates Avenue). The Project Area is also served by the NYCT A and C subway lines (Kingston – Throop Avenue Station) located approximately 0.7 miles to the south at the intersection of Kingston Avenue and Fulton Street. The G subway line (Bedford-Nostrand Avenue Station) is located approximately 0.9 miles to the west at the intersection of Nostrand Avenue and Lafayette Avenue, while the J subway line (Kosciuzko Street Station) is located approximately 0.9 miles to the east at the intersection of Kosciuzko Street and Broadway.

As shown in Table I-5, the Proposed Actions would result in approximately 70, 44, 65, and 72 incremental subway trips; 15, 12, 16,and 18 incremental bus trips; and 1, 0, 1, and 1 incremental railroad trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Combining the subway, bus and railroad trips would result in a total of 86, 56, 82, and 91 incremental transit trips during the weekday AM, midday, PM, and Saturday midday peak hours, respectively. Based on this screening assessment, the Proposed Actions would generate fewer than 200 peak-hour transit trips. Therefore, further detailed analysis of transit conditions is not warranted, and the Proposed Actions would not result in significant adverse transit impacts.

CWFS

As shown in Table I-5, the Proposed Actions would result in no CWFS ferry trips. Therefore, further detailed analysis of CWFS conditions is not warranted, and the Proposed Actions would not result in significant adverse CWFS impacts.

Figure I-1: Transit Map



Pedestrians

As shown in Table I-5, the Proposed Actions would result in approximately 146, 150, 202, and 245 net incremental person-trips in the weekday AM, midday, PM, and Saturday midday peak hours, respectively. The net incremental person trips during the weekday PM and Saturday midday peak hours would exceed the CEQR Level 1 trip generation threshold (200 peak hour pedestrian trips).

Site 1 and Site 2 are located on different blocks, separated by Gates Avenue. This configuration results in multiple available pedestrian routes to and from each projected development site. Given their separate locations, multiple walking routes, and a maximum of 245 peak-hour incremental person-trips, pedestrian elements (sidewalks, crosswalks, and intersection corners) in the study area are not expected to experience trips exceeding the CEQR Level 2 trip threshold of 200 peak-hour person-trip-ends. Therefore, detailed analysis of pedestrian conditions is not warranted, and the Proposed Actions would not result in significant adverse pedestrian impacts.

Conclusion

The Proposed Actions would not exceed CEQR Level 1 and Level 2 screening thresholds for undertaking detailed traffic, transit, CFWS and pedestrian analyses. Therefore, the Proposed Actions are not anticipated to result in any potentially significant adverse transportation impacts in the study area.

J AIR QUALITY

J1 Introduction

This section evaluates the potential for significant adverse air quality impacts that may result from the Proposed Actions, which would demolish a two-story commercial and community facility building on the North Lot (Block 1629, Lot 1) and a one-story commercial building on the South Lot (Block 1634, Lot 1) to allow two new 10-story mixed-use buildings on Sites 1 and 2 (the "Proposed Project").

Per the 2021 *CEQR Technical Manual*, an air quality analysis is conducted to assess the effect of a proposed action on ambient air quality (i.e., the quality of the surrounding air), or effects on a proposed project because of ambient air quality. Air quality can be affected by mobile sources (such as pollutants produced by motor vehicles) and by stationary sources (such as pollutants produced by fixed facilities). An air quality assessment is carried out when actions have the potential to result in either significant adverse air quality impacts from either mobile source or stationary sources.

J2 Methodology

This air quality analysis follows the guidelines set forth in the *CEQR Technical Manual*. For this project, a preliminary screening in the areas of HVAC, industrial source, mobile source, and large or major sources ruled out the potential for significant adverse air quality impacts, and detailed analysis was not warranted.

Stationary Sources

A stationary source preliminary screening evaluates the potential for a significant adverse air quality impacts from the Proposed Project's heat and hot water systems. While the emissions stacks would be sited on the buildings' roofs, the specific stack locations are not yet known. To provide a conservative analysis, this assessment considers the distance between the building's roof and the nearest receptor of similar or greater height.

Consistent with the *CEQR Technical Manual* guidance, the exhaust stacks were assumed to be sited on the building roofs of the proposed buildings. Consistent with Building Code,

all stacks were assumed to be at least ten feet from the edge of the roof and at least three feet above the roof. The Proposed Actions would allow two buildings up to 115 feet tall across the two development sites, however, the Proposed Project would result in 105-foot-tall buildings. To conservatively assess the potential for project-on-existing impacts, an emissions height of 108 feet (105-foot-tall roof height plus 3-feet above roof height) was assumed for both buildings to represent worst-case conditions.

The fuel source for the proposed buildings' heating, ventilation, and air conditioning (HVAC) system is not yet known. Because of recent updates to the 2020 Energy Conservation Code and the passage of Introduction 2317, electricity will likely be the fuel source for the Proposed Project; however, this assessment considers natural gas as a potential HVAC fuel source to represent worst-case conditions.

To determine the nearest receptors of similar or greater height, the building roof heights in the New York City Department of Information Technology and Telecommunications' NYC Planimetric Database were reviewed. Building heights were also reviewed using available aerial imagery of the surrounding area. Using the data from the Planimetric Database and available aerial imagery, the certificates of occupancy issued by the Department of Buildings (DOB) for the nearest receptors of similar or greater height were reviewed on DOB's Building Information System (BIS) to confirm building heights.

Industrial Source Analysis

The Proposed Actions would not introduce a new industrial air emissions source. Industrial source permits within 400 feet of the Project Area listed on DEP's Clean Air Tracking System (CATS) were reviewed for potential industrial sources. Site reconnaissance did not identify any industrial facilities that have the potential to operate without a permit (such as unregistered spray-painting facilities) within 400 feet of the Project Area.

Mobile Source Analysis

The Proposed Project would not generate 12 or more heavy-duty diesel vehicle (HDDV)-equivalents on a paved road, or 23 or more HDDV-equivalents on arterials at any intersection during any peak hour. The Proposed Actions would generate up to 37 additional peak hour vehicular trips (all passenger car trips) over the No-Action Condition. Sites 1 and 2 both front along minor arterial streets, and would not exceed the CEQR screening values that would warrant an assessment of emissions from mobile sources. Additionally, the Proposed Actions would not introduce a new large parking facility, and therefore a parking facilities analysis is not warranted.

Study Areas

For this project, a 400-foot study area around the Project Area was established for the HVAC and industrial source preliminary screenings. For large or major sources, a study area of 1,000 feet around the Project Area was established per CEQR guidance.

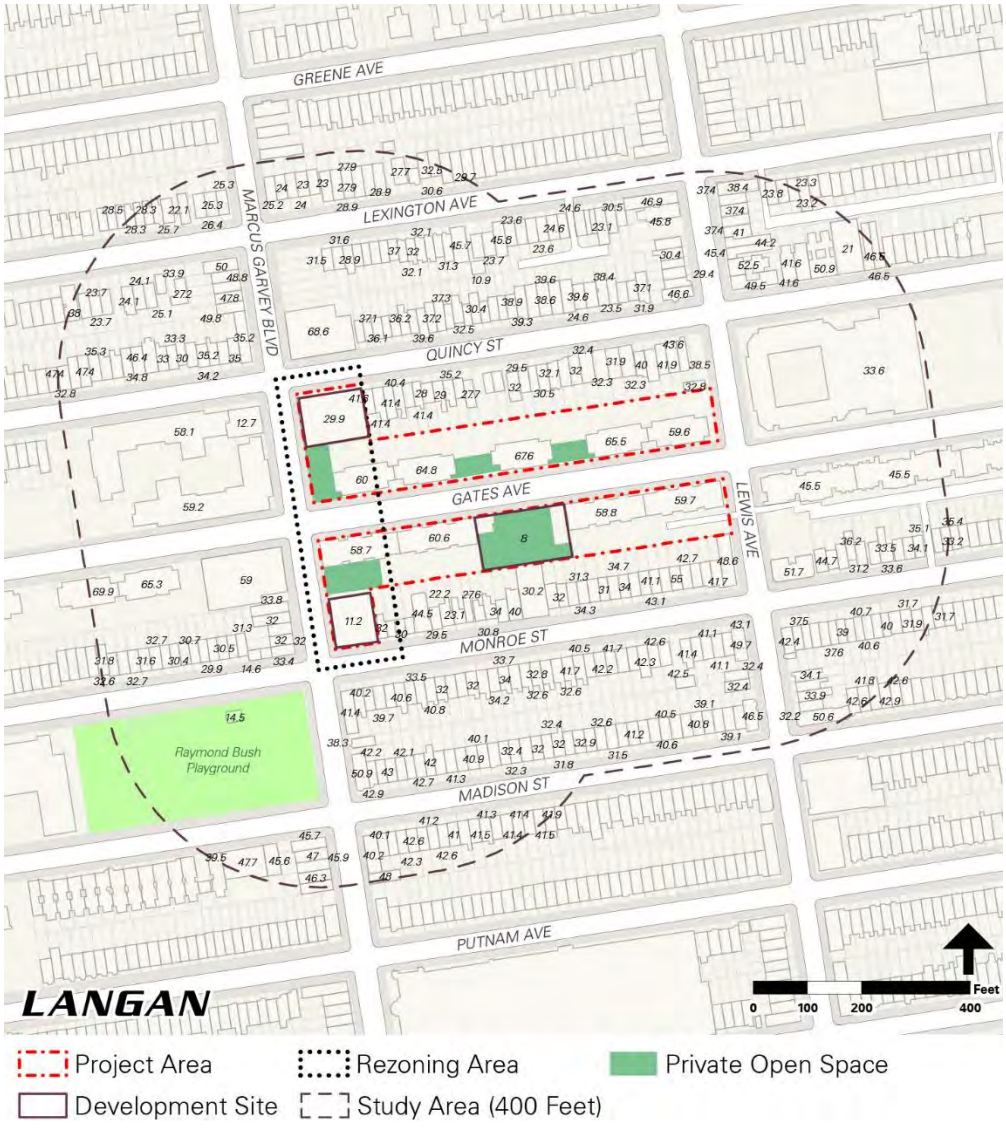
J3 Assessment

Stationary Sources

HVAC Screening Analysis

The Proposed Actions would allow the development of two 10-story buildings with a worst-case roof height of 105 feet. Consistent with the Building Code, emissions would be released at least three feet above the roof level – a height of 108 feet – and at least ten feet from the edge of the bulkhead's roof. Figure J-1 shows building heights in the Study Area.

Figure J-1: Buildings 108 Feet or Taller Within 400 Feet of Development Sites



There are no buildings of similar or greater height in the Study Area, and therefore there is no potential for the Proposed Actions to result in project-on-existing impacts from HVAC emissions.

Project-On-Project Analysis

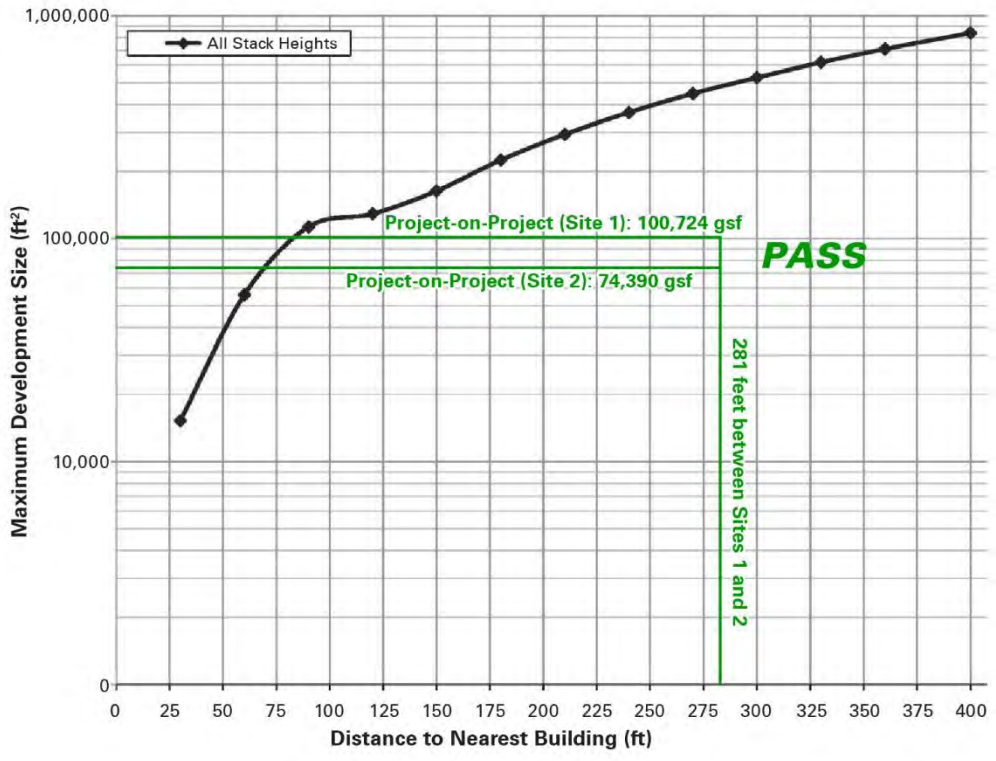
The Proposed Actions would allow two new buildings with a worst-case height of 104 feet. At their closest points, the buildings would be 281 feet apart. Table J-1 shows the floor area that would be served by each proposed building's HVAC system.

Table J-1: Building Roof and Emissions Stack Heights

Building	GSF	Worst-Case Roof Height (ft.)	Stack Height (ft.)	Nearest Receptor(s) of Similar or Greater Height
Site 1 (North Lot)	100,724	105	108	North façade of Site 2 building
Site 2 (South Lot)	74,390	105	108	South façade of Site 1 building

At its nearest point at or above the emissions height of 108 feet, the emissions stack at each building would be at least 281 feet from a project-generated HVAC emission stack. The Proposed Project would contain two new mixed-use buildings, with approximately 100,724 gsf of floor area on Site 1 and 74,390 gsf of floor area on Site 2. The natural gas screening nomograph shown in Figure J-2 shows the Proposed Project would not have the potential to result in project-on-project impacts from HVAC-emissions.

Figure J-2: Natural Gas (NO^2) Boiler Screen –Residential Development



Project-Generated HVAC Emissions Conclusion

The screenings show that with the worst-case conditions, the Proposed Project would pass the HVAC screening for project-on-project effects. It is expected the buildings at Sites 1 and 2 would use electricity as an HVAC fuel source, which would not result in HVAC emissions at the Development Sites. Therefore, the Proposed Project would not have the potential to result in significant adverse air quality impacts from project-generated HVAC

emissions if the emissions are released at the highest tier of each building. The requirements of an E-Designation would be as follows:

Proposed E-Designation (E-706)

Sites 1 and 2 (Brooklyn Block 1629, Lot 1 and Block 1634, Lot 1): Any new residential, community facility, and/or commercial development on the above-referenced properties must exclusively use natural gas as the type of fuel for the heating, ventilating, and air conditioning (HVAC) systems and the hot water equipment, and ensure the HVAC system and hot water equipment stack is located at the highest tier and at least 108 feet above grade to avoid any potential significant adverse air quality impacts.

Industrial Source Analysis (Air Toxics)

A review of the New York City Department of Environmental Protection (DEP) Clean Air Tracking System (CATS) database indicates there are five registered emissions sources within 400 feet of the Project Area. All of these registered emissions sources are boiler permits, as shown in Table J-2.

Table J-2: Clean Air Tracking System (CATS) Search

BI	Lot	Address	Application	Type	Exp. Date
1625	2	221 Lewis Avenue	CB048910	Boiler	4/15/2022
1625	76	591 Quincy Street	CR109217	Boiler	11/22/2023
1806	53	495 Quincy Street	CR532614	Boiler	2/4/2023
1811	19	671 Gates Avenue	CA244889	Boiler	11/28/2022
1811	19	671 Gates Avenue	CR355913	Boiler	4/22/2022

Boilers registered on the CATS database for residential or commercial uses do not have the potential to result in significant adverse impacts and therefore do not warrant further analysis.

Large or Major Sources

A review of existing large and major sources of emissions (i.e., sources having a Title V or State Facility Air Permit) within 1,000 feet of the Project Area was performed using registration lists maintained by the New York State Department of Environmental Conservation (NYSDEC) and the United States Environmental Protection Agency (EPA). No large or major sources were identified with Title V or State permits within 1,000 feet of the Project Area. The nearest large emissions source is the New York City Health and Hospitals – Woodhull Medical and Mental Health Center (DEC ID 2-6104-00015), which is more than 3,800 feet to the north of the Project Area. Therefore, the Proposed Project would not result in a significant adverse large or major source air quality impact, and further analysis is not warranted.

J4 Conclusion

The Proposed Actions would allow demolition of a two-story commercial and community facility building on the North Lot and a one-story commercial building on the South Lot, enabling the construction of two mixed-use buildings on Sites 1 and 2. The two proposed buildings would be similar in height under worst-case conditions. The stacks would release at or above a height of 108 feet. The buildings on Sites 1 and 2 would be the nearest receptors of similar or greater height to one other. At their closest point, the proposed buildings would be 281 feet away. Although electricity will likely be used to operate the proposed HVAC systems, under worst-case conditions, natural gas would be used as an HVAC fuel source.

With the proposed air quality E-Designation, the Proposed Project would not have the potential to result in a significant adverse impact from project-generated HVAC emissions. Accordingly, there would be no potential for project-on-project impacts from HVAC emissions sources. An E-Designation would require the emissions stack to be located at the highest tier of each building.

There are no large or major emissions sources within 1,000 feet of the Project Area, and therefore a detailed large or major source industrial emissions assessment is not warranted. A review of industrial emissions sources within 400 feet of the Project Area found five boiler permits, which do not warrant further analysis. Further, the Proposed Project would not introduce a new industrial source, and does not have the potential to result in a significant adverse project-on-existing air quality impact.

The Proposed Actions would generate fewer than 23 HHDV-equivalent peak hour trips at surrounding intersections, and would not introduce a large parking facility. A detailed mobile source assessment is not warranted. Therefore, the Proposed Actions would not result in significant adverse air quality impacts, and further assessment is not warranted.

K NOISE

K1 Introduction

This chapter assesses the potential noise effects associated with the Proposed Actions. The Proposed Actions would introduce new noise-sensitive receptors to the Project Area, consisting of residential and commercial uses. Per the 2021 *CEQR Technical Manual*, the purpose of a CEQR noise assessment is to determine if:

1. a proposed project's potential effects on sensitive noise receptors, including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable), and at open spaces; and
2. the effects of ambient noise levels on new sensitive uses introduced by a proposed project. If significant adverse impacts are identified, CEQR requires such impacts to be mitigated or avoided to the greatest extent practicable.

This noise analysis was conducted to establish the effects of ambient noise levels and to determine the level of building attenuation required to achieve acceptable interior noise criteria per CEQR. For this project, noise assessment was warranted for both stationary and mobile sources.

K2 Methodology

The assessment has been conducted in accordance with the guidelines set forth in the *CEQR Technical Manual*. An initial impact screening assessment considers whether a proposed project would:

1. generate any mobile or stationary sources of noise; or
2. be located in an area with existing high ambient noise levels.

Stationary noise sources do not move in relation to a noise-sensitive receptor. Typical stationary noise sources of concern include machinery or mechanical equipment, such as those associated with a building's heating, ventilating, and air-conditioning (HVAC) system. The Proposed Actions would facilitate the development of new stationary sources due to mechanical equipment, and therefore a stationary source assessment is provided.

Mobile noise sources are those that move in relation to receptors such as vehicles, aircraft, and trains. The Project Area is more than 1,500 feet from an open rail line and is outside any airport's 65 dB(A) annual day-night average sound level (DNL) contour, therefore, an analysis of noise generated by trains or aircraft is not warranted.

Per the *CEQR Technical Manual*, if existing passenger car equivalent (PCE) values are increased by 100 percent or more due to a proposed action, a detailed analysis is generally performed. Because the With-Action scenario would not double the passenger car equivalents (PCEs) on any street over the No-Action Condition, the Proposed Actions would not have the potential to generate a 3 dB(A) or greater increase in noise levels per the *CEQR Technical Manual*.

Per the *CEQR Technical Manual*, the acceptable interior noise level is 45 dB(A) or lower for residential uses, and 50 dB(A) or lower for commercial office uses. Noise survey locations were selected by examining the Project Site's location relative to the dominant sources of ambient noise and the location of noise-sensitive receptors that would be introduced by the project. Existing noise levels were determined at each location through field measurements. The measured noise levels were used to determine minimum window/wall attenuation requirements needed to satisfy CEQR interior noise level criteria.

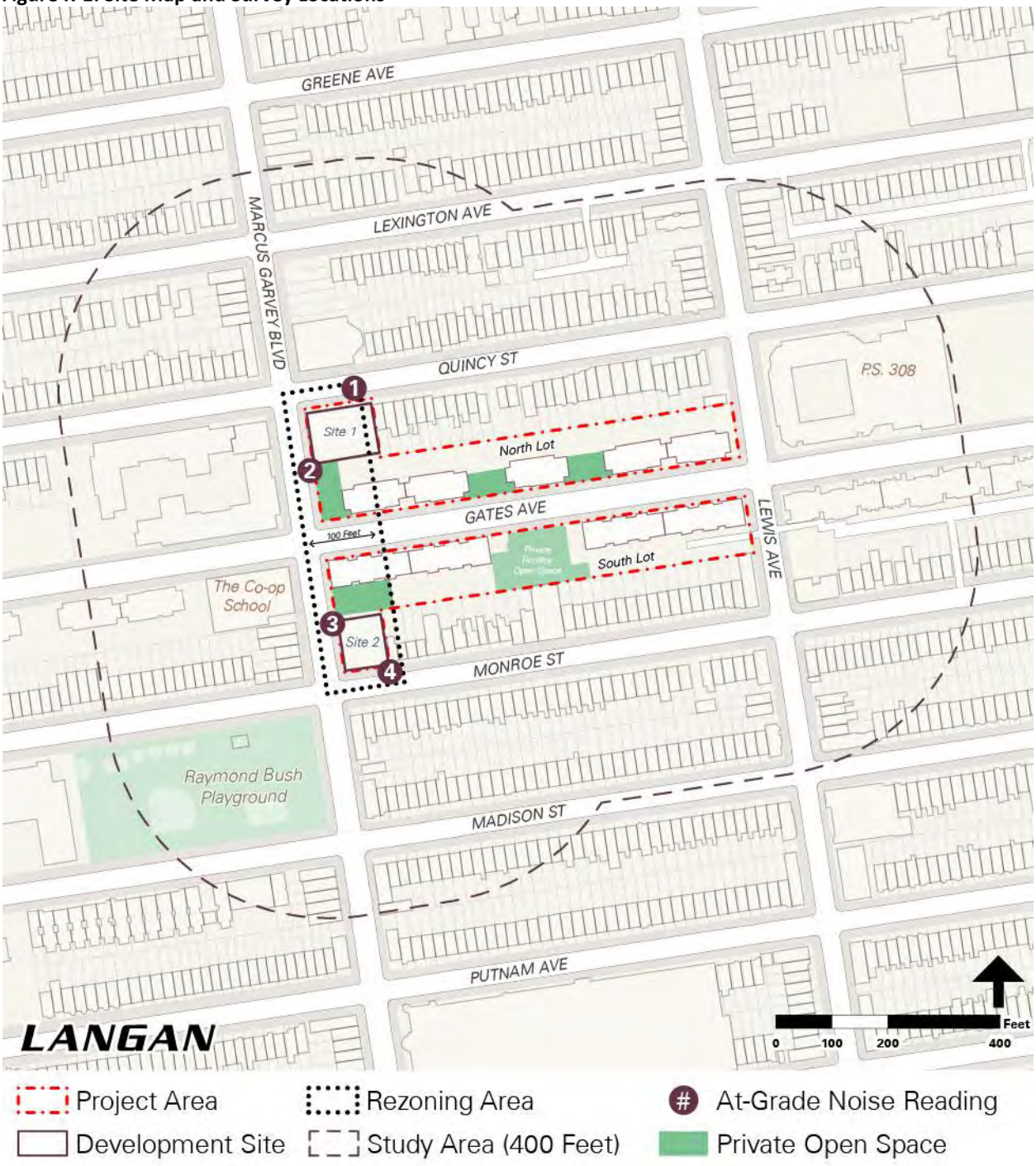
Ambient Noise Measurements

Measurements were performed using NTi XL2 and Bruel & Kjaer 2250 sound level meters (SLM). The SLMs are a Type 1 instrument according to ANSI Standard S1.4-1983 (R2006). For each measurement, the microphone was mounted on a tripod at a height of 5 feet above the ground or roof level, and was mounted at least approximately 5 feet away from any large reflecting surfaces. The SLM's calibration was field checked before and after readings. Measurements at each location were made on the A-scale (dB(A)). The data were digitally recorded by the SLMs and displayed at the end of the measurement period in units of dB(A). Measured quantities included L_{eq}, L_1, L_{10}, L_{50}, L_{90}, and 1/3 octave band levels. A windscreen was used during all sound measurements except for calibration. Noise levels were measured on April 14, 2022 at four receptor sites over 20-minute periods during the weekday AM (7:30am – 9:30am) Midday (11:30am – 1:30pm) and PM (4:00pm – 6:00pm) peak periods. Noise levels were also measured on April 23, 2022 during the Saturday midday (11:30am-1:30pm) peak period.

Survey Locations

The Project Area is located along Marcus Garvey Boulevard, between Quincy and Monroe streets. The survey locations were selected to account for the representative worst-case noise conditions of the surrounding area and to capture ambient noise generated by existing traffic volumes. The survey locations selected in consultation with the Department of City Planning (and outlined in a noise protocol memorandum dated April 27, 2022) are shown in Figure K-1.

Figure K-1: Site Map and Survey Locations



The ground-level survey locations include:

- Survey Location 1 –On Projected Development Site 1's Quincy Street frontage;
- Survey Location 2 –On Projected Development Site 1's Marcus Garvey Boulevard frontage, between Quincy Street and Gates Avenue;
- Survey Location 3 – On Projected Development Site 2's Marcus Garvey Boulevard frontage, between Gates Avenue and Monroe Street; and
- Survey Location 4 –On Projected Development Site 2's Monroe Street frontage.

Noise Standards and Criteria

The *CEQR Technical Manual* provides attenuation requirements for buildings to achieve certain interior noise environments based on exterior noise levels, as shown in Table K-1.

Table K-1: Required Attenuation Values to Achieve Acceptable Interior Noise Levels

	Marginally Acceptable	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$65 < L_{10} \leq 70$	$70 < L_{10} \leq 73$	$73 < L_{10} \leq 76$	$76 < L_{10} \leq 78$	$78 < L_{10} \leq 80$	$80 < L_{10}$
Aircraft [A]	DNL ≤ 65	65 < DNL ≤ 68	68 < DNL ≤ 71	71 < DNL ≤ 73	73 < DNL ≤ 75	75 < DNL
Train	$L_{dn} \leq 65$	$65 < L_{dn} \leq 68$	$68 < L_{dn} \leq 71$	$71 < L_{dn} \leq 73$	$73 < L_{dn} \leq 75$	$75 < L_{dn}$
Attenuation [B]	N/A	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See Note C

[A] DNL descriptor based on average values of L_{dn} over a year period.
[B] The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and hence an alternate means of ventilation.
[C] The required attenuation value is the difference between L_{build} and $L_{interior}$, using the appropriate noise descriptor
Where:
L_{build} is the projected noise level under the build condition rounded up to the whole number
$L_{interior}$ is the designed interior noise level (45 dB(A) for vehicular noise, 40 dB(A) for aircraft and train noise)
Source: New York City Department of Environmental Protection.

K3 Existing Noise Levels

The results of the existing noise level measurements are presented in Table K-2, with the noisiest peak period at each reading location noted in the highlighted cells.

Table K-2: Measured Existing Noise Levels

Location	Measurement Location	Time	Leq	L1	L10	L50	L90	Ldn
1	Ground level on Quincy Street	AM	60.7	69.7	63.6	57.9	54.0	*N/A
		MD	63.5	73.7	65.5	58.6	53.0	*N/A
		PM	67.9	77.7	**71.3**	62.2	55.2	*N/A
		SAT	58.2	67.0	62.3	54.5	47.7	*N/A
2	Ground Level on Marcus Garvey Boulevard, between Quincy Street and Gates Street	AM	62.7	73.1	65.4	58.4	53.9	*N/A
		MD	62.7	71.3	65.4	60.1	55.7	*N/A
		PM	65.4	76.0	**67.9**	62.1	55.8	*N/A
		SAT	64.8	74.0	**67.9**	60.9	54.1	*N/A
3	Ground level on Marcus Garvey Boulevard, between Gates Avenue and Monroe Street	AM	67.0	79.3	67.0	59.7	55.0	*N/A
		MD	68.4	78.4	66.6	60.3	54.8	*N/A
		PM	67.3	74.8	**69.8**	65.4	62.3	*N/A
		SAT	73.8	80.2	65.6	59.4	54.1	*N/A
4	Ground Level on Monroe Street	AM	63.2	73.7	62.4	54.8	49.4	*N/A
		MD	62.1	69.5	66.5	59.4	53.4	*N/A
		PM	65.1	73.5	**67.0**	62.8	59.9	*N/A
		SAT	59.2	69.4	60.9	56.1	51.4	*N/A

*L_{dn} not calculated for AM/MD/PM spot measurements

At all measurement locations, the ambient noise environment was controlled primarily by vehicular traffic noise along Marcus Garvey Boulevard. Per *CEQR Technical Manual* guidelines, the existing noise levels along Marcus Garvey Boulevard and Monroe Street measurement locations are in the "marginally acceptable" category, while noise levels along Quincy Street are in the "marginally unacceptable" category.

K4 No-Action Noise Levels

In the No-Action Condition, the Project Area would remain as existing conditions, except that the accessory parking areas would be reconfigured to allow the number of parking spaces required by the Certificates of Occupancy. The predominant noise sources in the area would continue to be vehicular traffic and the mechanical equipment on nearby buildings. Therefore, in the No-Action Condition, noise conditions at the Project Site would continue to be "marginally unacceptable" per CEQR.

K5 With-Action Condition

Project-Generated Noise Sources

Mobile Sources

The Proposed Project would generate a nominal amount of additional traffic (up to 37 peak hour vehicular trips) and would not cause PCEs to be doubled on any street over existing conditions. Accordingly, the existing noise conditions would be representative of the With-Action ambient noise conditions. Like the No-Action Condition, noise conditions at the Project Site would continue to be "marginally unacceptable" per CEQR in the With-Action Condition. The predominant noise sources in the area would continue to be vehicular traffic and mechanical equipment on nearby buildings.

Mechanical Systems

The design of and specification for building mechanical systems, such as heating, ventilation, and air conditioning (HVAC), would be designed to meet all applicable noise regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code and the New York City Department of Buildings Mechanical Code). By adhering to the requirements of these noise regulations, mechanical equipment introduced by the Proposed Project would not result in a significant increase in ambient noise levels.

Open Spaces

The Proposed Project would complete an in-kind replacement of three existing open spaces and introduce new open spaces. Of these open space improvements, the only open space that would be programmed with noise generating sources (as defined by the *CEQR Technical Manual*) would be the open space on the roof of the existing parking structure on the South Lot. The roof is currently improved with a basketball court and playground equipment. These uses would be replaced in-kind at their current locations in the With-Action Condition, leading to no new incremental noise sources. As part of the Proposed Actions, new passive uses would be introduced to this rooftop open space, such as seating, turf, and adult exercise equipment, none of which are classified as noise sources per CEQR.

Attenuation Requirements

As shown in Table K-1, the *CEQR Technical Manual* has set noise attenuation values for building facades based on exterior $L_{10(1)}$ noise levels. These recommended noise attenuation values are designed to maintain interior noise levels of 45 dB(A) or lower for residential uses and 50 dB(A) for commercial office uses.

Table K-3 lists the required building attenuation values for each façade of the Proposed Project. The attenuation of a composite structure is a function of the attenuation provided by each of its component parts. Normally, a building façade consists of a wall, glazing, and any vents or louvers associated with the building mechanical systems in various ratios of area. The proposed buildings will be designed to include acoustically-rated windows and an alternate means of ventilation (i.e., air conditioning) that does not degrade the acoustical performance of the façade.

Table K-3: CEQR Building Attenuation Analysis Summary

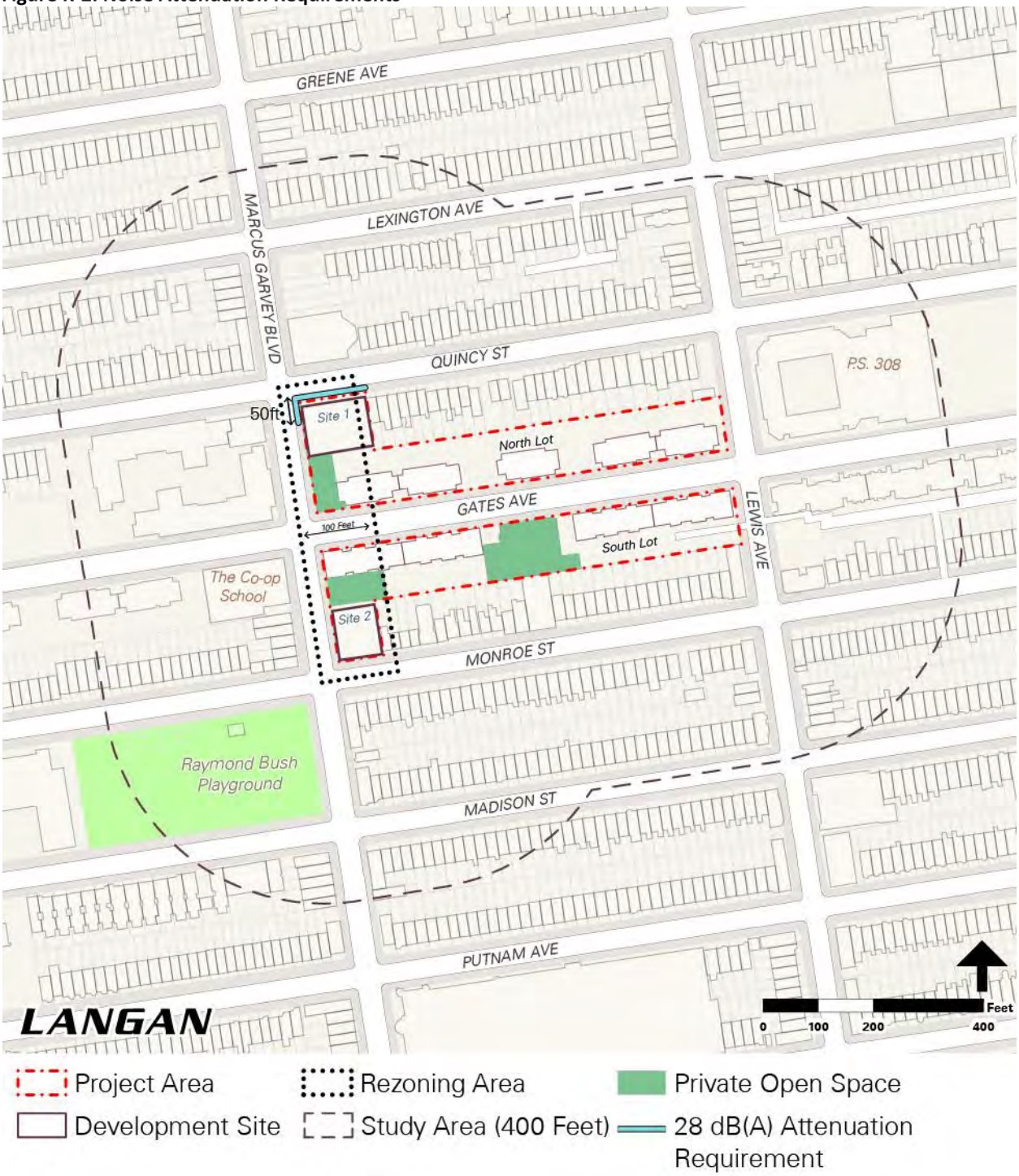
Building Façades On	Associated Location	Maximum L_{10} (in dB(A))	Attenuation Requirement
Quincy Street	1	71.3	28 dB(A)
Marcus Garvey Boulevard	2 & 3	69.8	N/A
Monroe Street	4	67.0	N/A

The Proposed Project would require that the building on Projected Development Site 1 provide a minimum 28 dB(A) of attenuation along Quincy Street. An (E)-Designation is proposed to require façade attenuation as well as require an alternate means of ventilation. The text for the E-Designation (E-706) would be as follows:

> **Block 1629, Lot 1: To ensure an acceptable interior noise environment, future residential, community facility and commercial office uses must provide a closed window condition with a minimum of 28 dB(A) window/wall attenuation on the facade facing Quincy Street and the facade facing Marcus Garvey Boulevard within 50 feet of Quincy Street to maintain an interior noise level not greater than 45 dB(A) for residential and community facility uses or not greater than 50 dB(A) for commercial office use**

The proposed building facades would be designed to provide a composite outdoor-indoor transmission composite (OITC) rating that is greater than or equal to 28 dB(A) along Quincy Street (Figure K-2). The E-Designation would provide oversight by the New York City Mayor's Office of Environmental Remediation (OER) to ensure the Proposed Project is designed and constructed to the minimum attenuation standards. By designing the buildings to provide a composite OITC rating greater than or equal to 28 dB(A) along Quincy Street, sufficient attenuation would be provided to achieve the CEQR-recommended interior noise level of 45 dB(A) or lower for residential uses. Therefore, the Proposed Actions would not result in significant adverse noise impacts, and no further analysis is warranted.

Figure K-2: Noise Attenuation Requirements



K6 Conclusion

The Proposed Actions would not result in significant adverse noise impacts. The Proposed Actions would not generate sufficient traffic to create a significant noise impact or result in a substantial change in traffic-generated noise. The mechanical systems (i.e., HVAC systems) of new buildings would be designed to meet all applicable noise regulations and would avoid producing noise that would result in any significant increase in ambient noise levels. Therefore, the Proposed Actions would not result in significant adverse noise impacts from project-generated building mechanical equipment (stationary sources).

The Project Area is proximate to the Marcus Garvey Boulevard and the ambient noise sources in the area include vehicular traffic along Marcus Garvey Boulevard, Quincy Street, Gates Avenue, Monroe Street, and mechanical equipment on the roof of the surrounding buildings to the North, South, East, and West. To achieve the CEQR-recommended interior noise criteria, the proposed building on Projected Development Site 1 would be designed and constructed with a minimum 28 dB(A) OITC along Quincey Street. An alternate means of ventilation (i.e., air conditioning) would also be provided that does not degrade the acoustical performance of the proposed building's façade along Quincy Street. The noise conditions at Projected Development Site 2 are classified by CEQR as "marginally acceptable," and therefore attenuation requirements through an E-Designation are not warranted.

With an E-Designation in place for Projected Development Site 1, the Proposed Actions do not have the potential to result in a significant adverse noise impact and no further analysis is required.

L NEIGHBORHOOD CHARACTER

L1 Introduction

This section assesses the Proposed Actions' potential effects on neighborhood character. Per the 2021 *CEQR Technical Manual*, neighborhood character is an amalgam of various elements that give a neighborhood its distinct "personality." These elements may include a neighborhood's land use and zoning, socioeconomic conditions, community facilities, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, and noise conditions; however, not all of these elements contribute to neighborhood character in all cases.

For a proposed project or action, a neighborhood character assessment pursuant to CEQR should first identify the defining features of the neighborhood and then evaluate whether the project or action has the potential to adversely affect one or more of these defining features. A project has the potential to affect a neighborhood's character by a combination of moderate effects or significant adverse impacts to any of the defining features of the neighborhood. Therefore, to determine the effects of a proposed action on neighborhood character, relevant neighborhood features are considered cumulatively. In addition, a significant adverse impact identified in one of the technical areas that may contribute to a neighborhood's character is not automatically equivalent to a significant impact on neighborhood character, but rather serves as an indication that neighborhood character should be examined.

The Rezoning Area comprises the area on Brooklyn Blocks 1629 and 1634 that is within 100 feet from Marcus Garvey Boulevard. The "Project Area" comprises the North Lot (Block 1629, Lot 1) and the South Lot (Block 1634, Lot1). It is generally bounded by Marcus Garvey Boulevard on the west, Quincy Street and one-and two-family and multifamily buildings to the north, Lewis Street to the east, and one- and two-family houses, multifamily walkup buildings, and Monroe Street to the south. In addition to the Project Area, the Rezoning Area includes Lot 78 and 79 of Block 1634.

The Project Area contains two development sites. "Site 1" is on the corner of Marcus Garvey Boulevard and Quincy Street on the North Lot, generally within 120 feet of Marcus Garvey Boulevard and 100 feet of Quincy Street. It contains a two-story community facility and commercial building. "Site 2" is on the South Lot at the corner of Marcus Garvey

Boulevard and Monroe Street, generally within 80 feet of Marcus Garvey Boulevard and 100 feet of Monroe Street. It contains a one-story commercial building. In addition to Sites 1 and 2, the Project Area also contains existing affordable housing buildings and an existing one-story open parking facility midblock along Gates Avenue on the South Lot.

L2 Methodology

An assessment of neighborhood character is generally needed when a proposed action has the potential to result in significant adverse impacts to the technical areas listed above. A preliminary neighborhood character assessment determines whether anticipated impacts in identified technical areas may adversely impact a defining feature of the neighborhood. The preliminary assessment first identifies the defining features and then evaluates whether the proposed project or action has the potential to adversely impact those defining features, either through the potential for a significant adverse impact in a single relevant technical area or a combination of moderate effects in the relevant technical areas. A "moderate" effect is generally defined as being reasonably close to the significant adverse impact threshold for a particular technical analysis area.

The key elements that define neighborhood character, and their relationships to one another, form the basis of determining impact significance. In general, the more uniform and consistent the existing neighborhood character, the more sensitive it is to change. A neighborhood that has a varied context typically is able to tolerate greater change without experiencing significant impacts. If there is no potential for the proposed project or action to affect the defining features of neighborhood character, a detailed assessment is not warranted.

Study Area

Per the *CEQR Technical Manual*, the study area for a neighborhood character assessment is typically consistent with the study areas in other relevant technical areas assessed, such as land use and urban design. Thus, the neighborhood character Study Area is a 400-foot radius around the Project Area.

L3 Existing Conditions

The Study Area is in the Bedford-Stuyvesant neighborhood and is characterized as a predominately residential, mature urban area in central Brooklyn. The principal vehicular route through the Study Area is Marcus Garvey Boulevard, a north-south two-way street with a sidewalk, two travel lanes, and one parking lane for each travel direction. Around the Project Area, the street is lined with active ground floor uses. Areas to the east and west of the Project Area contain a variety of housing such as one-and-two family homes, multifamily walkup buildings, and mixed-use residential and commercial buildings. Community facilities within the Study Area include public elementary schools to the east and west, and the nearest park is Raymond Bush Playground, which is diagonally across Marcus Garvey Boulevard from Site 2.

The built environment within the Study Area includes low- to medium-density residential buildings between two and six stories. At a height of approximately 70 feet (excluding bulkhead), the tallest building in the Study Area is the multi-family elevator building at 588 Gates Avenue, which is a part of a four-building housing complex comprising 150 dwelling units.

The uses in the Study Area include a mix of residential, commercial, and community facilities. The area to the north and south is predominantly residential containing one-and-two family houses and multi-family walk-up buildings. The areas to the east and west of the Project Area include a similar stock of housing types including one-and-two family homes, multifamily elevator buildings, and mixed-use residential and commercial buildings. Additionally, ground floor retail uses such as a grocery stores, restaurants, and a pharmacy are along Marcus Garvey Boulevard.

L4 Assessment

Land Use, Zoning, and Public Policy

The Proposed Actions would facilitate the construction of two mixed-use buildings within the Rezoning Area on Sites 1 and 2. Site 1 would consist of residential, retail, and community facility uses at the corner of Marcus Garvey Boulevard and Quincy Street on the North Lot, and Site 2 would consist of residential and retail uses on the South Lot at the corner of Marcus Garvey Boulevard and Monroe Street. Both buildings in the Proposed Project would be 10-stories tall.

Overall, the Proposed Project would have land uses similar to other buildings in the area. It would provide mixed-use buildings with active street frontage along Marcus Garvey Boulevard. Both buildings would provide additional affordable housing options to the neighborhood while retaining the existing affordable housing within the Project Area. New commercial spaces would front along Marcus Garvey and wrap around the building to front on local side streets.

The proposed rezoning would replace the existing R6 district and establish the first R7A/C2-4 district in the Study Area. Like R6 districts, R7 districts are medium-density districts. R7 districts are also are already mapped within the Bedford-Stuyvesant neighborhood. The Proposed Actions would facilitate the development of two mixed-use buildings comprising affordable housing options that would help to achieve the goals of multiple public policies such as *OneNYC 2050* and *Housing 2.0*. While the Proposed Actions would introduce the Study Area's first R7-equivalent zoning district, the Proposed Project would not exceed the density (floor area ratio [FAR]) allowed in R6A districts. Accordingly, the Proposed Actions would not result in any significant adverse impacts on neighborhood character in the area of land use, zoning, and public policy.

Socioeconomic Conditions

The Proposed Project would demolish two non-residential buildings to allow development of two mixed-use buildings. The With-Action Condition would introduce 20,474 gsf of commercial space and 10,904 gsf of community facility space, resulting in approximately 114 employees. Compared to the existing estimated 125 employees, the Proposed Actions would generate a net decrease of approximately 11 employees. The non-residential spaces in the Proposed Project would be offered to the boxing gym, supermarket, and childcare tenants currently operating on the site. Because the Proposed Actions would not displace 100 or more employees or generate 200,000 gsf of commercial space – CEQR thresholds that would warrant a direct and indirect business displacement assessment – the proposed non-residential components do not have the potential to affect the socioeconomic character of the neighborhood.

The Project Area contains five existing six-story affordable residential buildings containing 155 affordable units. These buildings would remain in the With-Action Condition. The Proposed Actions would result in 155 new income-restricted dwelling units targeted to households earning 80 percent or less of the area median income (AMI); these income-restricted units would provide additional housing opportunities for low-income households, and collectively do not have the potential to significantly affect the socioeconomic conditions of the neighborhood. Accordingly, the Proposed Actions would not result in a significant adverse neighborhood character impact in the area of socioeconomics conditions.

Community Facilities

The Proposed Actions would result in the temporary displacement of a childcare facility on Site 1. This childcare facility has no record of providing childcare seats that are publicly funded. The childcare analysis in Attachment C, "Community Facilities and Services" found that the Proposed Actions would not have the potential to result in a deficiency in publicly funded childcare seats. Accordingly, the Proposed Actions would not result in a significant adverse neighborhood character impact in the area of community facilities.

Open Space

The Proposed Actions would facilitate development of two buildings resulting in a net increase of 397 residents. In the With-Action Condition, the Open Space Ratio (OSR) would continue to be below the city's planning goal of 2.5 acres of open space per 1,000 residents. In the With-Action Condition, the OSR in the Open Space Study Area would decrease by less than one percent (-0.544 percent).

The Proposed Project would have private open spaces accessible only to tenants on Sites 1 and 2 and on the roof of the existing garage on the South Lot. Existing open spaces on Sites 1 and 2 would receive targeted improvements. The roof of the existing parking facility would be improved with a replacement-in-kind basketball court, shaded tables, artificial turf, a playground, and exercise equipment. These tenant-only amenity spaces would provide additional passive and active recreation options for tenants and reduce tenants' reliance on the neighborhood's open spaces.

Additionally, a portion of the Project Area private open spaces would become accessible to the public. Accordingly, the Proposed Actions would not result in a significant adverse impact on neighborhood character of the Study Area's open space resources.

Shadows

The Proposed Actions would facilitate the development of two 10-story buildings (up to 123 feet including the mechanical bulkheads and solar canopies). The preliminary shadow assessment shows that an incremental shadow does not have the potential to be cast on sunlight-sensitive resources during any of the four CEQR analysis periods. Accordingly, the Proposed Actions do not have the potential to result in a significant adverse neighborhood character impact in the area of shadows, and no further analysis is warranted.

Historic and Cultural Resources

As part of the historic and cultural resources assessment, a request was sent to the Landmarks Protection Commission (LPC) for comment on the architectural and

archaeological significance of the Project Area. LPC confirmed that there are no architectural or archaeological resources within the Project Area. Therefore, there would be no potential for the Proposed Actions to result in significant adverse impacts to archaeological resources or eligible and/or designated architectural resources (see LPC Correspondence in Appendix B).

The Stuyvesant Heights Historic District Boundary Increase II and 547 Madison Street are State and National Register (S/NR)-eligible resources within 400 feet of the Project Area. The Proposed Project has the potential to alter the viewing context of both resources by introducing two new buildings that would be visible while viewing these resources. However, these contextual changes are typical of new development in highly urbanized areas, and would not alter the historical significance of the two historic resources. Views would continue to be available to these resources from short-range publicly accessible areas in the Study Area. Accordingly, the Proposed Actions would not result in a significant adverse impact on neighborhood character because of changes to the area's historic and cultural resources.

Urban Design and Visual Resources

The Proposed Project includes two mixed-use buildings that would be sited along Marcus Garvey Boulevard. The existing two-story community facility and commercial building on Site 1 and the existing one-story building on Site 2 would be demolished. At the street level, the proposed active ground floor retail would wrap around the Marcus Garvey Boulevard, Quincy Street, and Monroe Avenue frontages. The architectural and urban design elements would introduce additional visual variety to the development sites. The Proposed Project would also "stepdown" to the surrounding R6B district along Quincy Street, where the R6B zoning district limits height to less than the Proposed Project. The Proposed Project would be four stories taller than the tallest building within the Study Area. Above each building's base, the building would be set back from the street. The Project Area's FAR would be less than the maximum allowed in R6A districts.

The Proposed Project has the potential to alter the viewing context of the Stuyvesant Heights Historic District Boundary Increase II and 547 Madison Street, S/NR-eligible resources within 400 feet of the Project Area. However, any changes to views would be contextual and typical of new development in highly urbanized areas. Accordingly, the Proposed Actions would not result in any significant adverse impacts on neighborhood character in relation to urban design and visual resources.

Transportation

The Proposed Actions would not modify existing vehicular traffic patterns in the Study Area. While new buildings would generate nominal additional vehicular traffic over existing levels, traffic would use existing vehicular routes to access the Project Area. Gates Avenue, Lewis Avenue, and Marcus Garvey Boulevard would continue to function as the primary streets through the Study Area. Marcus Garvey Boulevard would continue to function as a local street with active ground floor uses. The Proposed Actions do not involve mapping new streets, changing street directions, or other changes to transportation that have the potential to significantly change movement patterns through the Study Area or significantly modify the neighborhood's transportation characteristics. The Proposed Actions would further activate Marcus Garvey Boulevard with additional pedestrian activity generated by new local retail and community facility uses. Accordingly, the Proposed

Actions would not significantly affect the neighborhood character of the Study Area in the area of transportation.

Noise

Based on site observations, traffic is the main contributor to ambient noise levels around the Rezoning Area. Representative noise conditions were obtained from noise readings captured next to the development sites. The analysis found that a 45-dB(A) or less interior noise environment could be provided in residential units through the proposed E-Designation for noise.

The Proposed Actions would introduce two mixed-use buildings with uses sensitive to noise conditions. These two new buildings would have mechanical equipment that would comply with the New York City Noise Code. The buildings would not introduce noise sources atypical of new mixed development. Mechanical equipment would comply with the New York City Noise Code. Project-generated traffic would travel along the existing street network and not significantly alter traffic circulation patterns or volumes that would significantly affect the noise conditions of the Study Area. Therefore, the Proposed Actions do not have the potential to result in a significant adverse neighborhood character impact in the area of noise.

L5 Conclusion

As stated in the *CEQR Technical Manual*, if a proposed project would have the potential to affect the defining features of the neighborhood, either through the potential for a significant adverse impact or a combination of moderate effects in relevant technical areas, then a detailed neighborhood character assessment would be required. The Proposed Actions would not cause significant adverse impacts to land use, zoning, and public policy, socioeconomic conditions, open space, shadows, historic and cultural resources, urban design and visual resources, transportation, or noise. In addition, the technical areas that contribute to a neighborhood's character would not, either individually or in combination, result in moderate adverse impacts on neighborhood character.

Therefore, based on the results of the preliminary assessment, there is no potential for the Proposed Actions to result in significant adverse impacts to neighborhood character, and further analysis is not warranted.

M CONSTRUCTION

M1 Introduction

Per the 2021 *CEQR Technical Manual*, construction activities, although temporary, may sometimes result in significant adverse impacts. Construction duration, a critical measure to determine a project's potential for adverse impacts, is categorized as short-term (less than 24 months) and long-term (24 months or more). For construction activities not related to in-ground disturbance, short-term construction generally does not warrant a detailed construction analysis. However, consideration of several factors – including the location and setting of the project in relation to surrounding uses as well as the intensity of construction activities – may indicate that a project's construction activities, even if short-term, warrant analysis in additional areas such as transportation, hazardous materials, historic and cultural resources, noise, and air quality.

As discussed in Attachment A, "Project Description," the Proposed Actions would facilitate two new predominately residential buildings, sited on two adjacent city blocks. Site 1 would be located at the southeast corner of Marcus Garvey Boulevard and Quincy Street on Block 1629, Lot 1 (the "North Lot"). The proposed building would be 100,724 gross square feet (gsf) and ten stories (up to 115 feet plus a bulkhead and solar canopy for a total height of 123 feet), containing 77,914 gsf of residential area (84 affordable dwelling units), 11,906 gsf of ground-floor retail, and 10,904 gsf of community facility space.

Site 2 would be sited at the northeast corner of Marcus Garvey Boulevard and Monroe Avenue on Block 1634, Lot 1 (the "South Lot"). The building would be 74,390 gsf, ten stories (up to 115 feet plus a bulkhead and solar canopy for a total height of 123 feet) containing 65,822 gsf of residential area (71 affordable dwelling units) and 8,568 gsf of community facility area. The Project Area comprises both the North and South lots.

Rezoning Area

The Rezoning Area is bounded by Marcus Garvey Boulevard on the west, Quincy Street on the north, a distance of 120 feet from Marcus Garvey Boulevard on the east, and Monroe Street on the south. The Proposed Actions would facilitate construction only on the development sites, and the remainder of the Rezoning Area would not be physically

disturbed except for targeted private open space improvements on both the North and South Lots.

M2 Methodology

In the With-Action Condition, the Applicant would construct the Proposed Project in one phase over the course of approximately 24 months. Construction on the proposed buildings are anticipated to begin in 2024, upon the granting of building permits. The anticipated construction schedule reflects the anticipated ULURP approval process as well as DOB submissions, the New York State Department of Environmental Conservation's Brownfield Cleanup Program, and administration to secure funding related to affordable housing. Construction would last for up to 24 months, and the Proposed Project would be complete and operational by the end of 2026 (the "build year"). The beginning stages of construction would consist of demolition, excavation, foundation and superstructure activities. The final construction stage would consist exclusively of interior and fit-out activities and would not involve construction activities related to in-ground disturbance. The use of large diesel machinery and deliveries from heavy-duty diesel vehicles would be limited.

Although neither building would require more than 24 months to complete construction, the Proposed Actions would result in construction of two separate buildings where there is a potential for cumulative effects. Therefore, an assessment of construction effects is warranted.

M3 Regulatory Agencies and Oversight

Compliance with New York City construction regulations is required regardless of the length of the construction period. In addition to the regulatory requirements, applicants must coordinate with New York City, New York State, and occasionally federal agencies to ensure that effects of construction are reasonably minimized.

New York City Air Pollution Control Code

All projects, whether or not subject to the requirements of CEQR, are required to comply with the New York City Air Pollution Control Code, which regulates fugitive dust under Section 1402.2-9.11, "Preventing Particulate Matter from Becoming Air-Borne; Spraying of Asbestos Prohibited; Spraying of Insulating Material and Demolition Regulated" (Title 24 of the Administrative Code of the City of New York, Chapter 1, Subchapter 6, Section 24-146).

New York City Asbestos Control Program

The purpose of the New York City Asbestos Control Program is to protect public health and the environment by minimizing the emission of asbestos fibers into the air when buildings or structures with asbestos-containing material are renovated, altered, repaired, or demolished by ensuring that asbestos-containing material is handled appropriately and by individuals qualified to do so. The program includes specific procedures that must be followed to control the handling of asbestos during construction. In instances where the demolition of an existing building could potentially result in the release of asbestos, all applicable rules and regulations would be followed.

Required Permits from DOT's Office of Construction Mitigation and Coordination

Before permits can be issued by the New York City Department of Transportation (DOT) for general construction activity, sidewalk construction, canopy permits, traffic, and bicycle detour, pedestrian access plans must be approved by the DOT Office of Construction Mitigation and Coordination (OCMC). Among other matters, the OCMC approved pedestrian access plans will identify the extent to which any sidewalks and/or crosswalks would be closed or narrowed to allow for construction-related activity and describe how pedestrian access to adjacent land uses and intersections will be maintained.

New York City Noise Control Code

The New York City Noise Control Code, as amended by Local Law 113 of 2005, defines "unreasonable and prohibited noise standards and decibel levels" for the City of New York. The New York City Noise Control Code, Section 24-219, contains rules that prescribe "noise mitigation strategies, methods, procedures, and technology that shall be used at construction sites" when certain construction devices or activities occur. Additionally, the New York City Noise Control Code requires construction activities to occur between 7 AM and 6 PM Monday through Friday. Construction activities occurring outside the permitted days/hours would require an After Hours Variance from the Department of Buildings (DOB).

New York City Procedure for the Avoidance of Damage to Historic Structures

Regulations for the protection of historic structures are found in "Technical Policy and Procedure Notice #10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction When Subject to Controlled Inspection by Section 27-724 and for Any Existing Structure Designated by the Commissioner," issued by DOB. As described in Attachment F, "Historic and Cultural Resources", 547 Madison Street (an S/NR eligible resource) and the Stuyvesant Heights Historic District Boundary Increase (an S/NR eligible district) are within 400 feet. The Stuyvesant Heights Historic District Boundary Increase is within 90 feet from Site 2.

M4 General Construction Practices

Hours of Work

Construction activities will adhere to New York City laws and regulations, which generally permit construction work to begin at 7:00 AM on weekdays, with workers arriving to prepare work areas between 6:00 AM and 7:00 AM. Construction activities would typically cease around 3:30 PM, but on occasion can be extended to finish specific tasks, such as finishing a concrete pour of a floor deck. In the case of an extended workday, construction activities would continue up until about 6:00 PM and would only include the workers involved in the task requiring additional work time.

Occasionally, Saturday or overtime hours may be required to complete time-sensitive tasks. A permit from DOB and approval of a noise mitigation plan from the NYC Department of Environmental Protection (DEP) may be required for weekend work. The

New York City Noise Control Code limits construction to weekdays between the hours of 7:00 AM and 6:00 PM and sets noise limits for specific pieces of construction equipment. Construction activities occurring after hours may be permitted only to accommodate: (i) emergency conditions; (ii) public safety; (iii) construction projects by or on behalf of city agencies; (iv) construction activities with minimal noise impacts; and (v) undue hardship resulting from unique site characteristics, unforeseen conditions, scheduling conflicts, and/or financial considerations. Similar to an extended workday during the week, only the workers and equipment needed to complete the specific task during weekend work are required. The typical weekend workday would be on Saturday from 7:00 AM to 5:00 PM, and the level of activity for any weekend work would be less than a normal workday.

Sidewalk Lanes and Closures

If required, short-term closures of traffic lanes or sidewalks would be coordinated through DOT's OCMC, which approves all Maintenance and Protection of Traffic (MPT) plans associated with planned sidewalk or lane closures during construction activities. Additionally, coordination with DOT would be necessary to determine the appropriate measures to ensure pedestrian safety surrounding the Project Site.

Depending on the stage of construction, truck movements would generally occur between 6:00 AM and 3:00 PM. No rerouting of traffic is anticipated during construction activities and all moving lanes on streets are expected to be available to traffic at all times. Due to construction activities, there may be temporary closing of some street lanes, on-street parking, or sidewalks, but pedestrian circulation and access would be maintained through the use of a temporary sidewalk or be diverted to walkways on the opposite side of the street. Additionally, the use of sidewalk enclosures or sidewalk bridges may be implemented.

Deliveries and Access

The construction site would be fenced off and access would be limited to construction-related activities. Both workers and trucks that are not needed on the construction site would not be granted entry. Additionally, aside from the required workers on site, both security guards and flaggers may be posted as necessary. Security guards may patrol the development sites after hours and over the weekends to deter unauthorized access. Access points to construction areas would be locked and closed after hours.

Material deliveries to the development sites would be controlled and scheduled, with both workers and trucks required to pass through security points. Flaggers may be posted at each of the entry gates to assist delivery schedules and provide traffic aid when trucks enter and exit the on-street traffic streams.

Rodent Control

Construction contracts may include provisions for a rodent control program. Before the start of construction, the contractor would survey and bait the appropriate areas and provide for proper site sanitation as necessary. During construction, the contractor would carry out a maintenance program as necessary and signage on all baiting areas would be posted to protect the community along with coordination with appropriate public agencies. Additionally, only the Environmental Protection Agency (EPA) and the New York State Department of Environmental Conservation (NYSDEC)-registered rodenticides

would be permitted. A rodent control program would be required in a manner that is not hazardous to the public, domestic animals, and non-target wildlife.

M5 Primary Construction Tasks

Demolition

Site 1 is improved with a one two-story community facility and commercial building and Site 2 is improved with a one-story commercial building. In the demolition stage, both buildings would be removed following established demolition guidelines and regulations.

Equipment used during the demolition stage would include high reach excavators, front-end loaders, dozers, dump trucks, and compact excavators. Trucks would transport demolition-generated materials from the construction site to onward destinations such as processing facilities or landfills.

Excavation and Foundation

During the excavation and foundation stage, sheeting would be installed to hold back soil around the excavation area and excavators would then be used to remove soil. Below-grade elements and foundations would then be constructed.

Equipment that would be used during the excavation and foundation stage includes bar benders, compactors, compressors, front-end loaders, dozers, concrete pumps, impact pile drivers or augur drills, concrete mixers, and generators. During the excavation and foundation stage, construction vehicles would primarily include dump trucks, concrete mixing trucks, and pump trucks. The dump trucks would assist the excavation and foundation process by transporting excavated soil and demolished materials to off-site locations.

The foundations would not be waterproofed until a slab-on-grade is built after excavation is complete, thereby creating the potential for water to accumulate in the excavated area. Water from rain and snow collected in the excavation area during construction would be removed as necessary using a dewatering pump. If dewatering is required, it would be performed in accordance with NYC Department of Environmental Protection sewer use requirements. Testing would be required to protect against contaminated groundwater before it can be discharged into the existing sewer system.

Superstructure, Envelope, and Façade

The superstructure of a building includes the building's framework such as beams, slabs, and columns. Construction of the interior structure (core) of the building would include elevator shafts, vertical risers for mechanical, electrical and plumbing systems, electrical and mechanical rooms, core stairs, and restroom areas. A crane would likely be used to lift structural components, façade elements, and other large materials. Superstructure construction activities would typically also require the use of rebar benders, welding equipment and a variety of trucks to support superstructure construction. In addition, temporary construction elevators (hoists) would be used for the vertical movement of workers and materials during superstructure activities.

Pre-assembled façade components would likely be assembled off-site and trucked to each development site. The crane at each development site would lift the façade components

into place, where smaller tools would be used to affix the pre-assembled façade components.

Interior Fit-Out

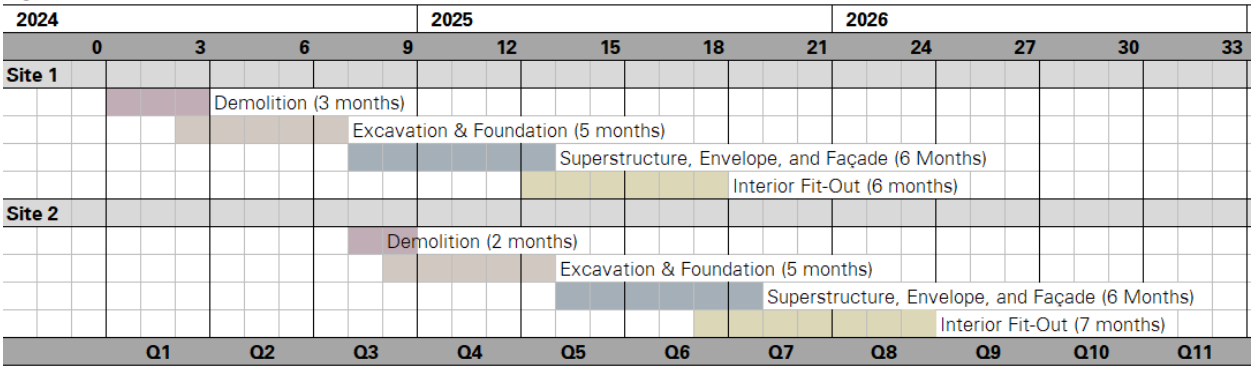
This final stage of construction would include the construction of interior partitions, installation of lighting fixtures, interior finishes (such as flooring, painting, cabinetry, etc.), and mechanical and electrical work, such as the installation of elevators and lobby finishes. Final cleanup, building system (e.g., electrical system, fire alarm, plumbing, etc.) testing, and inspections would also be part of this stage of construction. Equipment used during interiors and finishing would generally include hoists, forklifts, scissor lifts, delivery trucks, and a variety of small hand-held tools. Interior fit-out activities would be limited to the interior of the building, and generally there would be minimal use of diesel-powered machinery. The interior fit-out stage would generate significantly less heavy-duty diesel vehicle trips to the development sites than the excavation and superstructure stages. The use of heavy machinery would also be minimal during this construction stage, thereby limiting the noise and air effects on the surroundings.

M6 Construction Sequencing

Construction facilitated by the Proposed Actions would be limited to the two development sites. Both Sites 1 and 2 benefit from having access on up to three sides, which is expected to improve construction efficiency.

Under worst-case conditions, construction on Sites 1 and 2 would undergo construction concurrently, with Site 1 completing in 18 months, and Site 2 completing within 17 months. Ultimately, the Proposed Project would be constructed in a single phase over 24 months, which is "short-term" per CEQR. The Proposed Project would be fully operational by 2026 (the "Build Year"). The illustrative construction schedule is shown in Figure M-1.

Figure M-1: Illustrative Construction Schedule



During all construction stages, the existing residential buildings on the North and South lots would remain open and operational. The effects of construction activities on both Sites 1 and 2 would be short-term and typical of new developments of similar scale.

M7 Assessment of Project Construction

Duration

Demolition

Demolition activities for Site 1 would occur over a three-month period. With a smaller building, Site 2's demolition would occur over a two-month period and would overlap with Site 1's superstructure, envelope, and façade stage during construction months eight and nine.

Excavation and Foundation

Following demolition of the existing two-story community facility and commercial building, excavation and foundation work would begin on Site 1. As illustrated in Figure M-1, excavation and foundation activities for Site 1 would be complete before demolition starts on Site 2. Site 2 would begin the excavation and foundation stage in construction month nine, concurrently with Site 1's second month of superstructure work. The excavation and foundation stage for Sites 1 and 2 are expected to occur for five months, and would not overlap.

Superstructure, Envelope, and Façade

For both buildings, the superstructure, envelope, and façade stages would begin as the excavation and foundation stage is concluding. These two stages would not overlap at either building. The superstructure, envelope, and façade stage are expected to occur for six months at each development site. At Site 1, the superstructure, envelope, and façade stage would commence in construction month 8 and last until month 13. After construction month 13, the five-month superstructure, envelope, and façade construction activities would begin on Site 2. During the superstructure phase of Site 2, construction activities on Site 1 would be limited to interior and fit-out activities.

Interior and Fit-out

The interior and fit-out stage would generate significantly less heavy-duty diesel vehicle trips compared to the previous construction stages. Construction would primarily be conducted with hand tools, and use of heavy machinery would be limited. For Sites 1 and 2, the interior and fit-out stage would overlap with the superstructure, envelope, and façade stage for one and two months, respectively. The interior and fit-out stage for Sites 1 and 2 are expected to occur for six and seven months, respectively. Interior fit-out at Sites 1 and 2 would overlap for one month during construction month 18, the final month of construction at Site 1. Site 2's interior and fit-out stage would overlap with the superstructure phase for two months ending in construction month 19 and would continue until the building is complete in construction month 24.

Hazardous Materials

The Project Area would receive an E-Designation for hazardous materials in the event the Applicant is not accepted or withdraws from the voluntary Brownfield Cleanup Program (BCP). The E-Designation would require coordination with the Mayor's Office of Environmental Remediation to satisfy the E-Designation requirements, thereby precluding the potential for significant adverse impacts in the area of hazardous materials, including during construction. The E-Designation may require the preparation of a

Remedial Action Plan (RAP) and a Construction Health and Safety Plan (CHASP), which may include additional construction protections. Such potential measures may include the appointment an independent construction monitor, or measures to minimize fugitive dust emissions.

Air Quality and Noise

Sensitive Receptors

The area surrounding the development sites includes uses that are sensitive to noise and air quality conditions, including residential, commercial, community facility, and open space uses. These uses have the potential to be affected by cumulative air quality and noise emissions from construction on the two development sites, which are approximately 270 feet apart along Marcus Garvey Boulevard. The two construction sites are separated by intervening residential buildings on the North and South lots. These intervening buildings would significantly reduce the potential for cumulative air quality and noise emissions to affect nearby sensitive uses. With short-term construction and the development sites more than 250-foot apart, project-generated construction does not have the potential to result in cumulative construction effects that would rise to the level of a significant adverse impact.

M8 Conclusion

The Proposed Actions would facilitate two new mixed-use buildings with affordable housing components. Construction would take place on two adjacent city blocks. Site 1 would be developed with a 100,724 gsf, ten-story building, and Site 2 would be developed with a 74,390 gsf, ten-story building. Neither building would require more than 24 months to be completed and both buildings are expected to be open and operational by 2026.

Typical of new construction projects, air quality and noise emissions would be elevated during certain construction stages, however, the effects would not be atypical compared to other new construction projects in New York City. The development sites are more than 250 feet apart. Existing intervening buildings significantly reduce the potential for cumulative construction effects from concurrent construction on the two development sites. Accounting for the interior fit-out stages where construction-generated noise and air quality emissions would be minimal, construction activities that have the most potential to result in negative externalities with regard to air quality and noise are limited to a maximum term of approximately 19 months. Overall, construction activities would be complete in less than the 24 months, and therefore classified as “short-term” per CEQR.

Construction activities would comply with applicable regulations such as the New York City Construction Code, New York City Noise Control Code, and the New York City Air Pollution Control Code.

By adhering to the requirements of proposed E-706, significant adverse construction impacts from hazardous materials would be precluded. Additionally, other construction-related effects in the areas of transportation, air quality, and noise effects would not be atypical for new construction in an urban area and would be considered short term. Therefore, the Proposed Actions would not result in a significant adverse construction impact, and no further analysis is warranted.

A

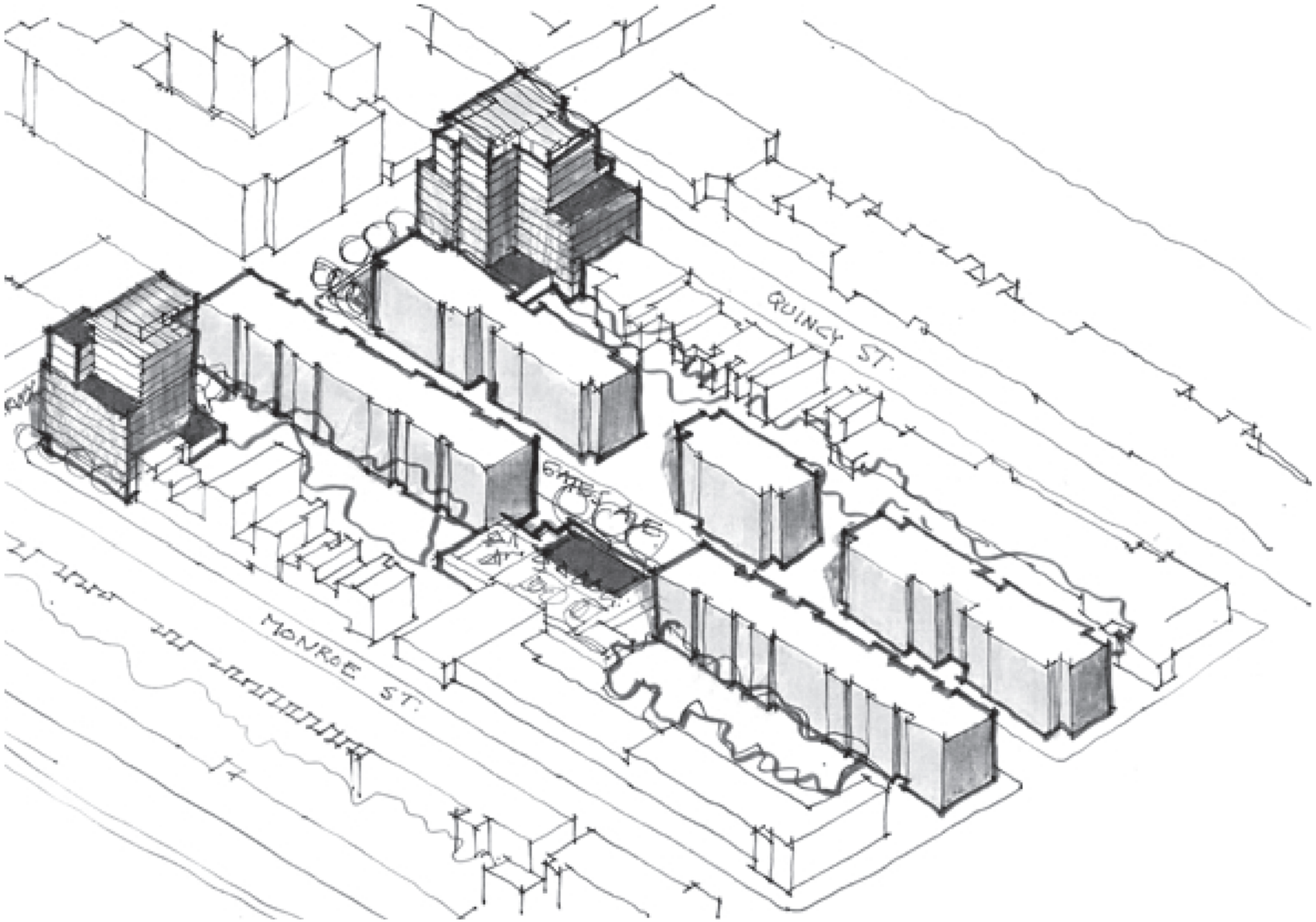
281 & 311 Marcus Garvey Boulevard
Architectural Drawings
Prepared by Magnusson Architecture & Planning

LANGAN

A-1

281 & 311 Marcus Garvey Boulevard
Architectural Drawings
Prepared by Magnusson Architecture and Planning

LANGAN



MARCUS GARVEY REZONING

281 & 311 Marcus Garvey Boulevard,
Brooklyn, NY 11221

ULURP SUBMISSION
July 21st, 2023

ULURP DRAWING LIST	
T-000	COVER
67073-4	SITE SURVEY
Z-001	ZONING ANALYSIS
Z-002	ZONING SITE PLAN
Z-003	ILLUSTRATIVE GROUND FLOOR PLAN
Z-004	WAIVER SITE PLAN
Z-005	WAIVER SECTION
Z-006	WAIVER SECTION
Z-007	BUILDING A ELEVATIONS
Z-008	BUILDING B ELEVATIONS
Z-009	NEIGHBORHOOD CHARACTER DIAGRAM 1
Z-010	NEIGHBORHOOD CHARACTER DIAGRAM 2
Z-011	NEIGHBORHOOD CHARACTER DIAGRAM 3
Z-012	NEIGHBORHOOD CHARACTER DIAGRAM 4

MARCUS GARVEY
Rezoning

281 & 311 Marcus Garvey
Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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COVER

SEAL & SIGNATURE:

REGISTERED ARCHITECT FERNANDO VALENTIN JR. STATE OF NEW YORK

PROJECT No: 20004
DRAWING BY: Author
CHK BY: Checker
DWG No: T-000
SCALE:

TITLE NO.

SURVEY NO. 67073-4

67073-4.DWG
67073-4.CRD
67073-4.CRD
67073-4B.CRD

QUINCY STREET

MARCUS GARVEY BLVD. (SUMNER AVENUE)

GATES AVENUE

LEWIS AVENUE
DR. SANDY F. RAY BLVD.

MONROE STREET

70' WIDE

ST. NO. 691
3 STORY & BSMT. BRICK BUILDINGS

ST. NO. 701
6 STORY BRICK & FRAME BUILDING

ST. NO. 715
6 STORY BRICK & FRAME BUILDING

ST. NO. 735
6 STORY BRICK & FRAME BUILDING

ST. NO. 745
6 STORY BRICK & FRAME BUILDING

ST. NO. 755
6 STORY BRICK & FRAME BUILDING

ST. NO. 660
6 STORY BRICK & FRAME BUILDING

ST. NO. 690
6 STORY BRICK & FRAME BUILDING

ST. NO. 700
6 STORY BRICK & FRAME BUILDING

ST. NO. 291-311
1 STORY BRICK BUILDING

3-4 STORY STUCCO BUILDING

3 STORY FRAME & STUCCO BUILDING

2 STORY BRICK BUILDING

1 STORY BRICK & STUCCO BUILDING

METAL SHED on Conc. Pad

PARALLEL WITH GATES AVENUE

PARALLEL WITH MARCUS GARVEY BLVD.

TAX BLOCK 1629
TAX LOT 1
PARCEL AREA = 87,000 Sq. Ft.
OR 1.9972 ACRES

TAX BLOCK 1634
TAX LOT 1
PARCEL AREA = 83,000 Sq. Ft.
OR 1.9054 ACRES

ELEVATED PLAY AREA (PARKING BELOW)

LOW YARD Concrete Pavement

Enclosed Play Area with Pad & Play Equipment (Not Located)

PLAY AREA @ ROOF DECK ABOVE PARKING AREA @ Roof

PROJECTIONS BEYOND STREET LINE
SECURITY GATE ..... 1.1'±
METAL BOX ..... 0.2'±
ALARM BOX ..... 0.7'±
CANOPY ..... 2.4'±
LIGHT ..... 0.4'±
CAMERA ..... 0.7'±
BALCONY ..... 0.6'±
RAIL ..... 1.1'±
STEPS ..... 0.7'±
WALL ..... 0.7'±
A/C UNIT ..... 0.8'±
POLE ..... 0.4'±

GENERAL NOTES

1. ELEVATIONS AND ESTABLISHED GRADES SHOWN HEREON REFER TO NAVD 1988 WHICH IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM
2. ESTABLISHED GRADES SHOWN HEREON REFER TO TOP OF CURB.

FLOOD HAZARD NOTE

THE PARCEL SURVEYED IS COMPRISED OF AREAS DESIGNATED AS ZONE X (LESS THAN 0.2% CHANCE OF FLOODING) FEDERAL EMERGENCY MANAGEMENT AGENCY NATIONAL FLOOD INSURANCE PROGRAM FLOOD INSURANCE RATE MAPS COMMUNITY PANEL NUMBERS 360497 0204 F AND NUMBERS 360497 0212 F EFFECTIVE DATE SEPTEMBER 5, 2007

BROOKLYN HIGHWAY DATUM
BROOKLYN SEWER DATUM 1.72
MEAN SEA LEVEL 0.00 (NAVD 1988)
MEAN SEA LEVEL 0.00 (NGVD1929)

NAVD 1988 DATUM IS 1.46 FEET BELOW THE BROOKLYN HIGHWAY DATUM

GRAPHIC SCALE – FEET
30 0 30 60 90

LEGEND

ASPH.....ASPHALT
BR.....BRICK
BSMT.....BASEMENT
CC.....CURB CUT
CCR.....CONCRETE CURB ROUND
CD.....CELLAR DOOR
CLF.....CHAIN LINK FENCE
CO.....CATCH BASIN CLEAN OUT
CONC.....CONCRETE
CRF.....CHAIN ROPE FENCE
CWA.....CELLAR WINDOW AREA
DH.....DRAIN
EL.....ELEVATION
FAB.....FIRE ALARM BOX
FC.....FILL CAP
FL EL.....FLOOR ELEVATION
GP.....GUARD POLE
GV.....GAS VALVE
IF.....IRON FENCE
INL.....CATCH BASIN INLET ELEVATION
INV.....SEWER INVERT ELEVATION
LP.....LIGHT POLE
MB.....MAIL BOX
MHU.....UNKNOWN MANHOLE
OF.....OIL FILL
OHW.....OVERHEAD WIRES
P.....POLE
PAINT.....PAVEMENT
PM.....PARKING METER
PMULT.....POLE, MULTIPLE USAGE
.....NAMEPE
PR.....PEDESTRIAN RAMP
RET.....RETAINING
RIM.....RIM ELEVATION SEWER MANHOLE
SCR.....STEEL FACED CURB ROUND
STY.....STORY
TB.....TOP OF BANK ELEVATION
.....TRAFFIC LIGHT
TEL.....TELEPHONE
TP.....TREE PIT
.....TRAFFIC SIGN
TW.....ELEVATION AT TOP OF WALL
UP.....UTILITY POLE
VLV.....VALVE UNKNOWN
VLTU.....VAULT UNKNOWN
VP.....VENT PIPE
WV.....WATER VALVE
12"G.....GAS MAIN WITH SIZE
12"S.....SEWER MAIN WITH SIZE
12"W.....WATER MAIN WITH SIZE
.....CATCH BASIN
.....ELECTRIC MANHOLE / VAULT
.....FIRE MANHOLE
.....GAS MANHOLE
.....SEWER MANHOLE
.....TELEPHONE MANHOLE
.....WATER MANHOLE
.....TRAFFIC VAULT
.....HYDRANT
17.0.....TREE WITH SIZE
17.0.....ESTABLISHED/LEGAL GRADE

DRAWN: J.R.

REV	DATE	DESCRIPTION	ck

REV	DATE	DESCRIPTION	ck
	07-13-21	TITLE SURVEY WITH ELEVATIONS	
A	10-29-21	ADDITIONAL INFORMATION ADDED	

UNAUTHORIZED ALTERATION OR ADDITION TO THIS SURVEY IS A VIOLATION OF SECTION 7209 OF THE NEW YORK STATE EDUCATION LAW

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CERTIFICATIONS INDICATED HEREON SHALL RUN ONLY TO THE PERSON FOR WHOM THE SURVEY IS PREPARED, AND ON HIS BEHALF TO THE TITLE COMPANY, GOVERNMENTAL AGENCY AND LENDING INSTITUTION LISTED HEREON, AND TO THE ASSIGNEES OF THE LENDING INSTITUTION, CERTIFICATIONS ARE NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS

MONTROSE
SURVEYING CO., LLP.
CITY & LAND SURVEYORS
116 20 METROPOLITAN AVE. • RICHMOND HILL NY 11418-1090 • (718) 849-0800

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STATE OF NEW YORK · LICENSED LAND SURVEYOR · 050738

CITY OF NEW YORK
COUNTY KINGS
TAX BLOCKS AS SHOWN
TAX LOTS AS SHOWN

SCALE: 1" = 30'

ESTABLISHED 1876 * SUCCESSOR TO:
B.G. MONROE/H.C.S.*C.U. POWELL C.E.,C.S.*/L.C.L. SMITH C.S.*/NATHAN CAMPBELL C.E.,C.S.*/A.U. WATSON C.E.,C.S.*
WILLIAM L. SAYACOOL C.E.,L.S.,C.S.*/C. WEBER L.S.,C.S.*/C. STEDUPH R.A.,L.S.*/WATSON & POWELL INC. P.E.,L.S.,C.S./MELLOR & POWELL P.E.,L.S.,C.S./LOUIS MONTROSE C.E.,L.S.,C.S.*/FRED J. POWELL P.E.,L.S.,C.S.*

MARCUS GARVEY REZONING - ZONING TABLE

LARGE SCALE GENERAL DEVELOPMENT ZONING LOT

		ZONING SITE LOT 1					ZONING SITE LOT 2			
	BLOCK	1629					1634			
	LOT	1					1			
Zoning Sections	**Item**					**Compliance Notes**				**Compliance Notes**
Map 17a	**Zoning District**	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Zoning Lot Area (Zoning District)	20,000 SF	2,000 SF	65,000 SF	87,000 SF		18,000 SF	65,000 SF	83,000 SF	
		23.0%	2.3%	74.7%						
22-00; 32-00	**USE**									
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Uses Permitted	1-9 &14	1,2,3,4	1,2,3,4			1-9 &14	1,2,3,4		
	Uses Proposed	2,4,6	2,4	2		COMPLIES	2,4,6	2		COMPLIES
33-121, 23-153, 23-154, 24-11	**FAR**									
	FAR Permitted	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Commercial	2.0	NA	NA			2.0	NA		
	Residential	4.6	2.2	3.0			4.6	3.0		
	Community Facility	4.0	2.0	3.0			4.0	3.0		
	Maximum FAR All Uses	4.6	2.0	3.0			4.6	3.0		
	FAR Proposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Commercial	0.2	NA	NA			0.2	0.0		
	Residential	3.9	1.9	2.1			4.6	2.0		
	Community Facility	0.4	1.0	0.0		* DOES NOT COMPLY;	0.0	0.0		* DOES NOT COMPLY;
	Total All Uses	4.5	2.9*	2.1		SEE NOTE 2	4.5*	2.0		SEE NOTE 2
		1.06	0.05	2.24	3.35					
	FLOOR AREA									
	Floor Area Permitted	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Commercial (sqft)	40,000 SF	NA	NA	40,000 SF		36,000 SF		36,000 SF	
	Residential (sqft)	92,000 SF	4,400 SF	195,000 SF	291,400 SF		82,800 SF	195,000 SF	277,800 SF	
	Community Facility (sqft)	80,000 SF	4,000 SF	195,000 SF	279,000 SF		72,000 SF	195,000 SF	267,000 SF	
	Maximum Floor Area All Uses (sqft)	92,000 SF	4,400 SF	195,000 SF	291,400 SF		82,800 SF	195,000 SF	277,800 SF	
	Floor Area Proposed	R7A & C2-4	R6B	R6A	TOTAL		R7A & C2-4	R6A	TOTAL	
	Commercial (sqft)	4,727 SF	0 SF	0 SF	4,727 SF		4,250 SF	0 SF	4,250 SF	
	Residential (sqft)	77,341 SF	3,840 SF	139,679 SF	221,460 SF		83,276 SF	132,328 SF	215,604 SF	
	Community Facility (sqft)	8,924 SF	1,980 SF	0 SF	10,904 SF	* DOES NOT COMPLY;	0 SF	0 SF	0 SF	* DOES NOT COMPLY;
	Total Floor Area Proposed (sqft)	91,592 SF	5,820 SF*	139,679 SF	237,091 SF	SEE NOTE 2	87,526 SF*	132,328 SF	219,854 SF	SEE NOTE 2
	OPEN SPACE / PAA									
	Proposed	775 SF					340 SF			
23-45, 23-462, 23-47, 23-531(b)	**YARDS (Residential)**									
	Required	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Front Yards (ft)	None Required	None Required	None Required			None Required	None Required		
	Side Yards (ft)	None or 8' min if Provided	None or 8' min if Provided	None or 8' min if Provided			None or 8' min if Provided	None or 8' min if Provided		
	Rear Yard (Interior Lot) (ft)	NA	NA	30' min			NA	30' min		
	Rear Yard Equivalent (ft)	NA	None Required	NA			NA	NA		
	Proposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Front Yards (ft)	None Required	None Required	None Required		COMPLIES	None Required	None Required		COMPLIES
	Side Yards (ft)	None or 8' min if Provided	None or 8' min if Provided	None or 8' min if Provided		COMPLIES	None or 8' min if Provided	None or 8' min if Provided		COMPLIES
	Rear Yard (Interior Lot) (ft)	NA	NA	30' min		COMPLIES	NA	30' min		COMPLIES
	Rear Yard Equivalent (ft)	NA	None Required	NA		COMPLIES	NA	NA		COMPLIES
23-662, 23-664(b), 23-693	**HEIGHT & SETBACK**									
	Quincy St (70' - NARROW STREET)	R7A & C2-4	R6B	R6A			**Monroe Ave (70' - NARROW STREET)** R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'	30'				40'			
	Max. Base Height Permitted (ft)	65'	45'				65'			
	Existing Building Base Height Provided(ft)	NA	NA				NA			
	Setback Required After Base Height (ft)	15'	15'				15'			
	Setback Proposed After Base Height (ft)	15'	0'*				15'			
	Existing Building Setback Provided (ft)	NA	NA				NA			
	Max. Building Height Permitted (ft)	80'	55'				80'			
	Existing Building Height Provided (ft)	NA	NA	NA			NA	NA		
	Max. Base Height Permitted for MIH (ft)	75'	NA				75'			
	Base Height Provided (ft)	80'*	65'*				80'*			
	Max Building Height Permitted for MIH (ft)	95'	NA				95'			
	MIH Building Height Proposed (ft)	115'*	65'*				115'*			
	Number of Storied Proposed (ft)	9	NA				9			
	Height Permitted Adjacent to R6B District	10"	6"				10"			
	Height Proposed Adjacent to R6B District	65' with in 25' of R6B	NA			* DOES NOT COMPLY;	65' with in 25' of R6B			* DOES NOT COMPLY;
		115'*	NA			SEE NOTE 3, 4 & 5	115'*			SEE NOTE 3, 4 & 5
23-662, 23-664(b)	**Marcus Garvey Blvd (70' - NARROW STREET)**	R7A & C2-4	R6B	R6A			**Marcus Garvey Blvd (70' - NARROW STREET)** R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'					40'			
	Max. Base Height Permitted (ft)	65'					65'			
	Existing Building Base Height Provided(ft)	65'					65'			
	Setback Required After Base Height (ft)	15'					15'			
	Setback Proposed After Base Height (ft)	15'					15'			
	Existing Building Setback Provided (ft)	NA					NA			
	Max. Building Height Permitted (ft)	80'		NA			80'			
	Existing Building Height Provided (ft)	65'					65'			
	Max. Base Height Permitted for MIH (ft)	75'					75'			
	Base Height Provided (ft)	80'*					80'*			
	Max Building Height Permitted for MIH (ft)	95'					95'			
	MIH Building Height Proposed (ft)	115'*					115'*			
	Max. Number of Stories Permitted (ft)	9					9			
	Number of Storied Proposed (ft)	10"				* DOES NOT COMPLY;	10"			* DOES NOT COMPLY;
						SEE NOTE 3 & 4				SEE NOTE 3 & 4
23-662, 23-664(b)	**Gates Ave (70' - NARROW STREET)**	R7A & C2-4	R6B	R6A			**Gates Ave (70' - NARROW STREET)** R7A & C2-4	R6A		
	Min. Base Height Required (ft)	40'		40'			40'	40'		
	Max. Base Height Permitted (ft)	65'		60'			65'	60'		
	Existing Building Base Height Provided(ft)	65'		60'			65'	60'		
	Setback Required After Base Height (ft)	15'		15'			15'	15'		
	Setback Proposed After Base Height (ft)	NA		NA			NA	NA		
	Existing Building Setback Provided (ft)	NA		15'			NA	15'		
	Max. Building Height Permitted (ft)	80'	NA	70'			80'	70'		
	Existing Building Height Provided (ft)	65'		65'			65'	65'		
	Max. Base Height Permitted for MIH (ft)	NA		NA			NA	NA		
	Base Height Provided (ft)	NA		NA			NA	NA		
	Max Building Height Permitted for MIH (ft)	NA		NA			NA	NA		
	MIH Building Height Proposed (ft)	NA		NA			NA	NA		
	Max. Number of Stories Permitted (ft)	NA		NA			NA	NA		
	Number of Storied Proposed (ft)	NA		NA		COMPLIES	NA	NA		COMPLIES
23-662	**Lewis Ave (70' - NARROW STREET)**	R7A & C2-4	R6B	R6A			**Lewis Ave (70' - NARROW STREET)** R7A & C2-4	R6A		
	Min. Base Height Required (ft)			40'				40'		
	Max. Base Height Permitted (ft)			60'				60'		
	Existing Building Base Height Provided(ft)			60'				60'		
	Setback Required After Base Height (ft)	NA	NA	15'			NA	15'		
	Setback Proposed After Base Height (ft)			NA				NA		
	Existing Building Setback Provided (ft)			15'				15'		
	Max. Building Height Permitted (ft)			70'				70'		
	Existing Building Height Provided (ft)			65'		COMPLIES		65'		COMPLIES
23-71	**MIN DISTANCE BETWEEN BUILDINGS**									
	Required	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Wall to Wall		min 40'					min 40'		
	Wall to Window		min 50'					min 50'		
	Window to Window		min 60'					min 60'		
	Porposed	R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Wall to Wall		min 40'			COMPLIES		min 40'		COMPLIES
	Wall to Window		min 50'			COMPLIES		min 50'		COMPLIES
	Window to Window		min 60'			COMPLIES		min 60'		COMPLIES
26-41	**STREET TREES**									
		QUINCY ST	MARCUS GARVEY BLVD	GATES AVE	LEWIS AVE	*17 TREES TO BE PAID	MONROE AVE	MARCUS GARVEY BLVD	GATES AVE	LEWIS AVE	*21 TREES TO BE PAID
	Street Frontages (linear ft)	120	200	750	100	INTO FUND OR	100	200	750	100	INTO FUND OR
	Street Trees Required (1 per 25 ft)	5	8	30	4	PROVIDED OFF-SITE AS	4	8	30	4	PROVIDED OFF-SITE AS
	Existing Street Trees To Remain	1	4	20	1	APPROVED BY DPR	2	4	18	0	APPROVED BY DPR
	New Street Trees Proposed	1	1	1	1	PURSUANT TO § ZR 26-41	0	0	1	0	PURSUANT TO § ZR 26-41
	Total Street Trees Proposed	2*	5*	21*	2*		2*	4*	19*	0*	
25-251, 36-21	**PARKING**									
		R7A & C2-4	R6B	R6A			R7A & C2-4	R6A		
	Required Parking									
	Existing Income restricted Housing Units			122[1]				112		
	New Income Restricted Housing Units			84 DU x 0% = None Required				71 DU x 0% = None Required		
	Commercial/Community Facility			15,631 SF / 1,000 SF = 16 (Waived)				4,250 SF / 1000 = 5(Waived)		
	Proposed Parking									
	Existing Income restricted Housing Units			58 *				60 *		
	New Income Restricted Houseing Units			0				0		
	Commercial/Community Facility			0		*SEE NOTE 6		0		*SEE NOTE 6

[1] Although 98 spaces appear on the CO for the five existing residential buildings located on Block 1629, Lot 1 if developed today a total of 122 spaces would be required.

List of Actions/Waiver Requested:

NOTE 1: Zoning Map Amendment requested to Map 17a changing the Project Area (100' from Marcus Garvey Blvd) from R6A, R6A/C2-4, R6B and R6B/C2-4 disctrict to R7A/C2-4

NOTE 2: ZR § 23-153 to calculate zoning floor area without regards to zoning lot lines at development site 1 and 2 pursuant to ZR § 74-743(a)(1). Building 1 includes 1,420 square feet of floor area distributed from the R7A/C2-4 portion to the R6B portion of Development Site 1 and building 2 includes 4,726 square feet of floor area distributed from the R6A portion to the R7A/C2-4 portion of Development Site 2.

NOTE 3: ZR § 23-664 to increase the maximum building base height to 80' at the development site 1 and 2 pursuant to ZR § 74-743(a)(2)

NOTE 4: ZR § 23-664 to increase the maximum building height to 115', and max stories to 10, at the development site 1 and 2 pursuant to ZR § 74-743(a)(2)

NOTE 5: ZR § 23-693 to increase the maximum building height to 80' and 115' at Site 1 & 2, within 25' of adjacent R6B district pursuant to ZR § 74-743(a)(2)

NOTE 6: ZR § 25-251 to reduce parking from 234 spaces to 118 spaces within the Project Area pursuant to ZR 74-532.

LSRD ZONING LOT SUMMARY

ZONING ANALYSIS			
LARGE SCALE GENERAL DEVELOPMENT ZONING LOT	ZONING LOT 1	ZONING LOT 2	LSRD TOTAL
BLOCK	1629	1634	
LOT	1	1	
R7A / C2-4	20,000 SF	18,000 SF	38,000 SF
R6A	65,000 SF	65,000 SF	130,000 SF
R6B	2,000 SF		2,000 SF
ZONING LOT AREA	**87,000 SF**	**83,000 SF**	**170,000 SF**
ZONING DISTRICT	**R7A / C2-4, R6A, R6B**	**R7A / C2-4, R6A**	**R7A / C2-4, R6A, R6B**

BUILDING ZONING FLOOR AREA SUMMARY

FLOOR AREA							
	ZONING FLOOR AREA						
LARGE SCALE GENERAL	RESIDENTIAL		COMMERCIAL		COMMUNITY FACILITY		TOTAL
DEVELOPMENT ZONING	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW	EXISTING to REMAIN	PROPOSED NEW	
ZONING LOT 1	155,612 SF	65,848 SF	0 SF	4,727 SF	0 SF	10,904 SF	237,091 SF
ZONING LOT 2	160,308 SF	55,296 SF	0 SF	4,250 SF	0 SF	0 SF	219,854 SF
SUBTOTAL	315,920 SF	121,144 SF	0 SF	8,977 SF	0 SF	10,904 SF	
TOTAL	437,064 SF		8,977 SF		10,904 SF		456,945 SF

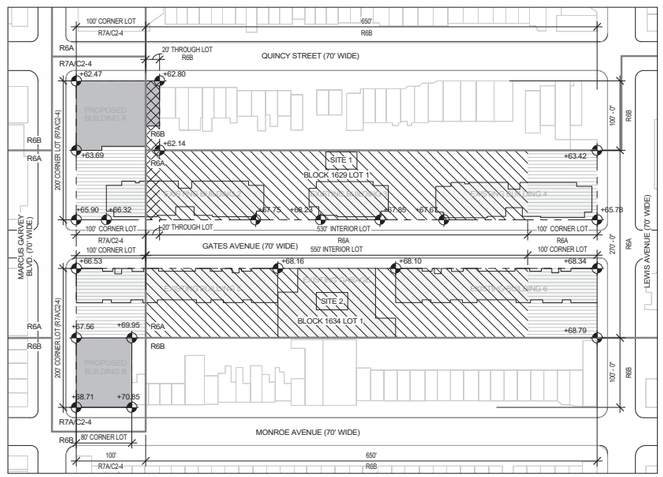
Building #	Existing Residential to Remain	Proposed New Residential	Proposed New Commercial	Proposed New Community Facility	TOTAL
Building A	0 SF	65,848 SF	4,727 SF	10,904 SF	81,479 SF
Building 2	62,042 SF	0 SF	0 SF	0 SF	62,042 SF
Building 3	31,093 SF	0 SF	0 SF	0 SF	31,093 SF
Building 4	62,477 SF	0 SF	0 SF	0 SF	62,477 SF
Building 5	79,951 SF	0 SF	0 SF	0 SF	79,951 SF
Building 6	80,357 SF	0 SF	0 SF	0 SF	80,357 SF
Building B	0 SF	55,296 SF	4,250 SF	0 SF	59,546 SF
Total	315,920 SF	121,144 SF	8,977 SF	10,904 SF	**456,945 SF**

FLOOR AREA NOTE: Non-residential floor areas may include any mix of commercial and community facility floor area not to exceed a total 15,631 square feet in Building A and 4,250 square feet in Building B.

BASE PLANE CALCULATION

BUILDING #	WITHIN 100' (12-10) Base Plane definition (a)(1)			BEYOND 100' [Per NYC Building Code Section 502] Average of measurements every 10'	SUM OF PRODUCTS (12-10) Base Plane definition (c)	
A	MARCUS GRAVEY BLVD 62.47' + 63.69' / 2; QUINCY STREET 62.47' + 62.80' / 2; 63.08' + 62.64' / 2	= 62.86'	100.00%	NONE	(62.86' x 100.00%)	= 62.86'
B	MARCUS GRAVEY BLVD 68.71' + 67.56' / 2; MONROE STREET 68.71' + 70.85' / 2; 68.14' + 69.78' / 2	= 68.96'	100.00%	NONE	(68.96' x 100.00%)	= 68.96'
2	GATES AVENUE 66.32' + 67.75' / 2	= 67.04'	100.00%	NONE	(67.04' x 100.00%)	= 67.04'
3	GATES AVENUE 68.23' + 67.84' / 2	= 68.04'	100.00%	NONE	(68.04' x 100.00%)	= 68.04'
4	GATES AVENUE 67.67' + 65.78' / 2; LEWIS AVENUE 65.78' + 63.42' / 2; 66.73' + 64.60' / 2	= 65.67'	100.00%	NONE	(65.67' x 100.00%)	= 65.67'
5	MARCUS GRAVEY BLVD 66.53' + 67.56' / 2; GATES AVENUE 66.53' + 68.16' / 2; 67.05' + 67.35' / 2	= 67.20'	100.00%	NONE	(67.20' x 100.00%)	= 67.20'
EXISTING GARAGE	GATES AVENUE 68.16' + 68.10' / 2	= 68.13'	100.00%	NONE	(68.13' x 100.00%)	= 68.13'
6	GATES AVENUE 68.10' + 66.34' / 2; LEWIS AVENUE 66.34' + 68.79' / 2; 67.22' + 67.57' / 2	= 67.40'	100.00%	NONE	(67.40' x 100.00%)	= 67.40'

LOT & BASE PLANE DIAGRAM



1 LOT & BASE PLANE DIAGRAM
1" = 80'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1

SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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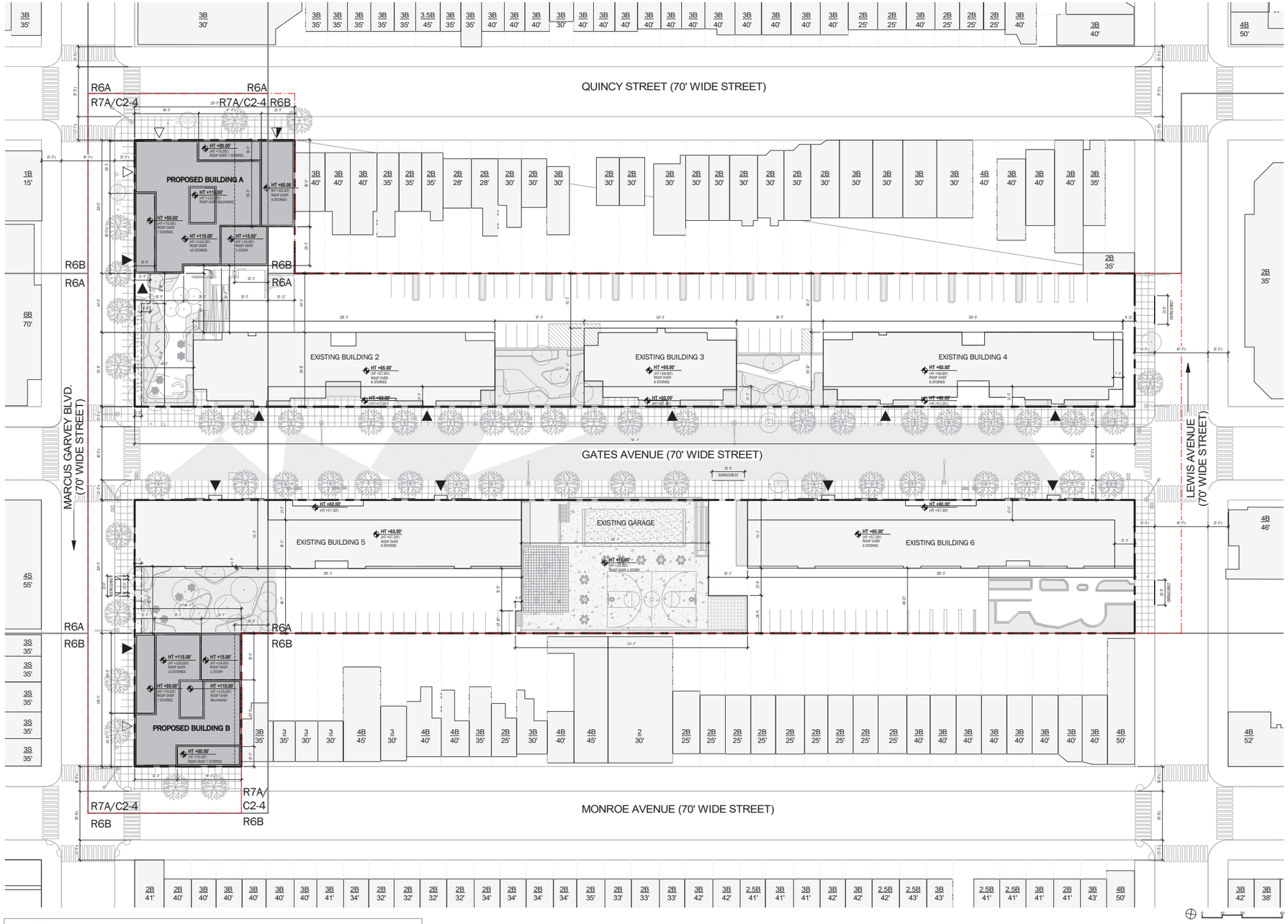
ZONING ANALYSIS

SEAL & SIGNATURE:

REGISTERED ARCHITECT ... STATE OF NEW YORK 029816

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-001
SCALE:	1" = 80'-0"



LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- (BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
- R9 / C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 3S — # STORIES W/ STORY
- 40' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BULDING LINE
- PROPOSED MAXIMUM BUILDING ENVELOPE
- LSGD BOUNDARY
- PAA BOUNDARY
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- PROPOSED NEW STREET TREE
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- P — PROPOSED PAVILION
- EXISTING POST
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- EXISTING CATCH BASIN
- EXISTING BUS STOP
- PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT
- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Notes:

1. Elevations referenced to North American Vertical Datum of 1988 (NAVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Location of bulkheads are illustrative and subject to change.
4. Additional entrances for ground floor retail, community facilities and secondary entry and egress permitted.
5. Applicant's stamp and seal correspond to the information regarding the development site, zoning lot, and related curb cuts. Information regarding the surrounding properties is for illustrative purposes only.
6. Graphic scale applicable to all non-dimensioned elements.
7. Landscape design outside of PAA area is for illustrative purposes only
8. Egress and fire protection shall be as approved by the DOB.

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

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42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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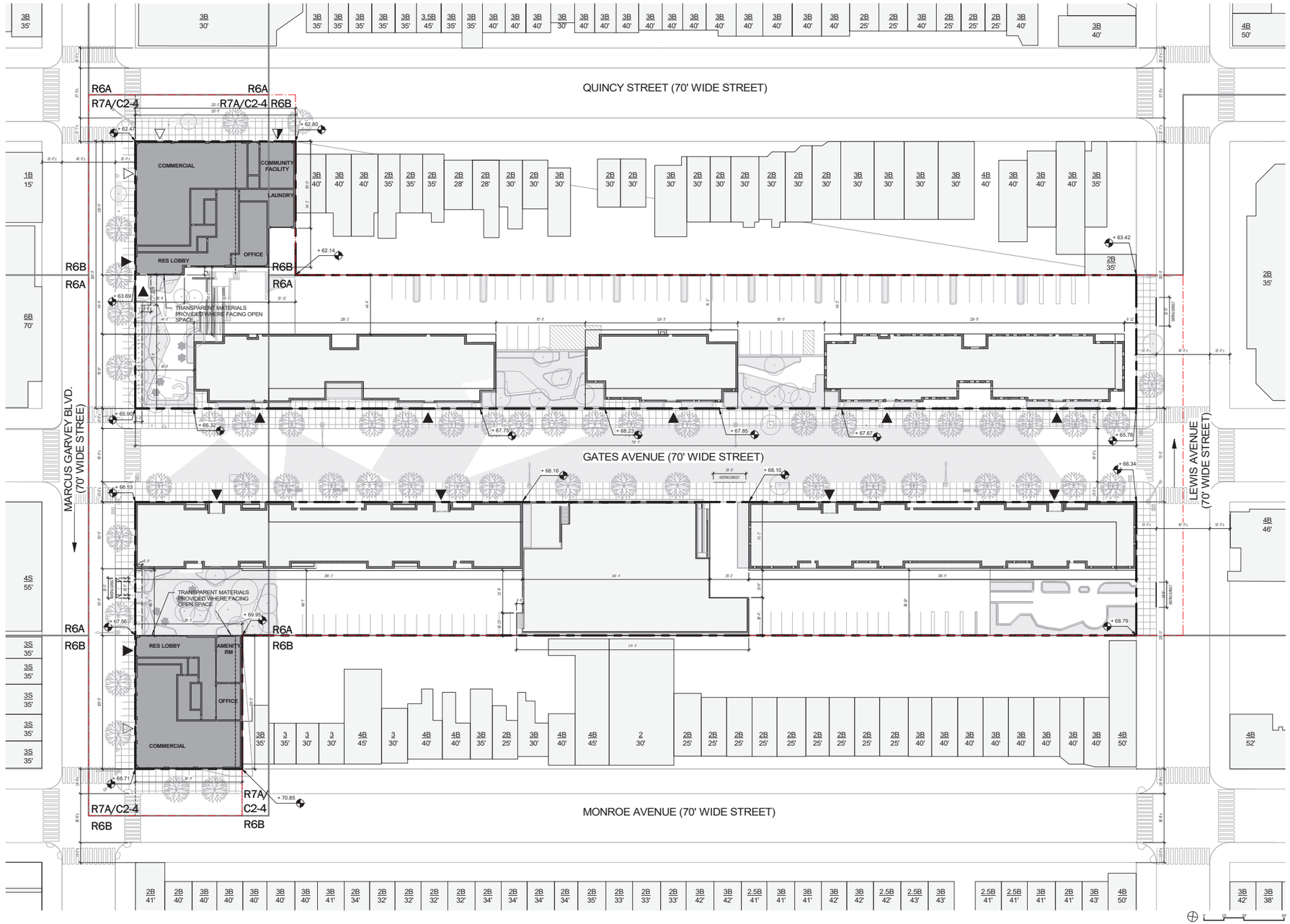
ZONING SITE PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT — STEVEN MAGNUSSON — 029816 — STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-002
SCALE:	1" = 30'-0"



LEGEND

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- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- (BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY)
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- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +000.00' / HT +000.00' — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Notes:

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MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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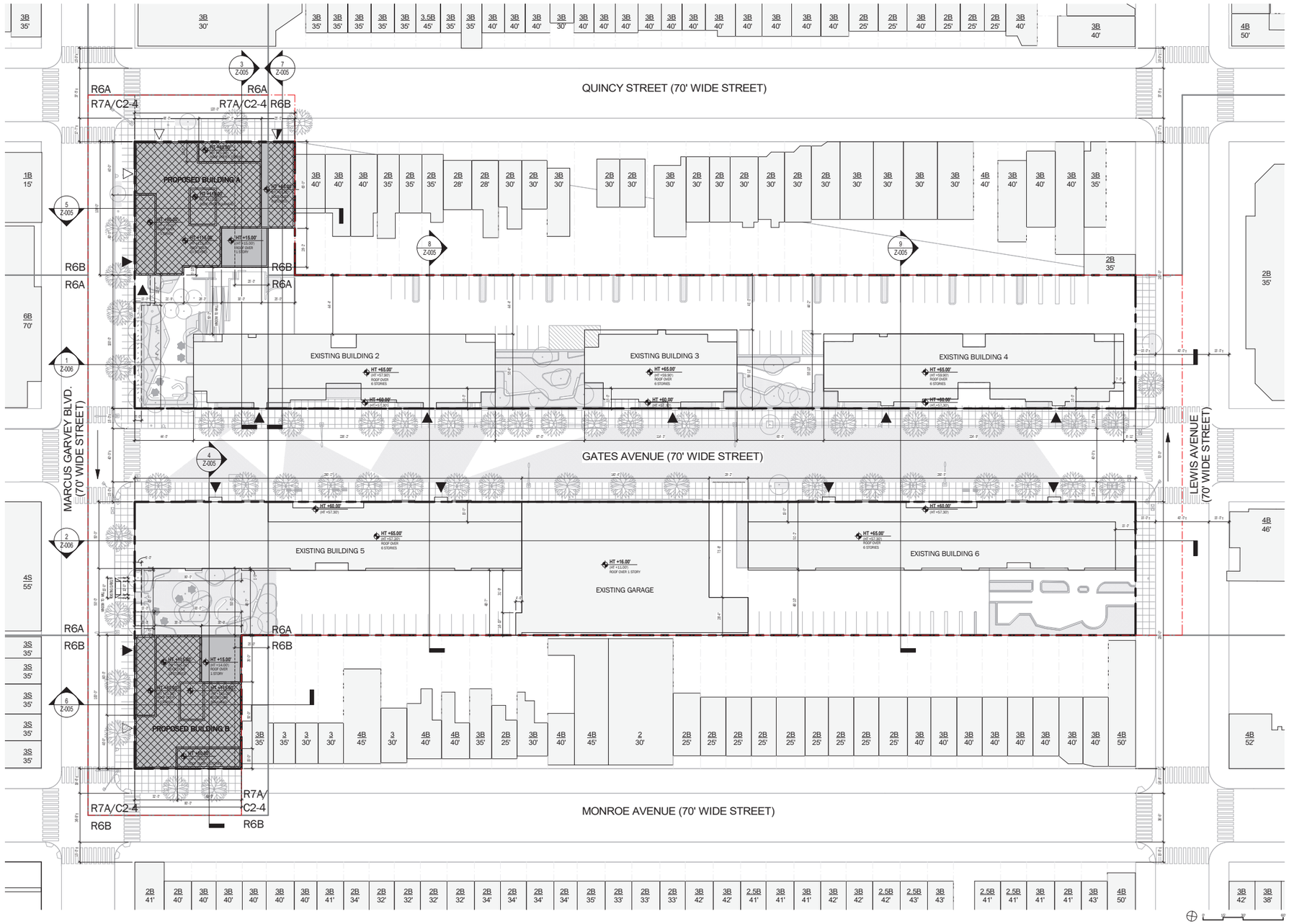
ILLUSTRATIVE GROUND FLOOR PLAN

SEAL & SIGNATURE:

REGISTERED ARCHITECT ALEXANDRA HOLLY STOREY STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-003
SCALE:	1" = 30'-0"



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- RESIDENTIAL ACCESS POINT
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- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
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- ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT

Zoning Waiver:

Max. Base Height/ Max. Building Height: Waiver of ZR 23-664
Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

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MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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5	07/21/23	ULURP SET RESUBMISSION

Revisions:

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42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
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200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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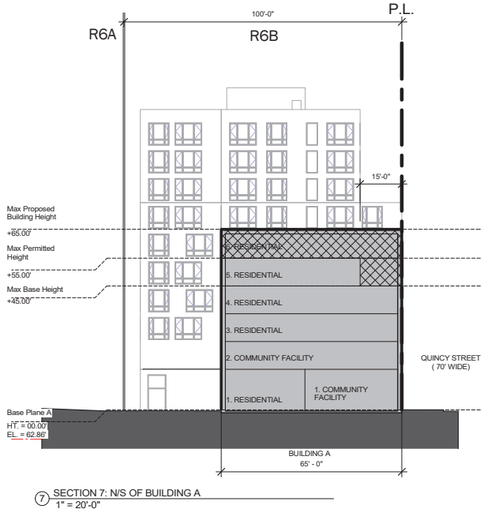
WAIVER SITE PLAN

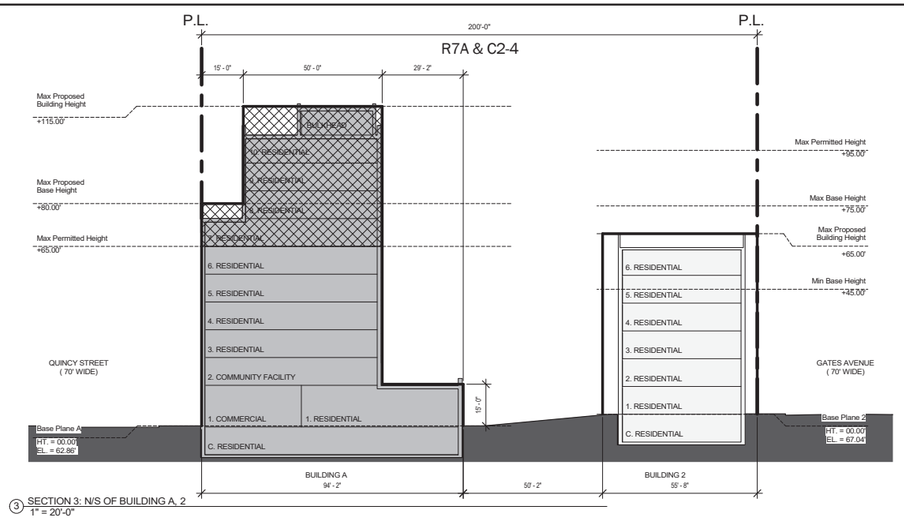
SEAL & SIGNATURE:

REGISTERED ARCHITECT — STATE OF NEW YORK

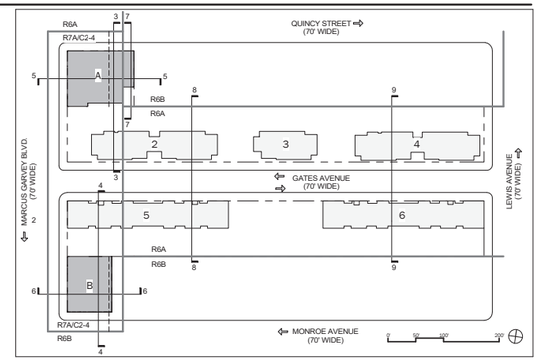
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-004
SCALE:	As indicated



7 SECTION 7: N/S OF BUILDING A
1" = 20'-0"



3 SECTION 3: N/S OF BUILDING A, 2
1" = 20'-0"



10 KEY PLAN
1" = 100'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

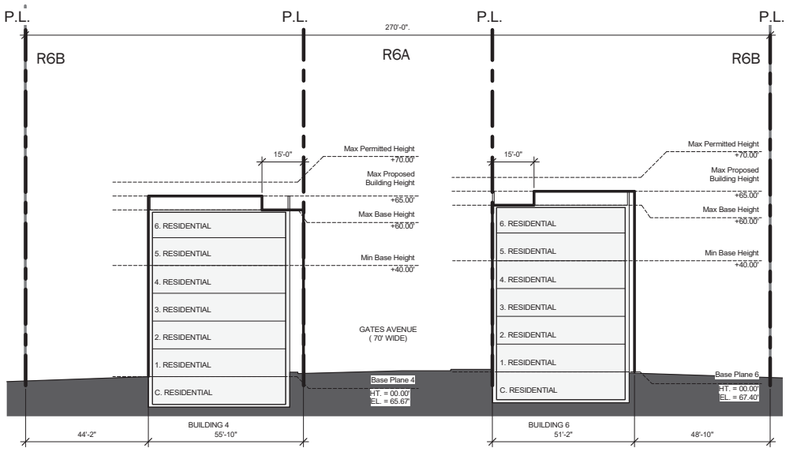
Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

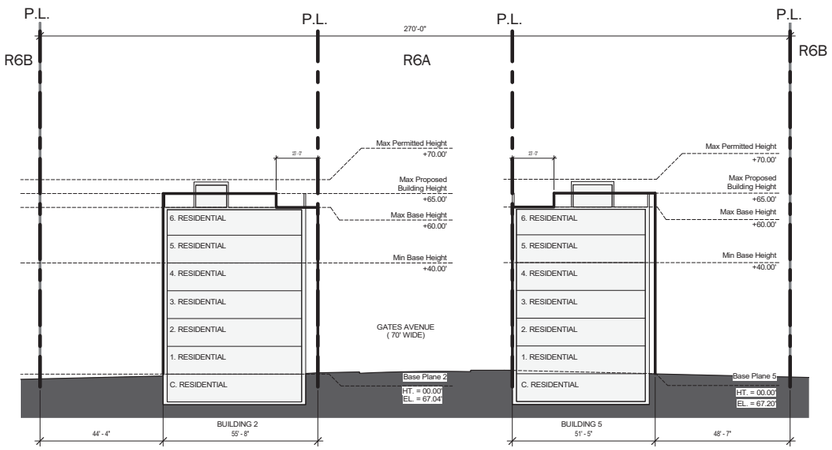
NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION



9 SECTION 9: N/S OF BUILDING 4 & 6
1" = 20'-0"

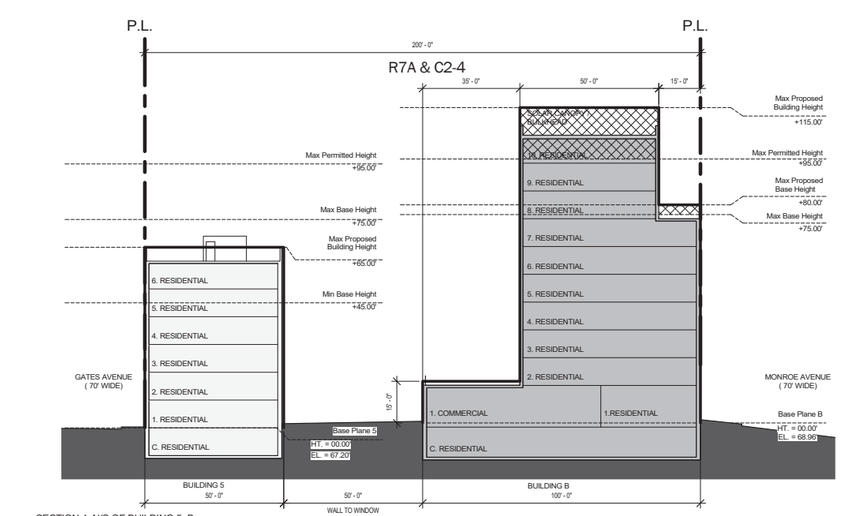


8 SECTION 8: N/S OF BUILDING 2 & 5
1" = 20'-0"

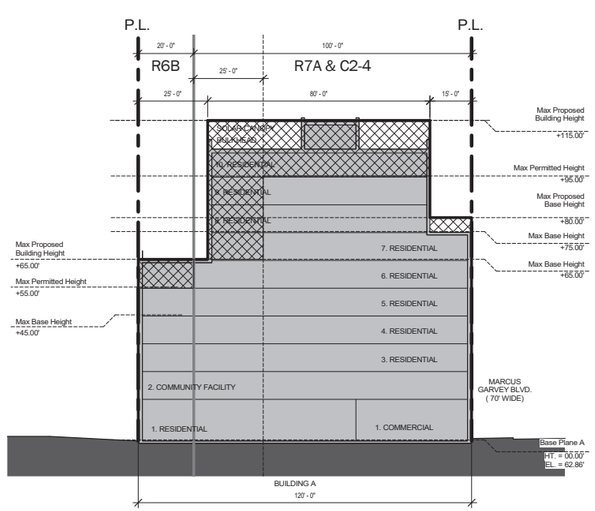
Legend:
- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Existing Building Footprint
- Proposed Building Footprint
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

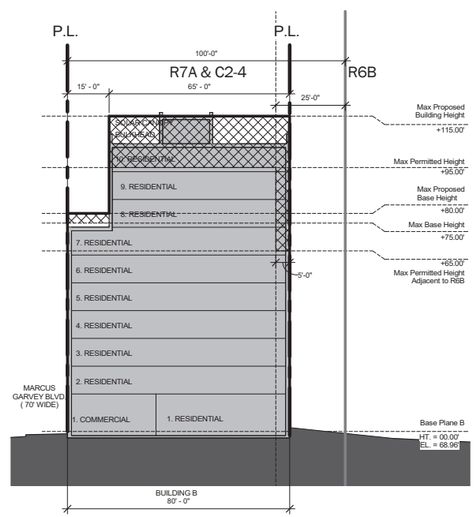
1. Elevations referenced to North American Vertical Datum of 1988 (NVD88).
2. Illustrative Buildings within the Maximum Proposed Building envelopes are provided for illustrative purposes only.
3. Permitted obstructions, per zoning regulations, may exceed development envelope.
4. Locations of bulkheads are illustrative and subject to change.
5. Graphic scale applicable to all non-dimensioned elements.
6. Bulkheads, building equipment and solar energy system permitted to extend into zoning envelope area if such element is or is not a qualifying permitted obstruction.
7. Obstructions located above maximum building height will comply with ZR 23-62



4 SECTION 4: N/S OF BUILDING 5, B
1" = 20'-0"



5 SECTION 5: E/W OF BUILDING A
1" = 20'-0"



6 SECTION 6: E/W OF BUILDING B
1" = 20'-0"

Revisions:

Architect:

Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:

Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

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WAIVER SECTION

SEAL & SIGNATURE:

REGISTERED ARCHITECT DRAWING PC STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-005
SCALE:	As indicated

Legend:

- Zoning Lot Line
- Zoning District Boundary
- Proposed Maximum Building Envelope
- Existing Building Footprint
- Proposed Building Footprint
- Max. Base Height/ Max. Building Height: Waiver of ZR 23-664 Building Height Adjacent to R6B District of ZR 23-693 per 74-743 (a)(2)

Notes:

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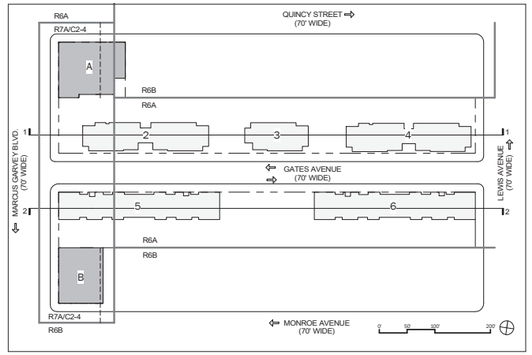
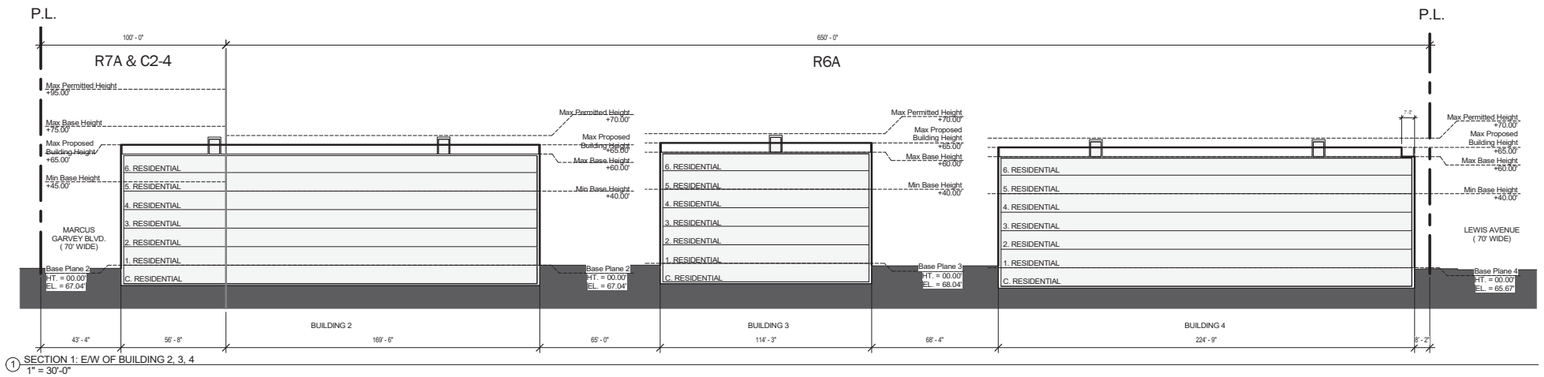
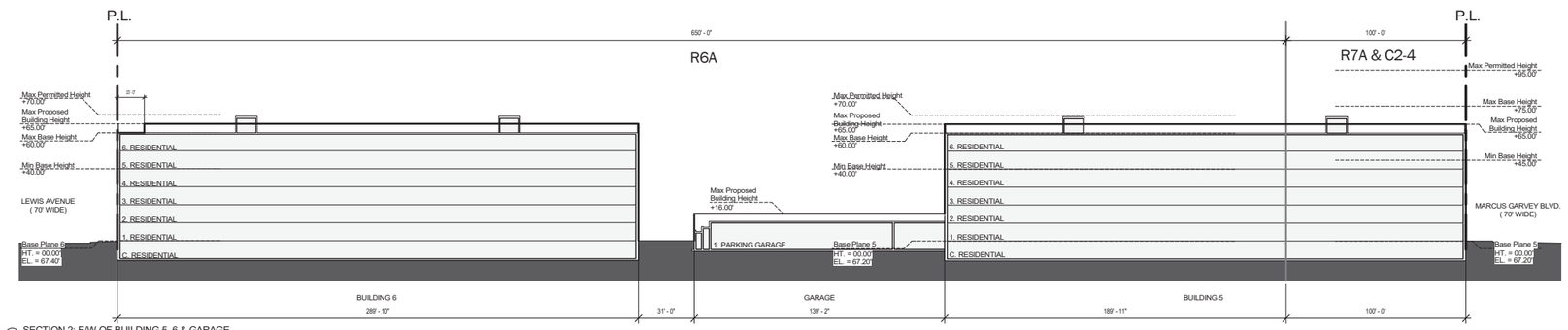


3 KEY PLAN Z006
1" = 100'-0"



1 SECTION 1: E/W OF BUILDING 2, 3, 4
1" = 30'-0"



2 SECTION 2: E/W OF BUILDING 5, 6 & GARAGE
1" = 30'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

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200 Park Avenue South, Suite 1401
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Tel (212) 537 6080

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WAIVER SECTION

SEAL & SIGNATURE:

REGISTERED ARCHITECT THOMAS J. MAGNUSSON 031915 STATE OF NEW YORK

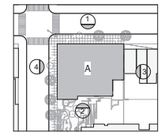
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-006
SCALE:	As indicated



4 WEST ELEVATION
1/16" = 1'-0"



2 SOUTH ELEVATION
1/16" = 1'-0"



5 KEY PLAN
1" = 100'-0"



3 EAST ELEVATION
1/16" = 1'-0"



1 NORTH ELEVATION
1/16" = 1'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents
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BUILDING A ELEVATIONS

SEAL & SIGNATURE:

REGISTERED ARCHITECT ... STATE OF NEW YORK

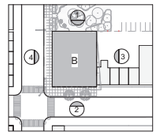
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-007
SCALE:	As indicated



4 WEST ELEVATION,
1/16" = 1'-0"



2 SOUTH ELEVATION,
1/16" = 1'-0"



5 KEY PLAN,
1" = 100'-0"



3 EAST ELEVATION,
1/16" = 1'-0"



1 NORTH ELEVATION,
1/16" = 1'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

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Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents
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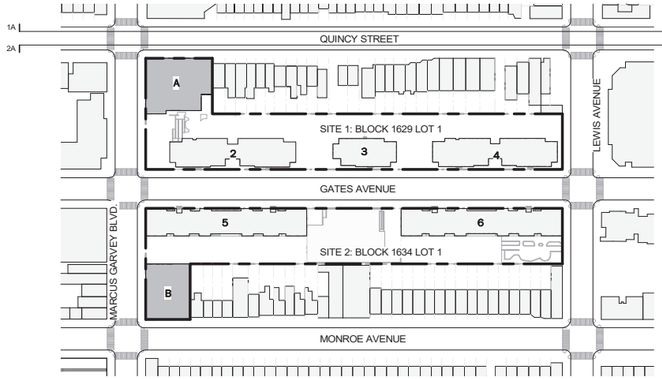
BUILDING B ELEVATIONS

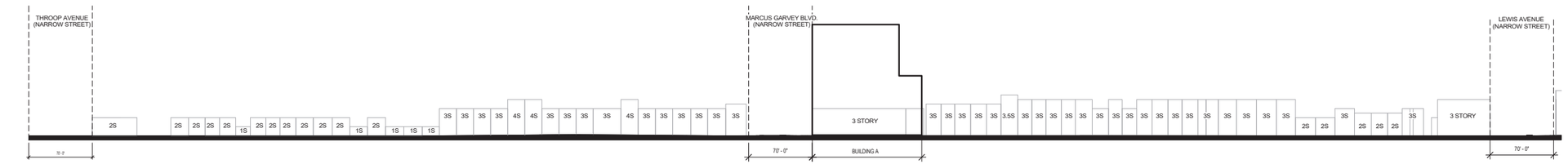
SEAL & SIGNATURE:

REGISTERED ARCHITECT DEANNA ROSE STATE OF NEW YORK

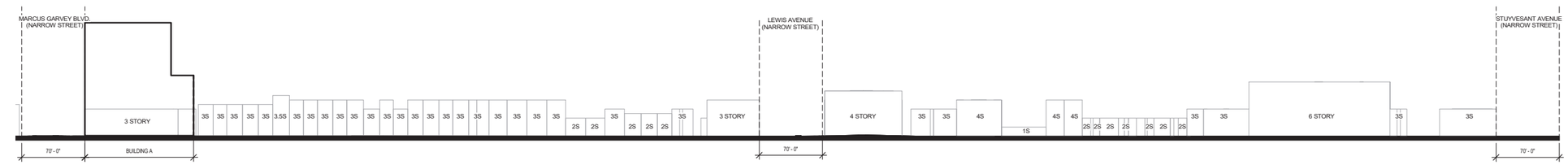
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-008
SCALE:	As indicated



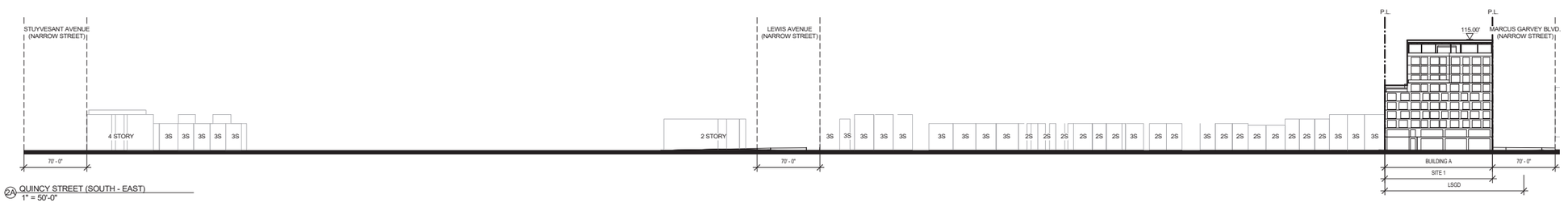
0 KEY MAP
1" = 100'-0"



1A QUINCY STREET (NORTH - WEST)
1" = 50'-0"



1B QUINCY STREET (NORTH - EAST)
1" = 50'-0"



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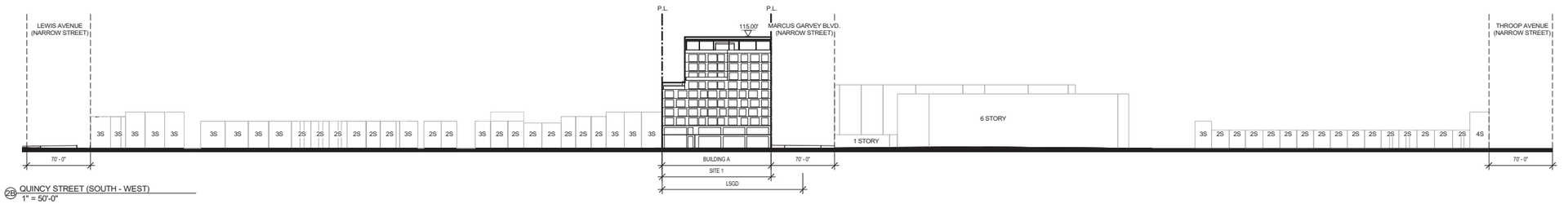
1" = 50'-0"



2B QUINCY STREET (SOUTH - WEST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
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909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

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200 Park Avenue South, Suite 1401
New York NY 10003
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Do Not Scale Plans
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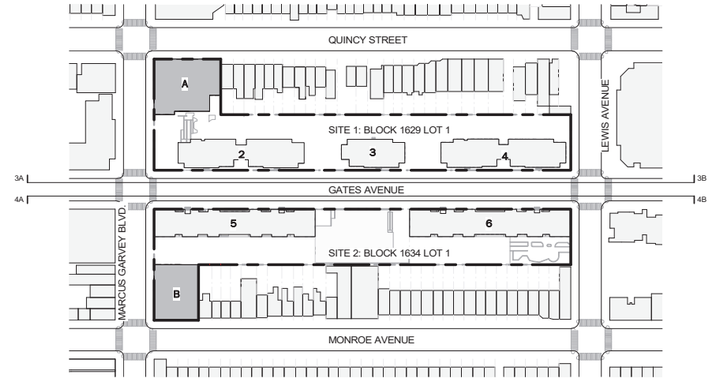
NEIGHBORHOOD CHARACTER DIAGRAM 1

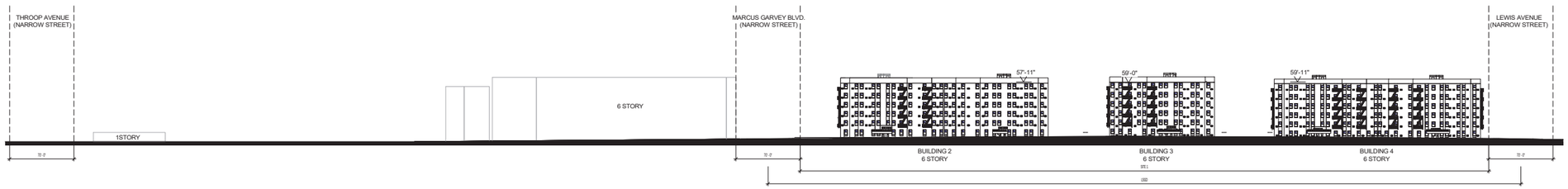
SEAL & SIGNATURE:

REGISTERED ARCHITECT 029914 STATE OF NEW YORK

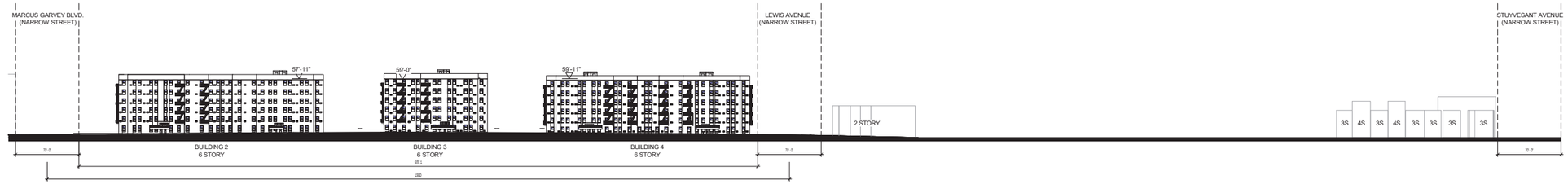
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-009
SCALE:	As indicated



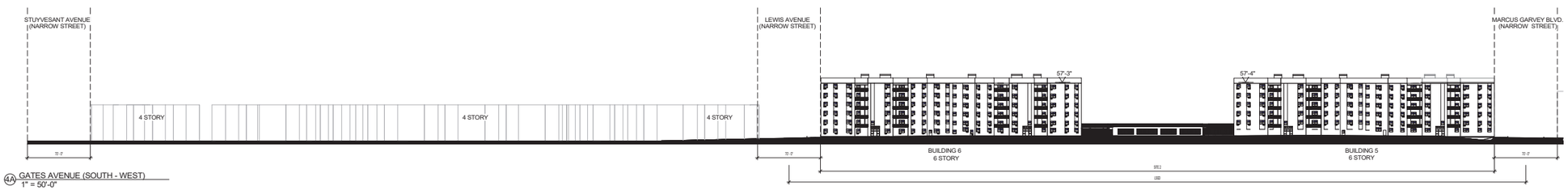
1 KEY MAP
1" = 100'-0"



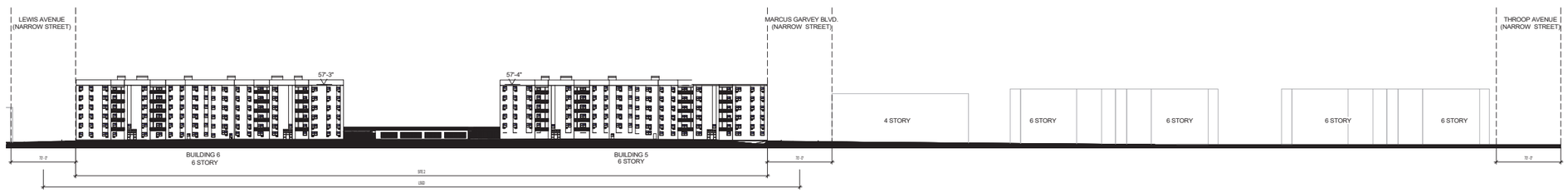
3A GATES AVENUE (NORTH - EAST)
1" = 50'-0"



3B GATES AVENUE (NORTH - WEST)
1" = 50'-0"



4A GATES AVENUE (SOUTH - WEST)
1" = 50'-0"



4B GATES AVENUE (SOUTH - EAST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

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4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
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Landscape Architect:
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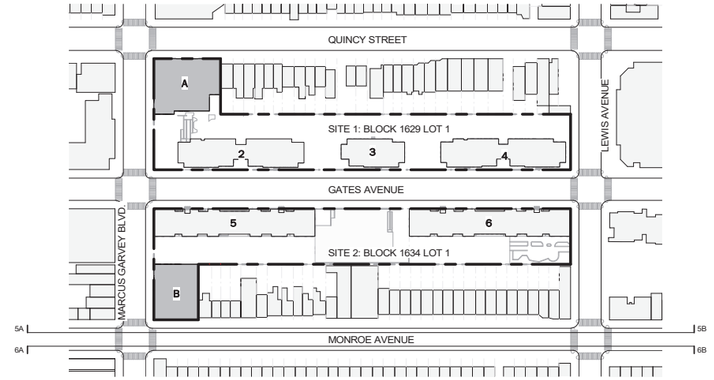
NEIGHBORHOOD CHARACTER DIAGRAM 2

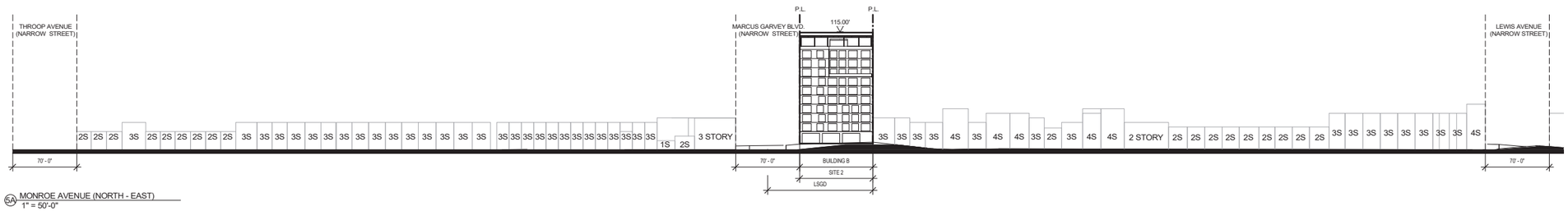
SEAL & SIGNATURE:

REGISTERED ARCHITECT — 029915 — STATE OF NEW YORK

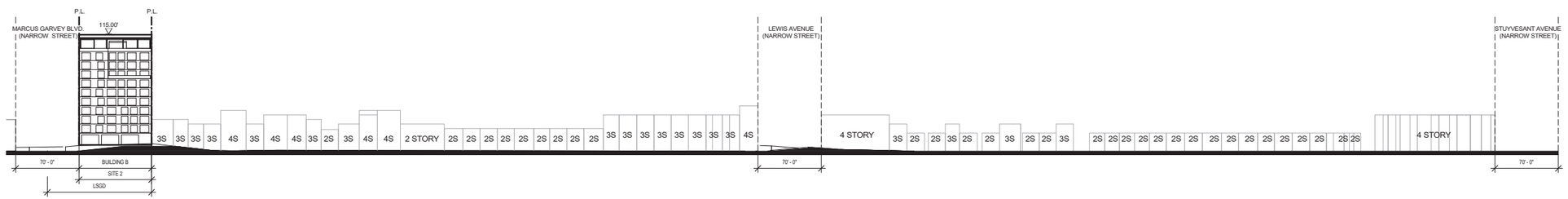
PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-010
SCALE:	As indicated



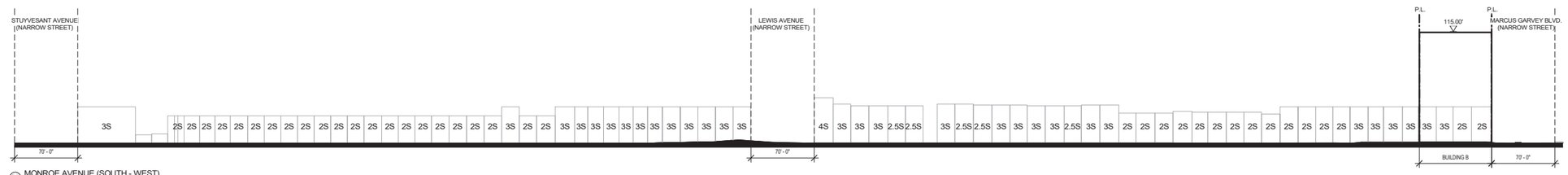
1 KEY MAP
1" = 100'-0"



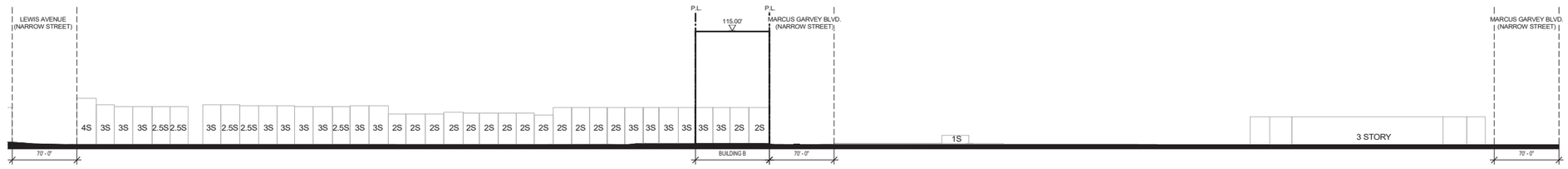
5A MONROE AVENUE (NORTH - EAST)
1" = 50'-0"



5B MONROE AVENUE (NORTH - WEST)
1" = 50'-0"



6A MONROE AVENUE (SOUTH - WEST)
1" = 50'-0"



6B MONROE AVENUE (SOUTH - EAST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
2	03/04/22	ULURP SET DRAFT
3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
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Landscape Architect:
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New York NY 10003
Tel (212) 537 6080

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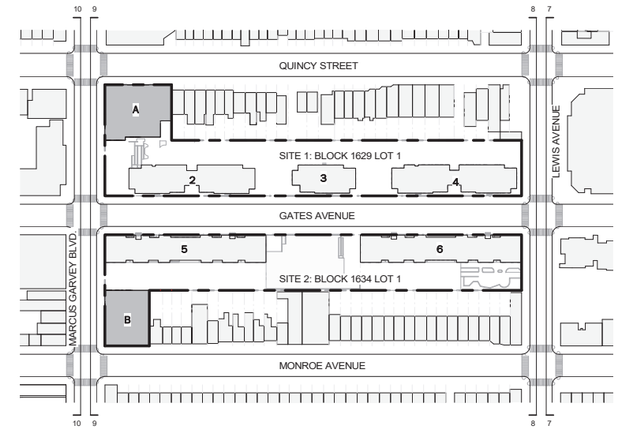
NEIGHBORHOOD CHARACTER DIAGRAM 3

SEAL & SIGNATURE:

REGISTERED ARCHITECT 039911 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-011
SCALE:	As indicated



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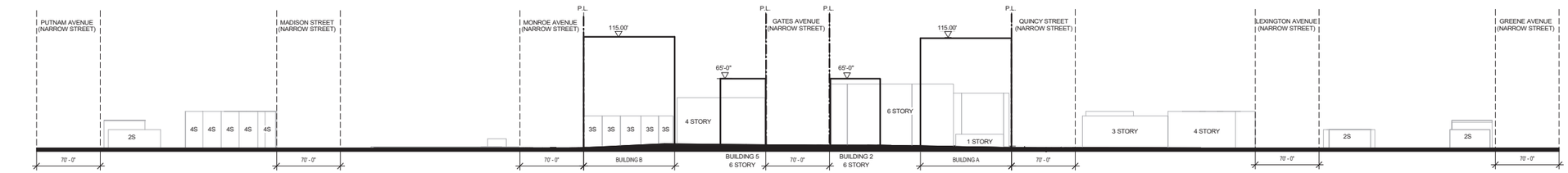
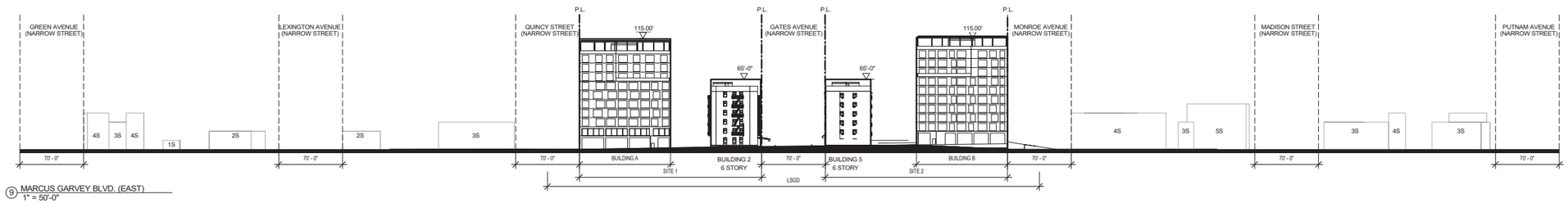
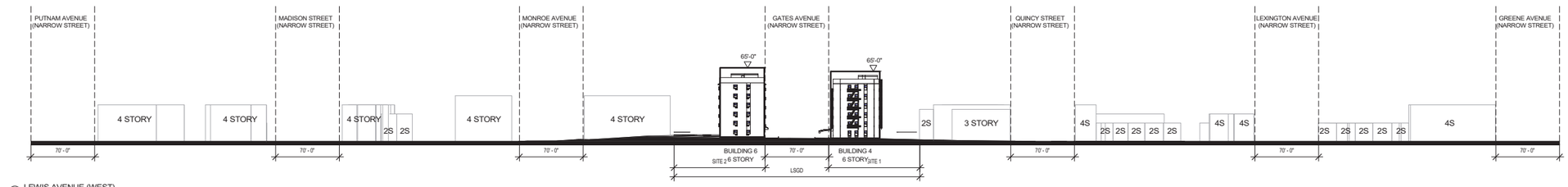
1" = 100'-0"



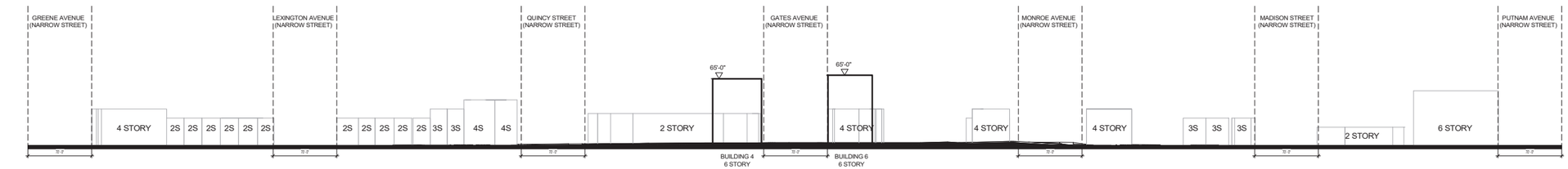
10 MARCUS GARVEY BLVD. (WEST)
1" = 50'-0"



9 MARCUS GARVEY BLVD. (EAST)
1" = 50'-0"



8 LEWIS AVENUE (WEST)
1" = 50'-0"



7 LEWIS AVENUE (EAST)
1" = 50'-0"

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

Omni New York LLC

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
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3	11/11/22	ULURP SET DRAFT
4	03/07/23	ULURP SET SUBMISSION
5	07/21/23	ULURP SET RESUBMISSION

Revisions:

Architect:
Magnusson Architecture & Planning PC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
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NEIGHBORHOOD CHARACTER DIAGRAM 4

SEAL & SIGNATURE:

REGISTERED ARCHITECT RICHARD GILLIS 026999 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	Author
CHK BY:	Checker
DWG No:	Z-012
SCALE:	As indicated

A-2

281 & 311 Marcus Garvey Boulevard
Landscape Concept Plan
Terrain Landscape Architecture + Constructued Ecology

LANGAN

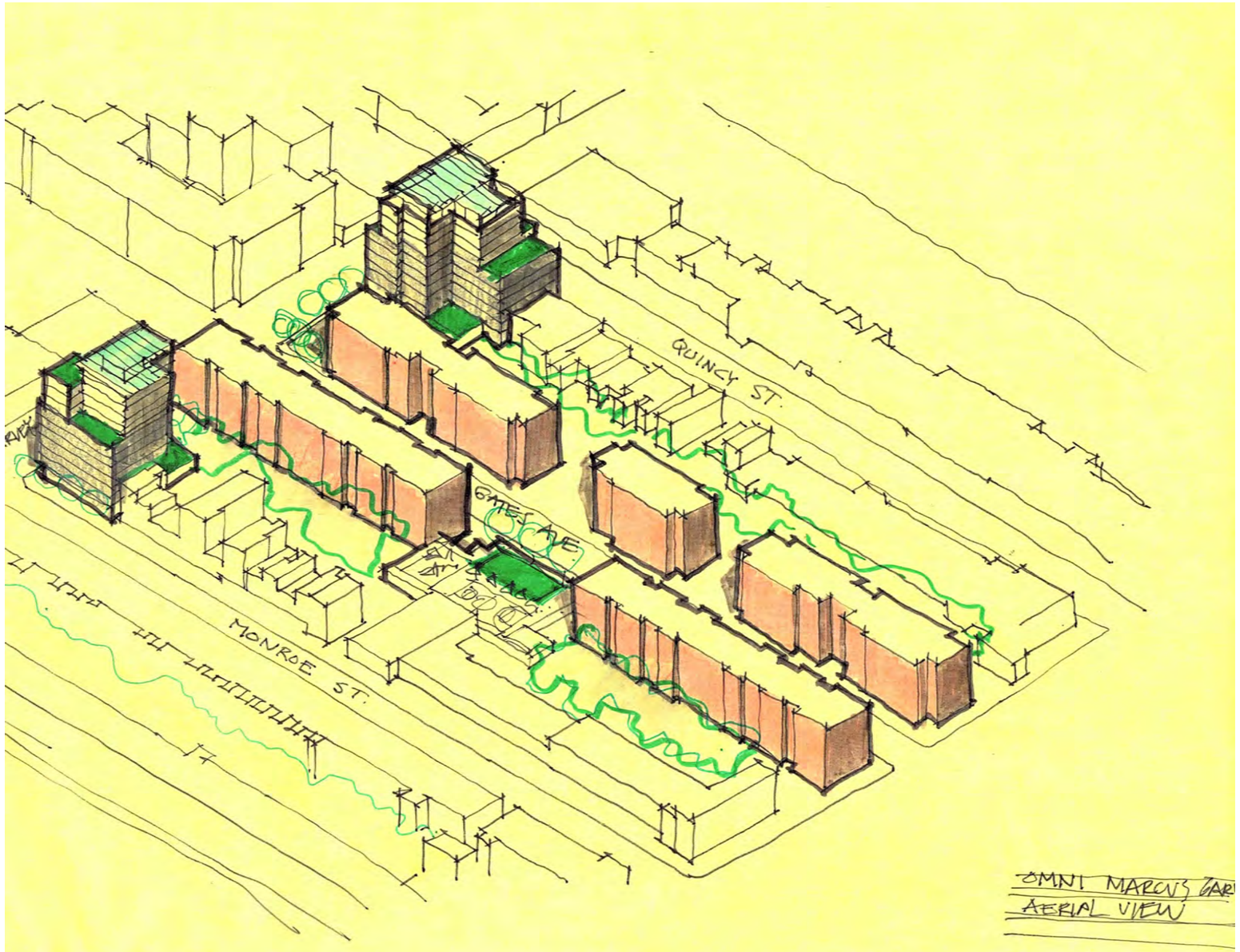
MARCUS GARVEY REZONING

281-311 MARCUS GARVEY BOULEVARD
BROOKLYN, NY 11221

ULURP DRAWING SET
JULY 21, 2023

ULURP LANDSCAPE SUBMISSION

OWNER: OMNI NEW YORK LLC
909 THIRD AVE., 21F
NEW YORK, NY 10022



INDEX OF DRAWINGS

L- LANDSCAPE

L-001 COVER SHEET & DRAWING INDEX
L-100 SITE PLAN
L-200 POPS SIGNAGE

MARCUS GARVEY
Rezoning

281 & 311 Marcus Garvey
Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
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3	10/25/22	ULURP SET DRAFT
4	11/11/22	ULURP LANDSCAPE SUBMISSION
5	03/07/23	ULURP LANDSCAPE SUBMISSION
6	07/21/23	ULURP LANDSCAPE SUBMISSION

Revisions:

Architect:

Magnusson Architecture & PlanningPC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:

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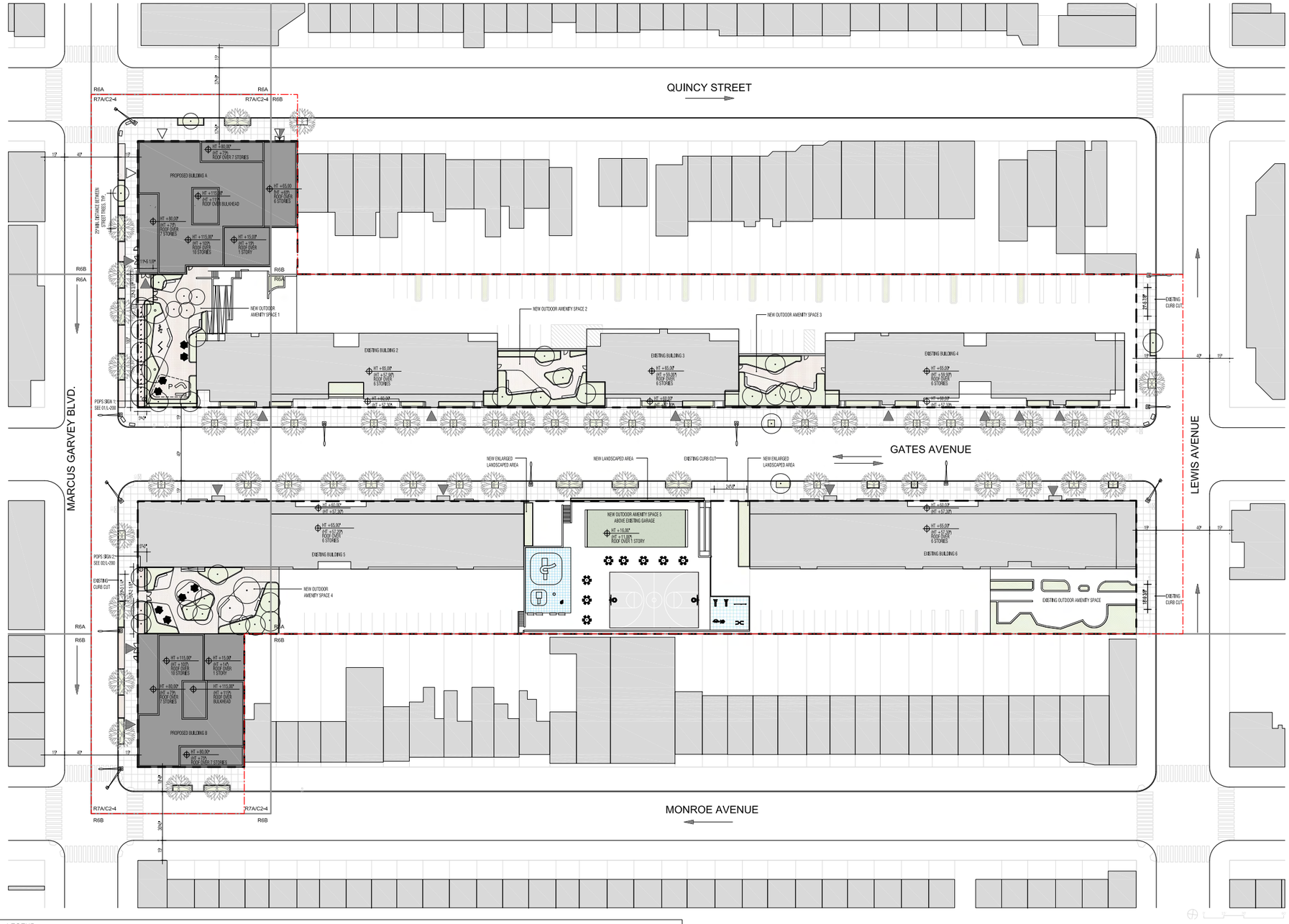
LANDSCAPE COVER &
DRAWING INDEX

SEAL & SIGNATURE:

PROJECT No: 20004
DRAWING BY: AT
CHK BY: CE
DWG No: L-001
SCALE: NTS



LEGEND

- COMMERCIAL ACCESS POINT
- COMMUNITY ACCESS POINT
- RESIDENTIAL ACCESS POINT
- BUILDING ENTRANCE POINTS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY
- R9 / C2-5 — ZONING DISTRICT
- 7 — # STORIES
- 3B — # STORIES W/ BASEMENT
- 1S — # STORIES W/ STORE
- 40' — BUILDING HEIGHT
- ROAD DIRECTION
- ZONING LOT LINE
- ZONING DISTRICT BOUNDARY
- ILLUSTRATIVE BUILDING LINE
- PROPOSED MAXIMUM ENVELOPE LINE
- LSGD BOUNDARY
- PAA BOUNDARY
- STREET LAMP
- TRAFFIC LIGHT
- STREET LAMP WITH TRAFFIC LIGHT
- FIRE HYDRANT
- NEW STREET TREE
- EXISTING STREET TREE
- NEW PAVILION
- EXISTING POST
- EXISTING MANHOLE
- EXISTING SIGN
- EXISTING EMERGENCY PHONE
- EXISTING STREET VENT GRILLE
- EXISTING CATCH BASIN
- EXISTING BUS STOP
- HT +458.50' (HT +418.50') — PROPOSED MAXIMUM BUILDING ENVELOPE HEIGHT / ILLUSTRATIVE BUILDING HEIGHT
- EXISTING BUILDING FOOTPRINT
- PROPOSED BUILDING FOOTPRINT
- NEW PAVING
- PLANTING AREA
- NEW PRIVATELY OWNED PUBLIC SPACE (POPS) SIGNAGE
- NEW ARTIFICIAL TURF
- NEW BASKETBALL COURT
- NEW RUBBER SAFETY TILES
- NEW 48" HEIGHT FENCE
- NEW CUSTOM TIMBER BENCHES WITH BACKRESTS
- NEW FURNITURE
- NEW BIKE RACKS
- NEW FITNESS EQUIPMENT
- NEW PLAY EQUIPMENT

NOTES:

1. APPLICANT'S STAMP AND SEAL CORRESPONDS TO THE INFORMATION REGARDING THE DEVELOPMENT SITE, ZONING LOT, AND RELATED CURB CUTS. INFORMATION REGARDING THE SURROUNDING PROPERTIES IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. STREET TREE LOCATIONS SUBJECT TO DEPARTMENT OF PARKS & RECREATION APPROVAL.
3. REFER TO ARCHITECTURE DRAWINGS FOR ARCHITECTURAL DETAILS.
4. ALL PUBLIC STREET IMPROVEMENTS SUBJECT TO DEPARTMENT OF TRANSPORTATION APPROVAL.
5. WALKABLE AREAS TO HAVE A MINIMUM OF ONE FOOT CANDLES
6. ALL STREET TREE PLANTERS, BIOSWALE PLANTERS, & GRANITE COBBLE PAVERS ALONG MARCUS GARVEY BLVD. & ADJACENT STREETS SUBJECT TO DEPARTMENT OF PARKS & DEPARTMENT OF TRANSPORTATION APPROVAL.
7. ALL PRIVATE AMENITY SPACE PLANTING AREAS, PLAZAS, PAVING & CURBS, BENCHES, & FURNISHINGS SHOWN FOR ILLUSTRATIVE PURPOSES ONLY & ARE SUBJECT TO CHANGE.
8. PUBLIC ACCESS AREA 1 WILL INCLUDE: (5) TREES AND (18) BIKE RACKS.
9. PUBLIC ACCESS AREA 2 WILL INCLUDE: (3) TREES.

MARCUS GARVEY Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1
NYC DOB # :

Key Plan:

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5	03/07/23	ULURP LANDSCAPE SUBMISSION
6	07/21/23	ULURP LANDSCAPE SUBMISSION

Revisions:
Architect:

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New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
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New York NY 10003
Tel (212) 537 6080

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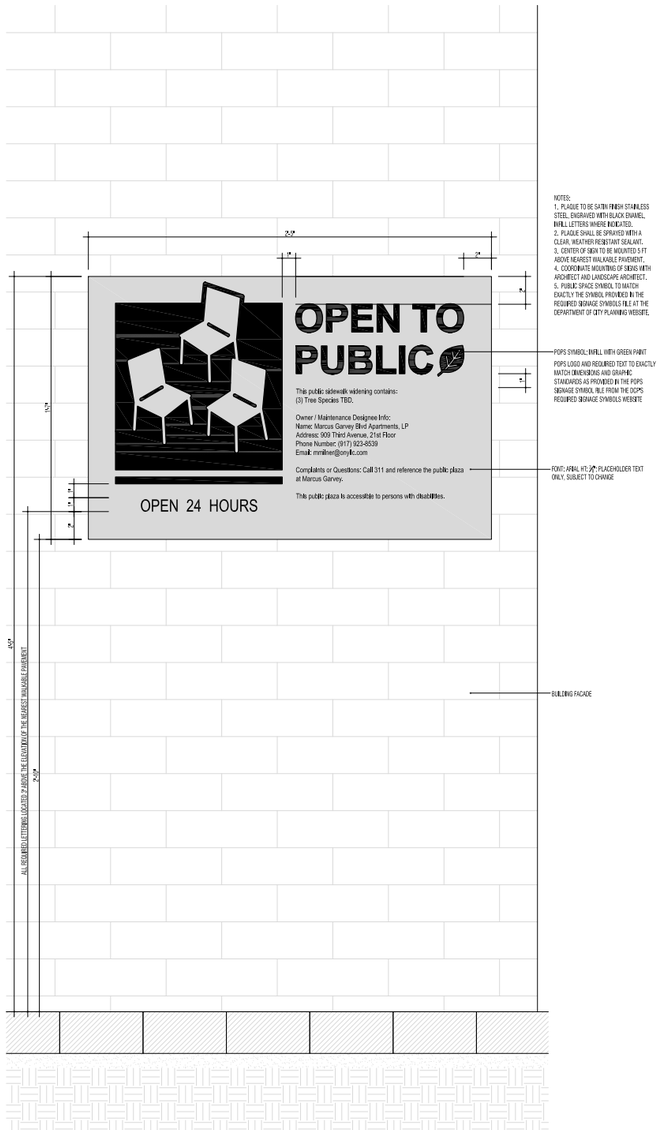
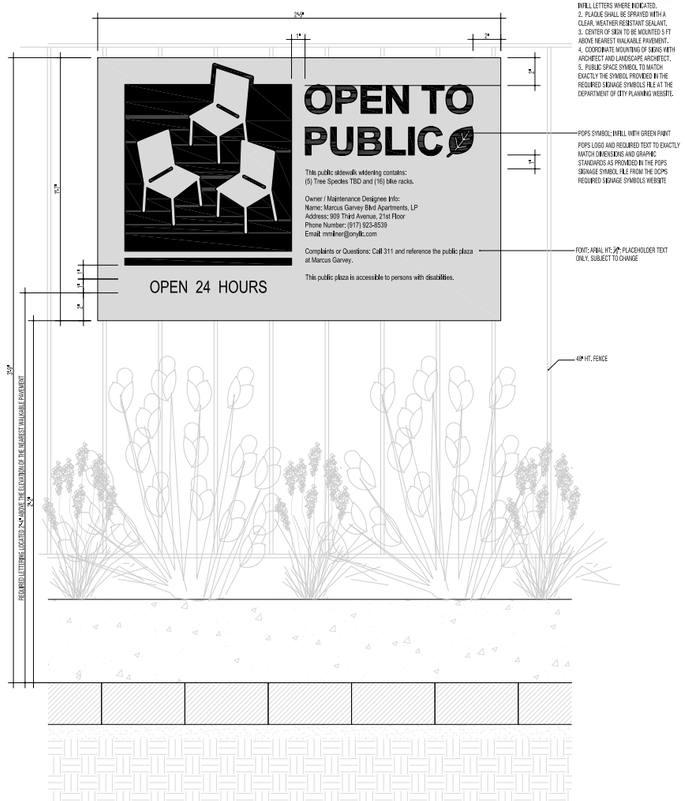
LANDSCAPE SITE PLAN

SEAL & SIGNATURE:

PROJECT No:	20004
DRAWING BY:	AT
CHK BY:	CE
DWG No:	L-100
SCALE:	1" = 30'-0"



02 POPS SIGN 2
3"=1'-0" BUILDING FACADE MOUNTED AT OPEN SPACE B



01 POPS SIGN 1
3"=1'-0" FENCE MOUNTED AT OPEN SPACE A

MARCUS GARVEY
Rezoning

281 & 311 Marcus Garvey Boulevard, Brooklyn, NY 11221

Owner:
Omni New York | Omni America
909 Third Avenue 21st Floor
New York, NY 10022

SITE 1 | BLOCK: 1629 LOT: 1
SITE 2 | BLOCK: 1634 LOT: 1

NYC DOB # :

Key Plan:

#	DATE	DESCRIPTION
1	06/14/21	ULURP SET DRAFT
2	03/04/22	ULURP SET DRAFT
3	10/25/22	ULURP SET DRAFT
4	11/11/22	ULURP LANDSCAPE SUBMISSION
5	03/07/23	ULURP LANDSCAPE SUBMISSION
6	07/21/23	ULURP LANDSCAPE SUBMISSION

Revisions:

Architect:

Magnusson Architecture & PlanningPC
42 West 39th Street 15th Floor
New York NY 10018
Tel (212) 253 7820 Fax (212) 253 1276

Landscape Architect:
Terrain NYC Landscape Architecture PC
200 Park Avenue South, Suite 1401
New York NY 10003
Tel (212) 537 6080

Do Not Scale Plans
Contractor to promptly notify Architect of any material variations between field conditions and existing conditions as indicated in Contract documents

COPYRIGHT 2021 Magnusson Architecture and Planning PC

POPS SIGNAGE

SEAL & SIGNATURE:

REGISTERED LANDSCAPE ARCHITECT STEVEN M. PEVNER LIC. NO. 001544 STATE OF NEW YORK

PROJECT No:	20004
DRAWING BY:	AT
CHK BY:	CE
DWG No:	L-200
SCALE:	

B

281 & 311 Marcus Garvey Boulevard
New York City Environmental Quality Review
LPC Correspondance

LANGAN

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: MARCUS GARVEY BLVD REZONING
Date Received: 2/4/2021

Properties with no Architectural or Archaeological significance:

1) 281 MARCUS GARVEY BLVD, BBL: 3016290001
2) 311 MARCUS GARVEY BLVD, BBL: 3016340001

S/NR ELIGIBLE 547 MADISON STREET AND S/NR ELIGIBLE STUYVESANT HEIGHTS HISTORIC DISTRICT BOUNDARY INCREASE WITHIN RADIUS.

Gina Santucci 2/11/2021

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 35434_FSO_DNP_02112021.docx

C

281 & 311 Marcus Garvey Boulevard
Certificates of Occupancy

LANGAN

C-1

281 & 311 Marcus Garvey Boulevard
Certificates of Occupany
Block 1634, Lot 1

LANGAN

B Form 36C (Rev. 11-71-10M) 7002-29171 — THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

Building C-D

BOROUGH Brooklyn DATE [illegible] NO. 212138

This certificate supersedes C.O. No.

THIS CERTIFIES that the new building—premises located at ZONING DISTRICT R6

650-660 Gates Avenue

Block 1634 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On Grade	66			2	B-2	Perambulator & Tenant Storage,
First	On Grade	39			2	F-16	Community Room
						B-2	Open Parking Structure
						B-2	Maintenance Shop, Refuse Room, Boiler Room, Gas Meter Room, Electrical Equipment Room, Electrical Switch Room
First	40/100	56	10	53	2	J-2	Ten (10) Apartments, Tenant Laundry
Second	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Third	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Fourth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Fifth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Sixth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Roof	40				2	J-2	Stair & Elevator Bulkhead
Roof over Parking Structure	100	30			2	J-2	Roof Terrace

TOTAL: Eighty (80) families, Community Room and parking for cars (Accessory Use)
Class "J" Multiple Dwelling - J-2

OPEN SPACE USES 18,383.43 sq. ft. for parking cars
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the East side of Sumner Avenue distant 0 feet from the corner formed by the intersection of Sumner Avenue and Gates Avenue

running thence East 750'-0" feet; thence South 100'-0" feet;
thence West 670'-0" feet; thence South 100'-0" feet;
thence West 80'-0" feet; thence North 200'-0" feet;
thence ..... feet; thence ..... feet;
to the point or place of beginning.

N.B. or ALT. No. 2nd Floor BB 43/71 DATE OF COMPLETION 8/20/74 CONSTRUCTION CLASSIFICATION IIB (1A for parking)
BUILDING OCCUPANCY GROUP CLASSIFICATION J2 HEIGHT 6 STORIES. 59.62 FEET.

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:
A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:
BOARD OF STANDARDS AND APPEALS CAL. NO. _____
CITY PLANNING COMMISSION CAL. NO. _____
OTHERS:

B Form 54C (Rev. [illegible]) THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE 2 1 1974 NO. 212137

Bldng A-B

This certificate supersedes C.O. No.

THIS CERTIFIES that the new ~~alteration~~ building ~~premises~~ located at ZONING DISTRICT R-6

690/700 Gates Avenue Block 1634 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	On grade	66			2	B-2 F-18 B-2	Perambulator & Tenant Storage Community Room Maintenance Shop, Refuse Room, Boiler Room, Gas Meter Room, Electrical Equipment Room, Electrical Switch Room
First	40/100	54	10	52	2	J-2	Ten (10) Apartments, Tenant Laundry, Management Office
Second	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Third	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Fourth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Fifth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Sixth	40/100	60	14	65	2	J-2	Fourteen (14) Apartments
Roof	40				2	J-2	Stair & Elevator Bulkheads

TOTAL: Eighty (80) families, Community Room and parking for cars

(Accessory Use)

Class "A" Multiple Dwelling a J-2

OPEN SPACE USES 18,383.43 sq. ft. for cars - Parking
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, HOW)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

BOROUGH SUPERINTENDENT

COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South side of Gates Avenue
distant 0 feet from the corner formed by the intersection of
Leeds Avenue and Gates Avenue
running thence South 100'-0" feet; thence West 670'-0" feet;
thence South 100'-0" feet; thence West 80'-0" feet;
thence North 200'-0" feet; thence East 750'-0" feet;
thence ..... feet; thence ..... feet;
to the point or place of beginning.

N.B. or ALT. No. [illegible] 44/72 DATE OF COMPLETION 8/20/74 CONSTRUCTION CLASSIFICATION IIB
BUILDING OCCUPANCY GROUP CLASSIFICATION F2 HEIGHT 6 STORIES, 59.44 FEET.

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO
STANDPIPE SYSTEM		
YARD HYDRANT SYSTEM		
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM		
SMOKE DETECTOR		
FIRE ALARM AND SIGNAL SYSTEM		

	YES	NO
AUTOMATIC SPRINKLER SYSTEM	X	

STORM DRAINAGE DISCHARGES INTO:
A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:
BOARD OF STANDARDS AND APPEALS CAL. NO. _____
CITY PLANNING COMMISSION CAL. NO. _____
OTHERS:

B Form 54C (Rev. 11/71-10M/7/72-20M/7/73) THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE MAY 2 - 1975 NO. 212195

This certificate supersedes C.O. No.

THIS CERTIFIES that the new ~~alteration~~ building ~~premises~~ located at ZONING DISTRICT C2-3 in R-6

Building "F" 301-305 Sumner Avenue Block 163½ Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	on ground	40			6	B-2	Storage for Retail Stores
First	100	160			6	C	Retail Stores
Roof	40						

Total: Retail Stores and Storage

OPEN SPACE USES _____
(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Philip E. Olin
BOROUGH SUPERINTENDENT

COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the East side of Sumner Avenue distant @ feet from the corner formed by the intersection of Sumner Avenue and Monroe Street

running thence North 250' feet; thence East 750'-0" feet;
thence South 100' feet; thence West 679' feet;
thence South 150' feet; thence West 80' feet;
thence feet; thence feet;
to the point or place of beginning.

[redacted] NB 63/72 DATE OF COMPLETION 4/25/75 CONSTRUCTION CLASSIFICATION IIB

BUILDING OCCUPANCY GROUP CLASSIFICATION G HEIGHT 1 STORIES, 12.63 FEET.

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM				X	
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

A) STORM SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS:

C-2

281 & 311 Marcus Garvey Boulevard
Certificates of Occupany
Block 1629, Lot 1

LANGAN

TITLE NO. 0160-NY2K1188B6 CO

ABSTRACTERS' INFORMATION SERVICE, INC.
138-72 QUEENS BOULEVARD BRIARWOOD, N.Y. 11435
(718) 291-5900 (516) 742-2290 (914) 761-4451 FAX (718) 291-6681

273/281 MARCUS GARVEY BLVD AKA 542 QUINCY ST FKA SUMNER AVE
KINGS
BLOCK 01629 LOT 00001 10/12/00

CERTIFICATE OF OCCUPANCY REPORT

THE FOLLOWING INFORMATION IS ON FILE:

KINGS BLOCK 01629 LOT 00001

CO 212316
ISSUED 06/05/75
NB 174/1970
2 STORY, CONSTRUCTION CLASS 1A
RETAIL STORE, BANK AND SCHOOL
COMPLETED 06/03/75

The purpose of this report is to provide the legal occupancy as per latest c/o on file. The above report may not include the reporting of minor applications which may be indexed against the above block and lot but do not require a new C/O or applications of any kind that are incomplete. A complete history of all filings and copies of same for the above parcel is available upon request for an additional fee. This search is prepared exclusively for COMMONWEALTH LAND TITLE on 10/12/00. 0160-NY2K1188B6

A.I.S.

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: JUN 5 1975 NO. 21127115

This certificate supersedes C.O. No. ZONING DISTRICT C4-3 (Neo)

THIS CERTIFIES that the new [redacted] building premises located at 275-29 Summer Avenue Block 1629 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

Cellar	Ground	35		6	B-1	Storage for Retail Store & Bank use
First	100	269		6	B	Retail Store & Bank
Second	100	77		3	C	School

Total as Stated Above

Fire Department approval dated May 13, 1975 (Interior Fire Alarm)

OPEN SPACE USES

(SPECIFY PARKING SPACES (INCLUDING BERTHS OTHERWISE NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

Philip E. Allen
BOROUGH SUPERINTENDENT

JEREMIAH T. WALSH
COMMISSIONER

OFFICE COPY DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS

BEGINNING at a point on the Northeast corner formed by the intersection of
distant Sumner Avenue and Gates Avenue

running thence	North 200'	feet, thence	East 120'	feet,
thence	South 100'	feet, thence	East 630'	feet,
thence	South 100'	feet, thence	West 750'	feet,
thence		feet, thence		feet
thence		feet, thence		

to the point or place of beginning

N.B. [redacted] 178/70 DATE OF COMPLETION 6/3/75 CONSTRUCTION CLASSIFICATION 1A

BUILDING OCCUPANCY GROUP CLASSIFICATION J C WEIGHT 2 STORIES 36'-0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS

	YES	NO
STANDPIPE SYSTEM		
YARD HYDRANT SYSTEM		
STANDPIPE FIRE TELEPHONE AND [illegible] SYSTEM		
F[illegible] DETECTOR		
[illegible] ALARM AND SIGNAL SYSTEM	X	

AUTOMATIC SPRINKLER SYSTEM — X

STORM DRAINAGE DISCHARGES INTO
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO
A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS
BOARD OF STANDARDS AND APPEALS CAL NO
CITY PLANNING COMMISSION CAL NO
OTHERS

B Form 54C (Rev. 11/71)-1Fam-7/1972(72)-346 THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: JUN 5 1975 NO. 212316

This certificate supersedes C.O. No. ZONING DISTRICT C1-3 (R-6)

THIS CERTIFIES that the new ~~alteration~~ building—premises located at Block 1629 Lot 1

275-281 Sumner Avenue

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	Ground	35			6	B-1	Storage for Retail Store & Bank use
First	100	269			6	C	Retail Store & Bank
Second	100	77			3	G	School

TOTAL: As Stated Above

Fire Department approval dated May 13, 1975 (Interior Fire Alarm)

OPEN SPACE USES (SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Philip E. Olin — BOROUGH SUPERINTENDENT

JEREMIAH T. WALSH — COMMISSIONER

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PREMISES IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the Northeast ~~corner~~ distant ~~from~~ the corner formed by the intersection of Sumner Avenue and Gates Avenue

running thence North 200' feet; thence East 120' feet;
thence South 100' feet; thence East 630' feet;
thence South 100' feet; thence West 750' feet;
thence ..... feet; thence ..... feet;
thence ..... feet; thence ..... feet;

to the point or place of beginning.

N.B. 174/70

N.B. or ~~Alt. Bldg.~~ DATE OF COMPLETION 6/3/75 CONSTRUCTION CLASSIFICATION 1A

BUILDING OCCUPANCY GROUP CLASSIFICATION G C HEIGHT 2 STORIES, 36'-0" FEET

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM	X	
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM	X				

STORM DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:

A) SANITARY SEWER ☐ B) COMBINED SEWER ☐ C) PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:

BOARD OF STANDARDS AND APPEALS CAL. NO. _____

CITY PLANNING COMMISSION CAL. NO. _____

OTHERS:

TITLE NO. 0160-NY2K1188B4 CO

ABSTRACTERS' INFORMATION SERVICE, INC.
138-72 QUEENS BOULEVARD BRIARWOOD, N.Y. 11435
(718) 291-5900 (516) 742-2290 (914) 761-4451 FAX (718) 291-6681

745 GATES AVENUE
KINGS
BLOCK 01629 LOT 00001 10/12/00

CERTIFICATE OF OCCUPANCY REPORT

THE FOLLOWING INFORMATION IS ON FILE:

KINGS BLOCK 01629 LOT 00001

CO 212131
ISSUED 04/23/75
NB 1113/1969
6 STORY, NON-FIREPROOF
35 FAMILY MULTIPLE DWELLING
COMPLETED 04/15/75

The purpose of this report is to provide the legal occupancy as per latest c/o on file. The above report may not include the reporting of minor applications which may be indexed against the above block and lot but do not require a new C/O or applications of any kind that are incomplete. A complete history of all filings and copies of same for the above parcel is available upon request for an additional fee. This search is prepared exclusively for COMMONWEALTH LAND TITLE on 10/12/00. 0160-NY2K1188B4

A.I.S.

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: NO. 212131

THIS CERTIFIES that the new building erected on Lot 1
245 Wilson Avenue Block 3629

ZONING DISTRICT R-6 & C1-3

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

FLOOR	NO. OF PERSONS OR APARTMENTS	ZONING OCCUPANCY GROUP	BUILDING CODE OCCUPANCY GROUP	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar & ground						Laundry room, Inspector Room, Meter and storage Room, pressmaster room
First	40	9	20			Five (5) families
Second	40	6	19			Six (6) families
Third	40	6	19			Six (6) families
Fourth	40	6	19			Six (6) families
Fifth	40	6	19			Six (6) families
Sixth	40	6	19			Six (6) families

The [illegible] Thirty-five (35) families and parking for nineteen (19) cars

(Accessory Use)

Class "A" Multiple Dwelling (Low and Moderate Income)

(OLD CODE)

OTHER SPACE AS FILED

Parking for [illegible] cars

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE ZONING LOT ON WHICH THE PROPERTY IS LOCATED IS ACQUIRED AS FOLLOWS:

BEGINNING at a point on the North side of Cedar Avenue
0 feet as measured from the corner formed by the intersection of said
Cedar Avenue and Lewis Avenue
running thence West 170'-0" feet, thence North 200'-0" feet,
thence East 170'-0" feet, thence South 100'-0" feet,
thence East 0'-0" feet, thence South 100'-0" feet;
thence feet, thence feet,
to the point or place of beginning.

#01113/00

B.B. # [redacted] DATE OF COMPLETION 4/12/75 CONSTRUCTION CLASSIFICATION Class 3-Non-Combustible
BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 6 STORIES 5'-11" FT

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND WERE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS.

	YES	NO
STANDPIPE SYSTEM		
YARD HYDRANT SYSTEM		
STANDPIPE FIRE DEPARTMENT HOSE SIGNALLING SYSTEM		
SMOKE DETECTOR		
FIRE ALARM AND SIGNAL SYSTEM		
AUTOMATIC SPRINKLER SYSTEM		

STORM DRAINAGE DISCHARGES INTO
A. STORM SEWER ☐ B. COMBINED SEWER ☐ C. PRIVATE SEWAGE DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO
A. SANITARY SEWER ☐ B. COMBINED SEWER ☐ C. PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS
BOARD OF STANDARDS AND APPEALS CAL. NO. ____
CITY PLANNING COMMISSION CAL. NO. ____
OTHERS

TITLE NO. 0160-NY2K1188B3 CO

ABSTRACTERS' INFORMATION SERVICE, INC.
138-72 QUEENS BOULEVARD BRIARWOOD, N.Y. 11435
(718) 291-5900 (516) 742-2290 (914) 761-4451 FAX (718) 291-6681

735 GATES AVENUE
KINGS
BLOCK 01629 LOT 00001 10/12/00

CERTIFICATE OF OCCUPANCY REPORT

THE FOLLOWING INFORMATION IS ON FILE:

KINGS BLOCK 01629 LOT 00001

CO 212130
ISSUED 04/23/75
NB 1112/1969
6 STORY, NON-FIREPROOF
35 FAMILY MULTIPLE DWELLING
COMPLETED 04/16/75

The purpose of this report is to provide the legal occupancy as per latest c/o on file. The above report may not include the reporting of minor applications which may be indexed against the above block and lot but do not require a new C/O or applications of any kind that are incomplete. A complete history of all filings and copies of same for the above parcel is available upon request for an additional fee. This search is prepared exclusively for COMMONWEALTH LAND TITLE on 10/12/00. 0160-NY2K1188B3

A.I.S.

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE NO. [illegible]

[illegible] ZONING DISTRICT [illegible]

THIS CERTIFIES that the [illegible] building located at [illegible] Block 1629 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD PER SQ. FT.	NUMBER OF DWELLING OR ROOMING UNITS	NUMBER OF FAMILIES OR PERSONS PER DWELLING UNIT	NUMBER OF DWELLING OR ROOMING UNITS PER STORY	NUMBER OF STORIES OCCUPIED BY EACH	DESCRIPTION OF USE
Cellar	Ground					Compactor room, Boiler room, Transformer room, Laundry room, Meter room, Storage room
First	40		5	20		Five (5) families
Second	40		6	19		Six (6) families
Third	40		6	19		Six (6) families
Fourth	40		6	19		Six (6) families
Fifth	40		6	19		Six (6) families
Sixth	40		6	19		Six (6) families

TOTAL Thirty-five (35) families and parking for twenty (20) cars

(Accessory Use)

Class "A" Multiple Dwelling (low and moderate income)

Certificate of Approval #16158 issued November 1, 1971 (Fuel oil)

(OLD CODE)

ONLY THOSE USES Parking for twenty (20) cars

NO CHANGES IN USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

[illegible]

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE PARKING LOT ON WHICH THE PERMANENT IS LOCATED IS DESCRIBED AS FOLLOWS:

BEGINNING at a point on the Northerly side of Oxford Avenue distant 9 feet measured from the Northerly corner formed by the intersection of Oxford Avenue and Lincoln Street

running thence North 200'-0"
thence East 750'-0"
thence South 100'-0"
thence West 650'-0"
thence
to the point or place of beginning.

BB 1112/69

BE - [redacted] DATE OF CONSTRUCTION 6/16/73 CONSTRUCTION CLASSIFICATION Class 3-Non-fireproof
HEIGHT 1 STORIES 55'-0" FEET
HAZARDOUS OCCUPANCY GROUP CLASSIFICATION

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE BEING AND WILL BE INSTALLED IN COMPLIANCE WITH APPLICABLE LAWS:

	YES	NO
STANDPIPE SYSTEM		
WATER SPRINKLER SYSTEM		
STANDPIPE FIRE TELEPHONE AND SIGNALLING SYSTEM		
SMOKE DETECTOR		
FIRE ALARM AND SIGNAL SYSTEM		

	YES	NO
AUTOMATIC SPRINKLER SYSTEM		

STORM DRAINAGE DISCHARGES INTO
A. STORM SEWER ☐ B. COMBINED SEWER ☐ C. [illegible] ☐

SANITARY DRAINAGE DISCHARGES INTO
A. SANITARY SEWER ☐ B. COMBINED SEWER ☐ C. [illegible] ☐

LIMITATIONS OR RESTRICTIONS
BOARD OF STANDARDS AND APPEALS CAL. NO
CITY PLANNING COMMISSION CAL. NO
OTHERS

TITLE NO. 0160-NY2K1188B2 CO

ABSTRACTERS' INFORMATION SERVICE, INC.
138-72 QUEENS BOULEVARD BRIARWOOD, N.Y. 11435
(718) 291-5900 (516) 742-2290 (914) 761-4451 FAX (718) 291-6681

715 GATES AVENUE
KINGS
BLOCK 01629 LOT 00001 10/12/00

CERTIFICATE OF OCCUPANCY REPORT

THE FOLLOWING INFORMATION IS ON FILE:

KINGS BLOCK 01629 LOT 00001

CO 212129
ISSUED 04/17/75
NB 1111/1969
6 STORY, NON-FIREPROOF
35 FAMILY MULTIPLE DWELLING
COMPLETED 04/17/75

The purpose of this report is to provide the legal occupancy as per latest c/o on file. The above report may not include the reporting of minor applications which may be indexed against the above block and lot but do not require a new C/O or applications of any kind that are incomplete. A complete history of all filings and copies of same for the above parcel is available upon request for an additional fee. This search is prepared exclusively for COMMONWEALTH LAND TITLE on 10/12/00. 0160-NY2K1188B2

A.I.S.

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE: NO. 212129

C.O. No. ZONING DISTRICT R-6 & C1-3

THIS CERTIFIES that the [redacted] building-premises located at 715 Ocean Avenue Block 1629 Lot 1

CONFORMS substantially to the approved plans and specifications and to the requirements of all applicable laws, rules and regulations for the uses and occupancies specified herein.

PERMISSIBLE USE AND OCCUPANCY

STORY	MAX. LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	LEGAL OCCUPANCY	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
Cellar	Ex ground						Boiler room, Management space, storage room, Laundry & Compactor room
First	40		5	20			Five (5) families
Second	40		6	19			Six (6) families
Third	40		6	19			Six (6) families
Fourth	40		6	19			Six (6) families
Fifth	40		6	19			Six (6) families
Sixth	40		6	19			Six (6) families

TOTAL: Thirty-five (35) families and parking for twenty (20) cars

(Accessory Use)

Class "A" Multiple Dwelling (Low and moderate income)

Certificate of Approval #16401 issued April 17, 1975 (Feel oil)

(OLD CODE)

OPEN SPACE USE: Parking for twenty (20) cars

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE

OFFICE COPY—DEPARTMENT OF BUILDINGS

WHAT THE ZONING LOT OR WHICH THE PROPOSED IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the South side of Cayuga Avenue distant 61' feet as measured from the corner formed by the intersection of Cayuga Avenue and Lewis Avenue

running thence West 750'-0" feet; thence North 200'-0" feet,
thence West 120'-0" feet; thence South 170'-0" feet,
thence South 630'-0" feet; thence East 100'-0" feet,
thence ..... feet; thence ..... feet,
to the point or place of beginning

ALT 1111/00

ALT or ~~Addition~~ DATE OF COMPLETION 4/17/75 CONSTRUCTION CLASSIFICATION Class 3-Non-fireproof
BUILDING OCCUPANCY GROUP CLASSIFICATION HEIGHT 6 STORIES 95'-11"±"

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE REQUIRED AND MUST BE ALTO IN COMPLIANCE WITH APPLICABLE LAWS

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
YARD HYDRANT SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND SIGNAL SYSTEM					

STORM DRAINAGE DISCHARGES INTO:
A. STORM SEWER ☐ B. COMBINED SEWER ☐ C. PRIVATE STORM DISPOSAL SYSTEM ☐

SANITARY DRAINAGE DISCHARGES INTO:
A. SANITARY SEWER ☐ B. COMBINED SEWER ☐ C. PRIVATE SEWAGE DISPOSAL SYSTEM ☐

LIMITATIONS OR RESTRICTIONS:
BOARD OF STANDARDS AND APPEALS CAL. NO .....
CITY PLANNING COMMISSION CAL. NO .....
OTHERS

TITLE NO. 0160-NY2K1188B1 CO

ABSTRACTERS' INFORMATION SERVICE, INC.
138-72 QUEENS BOULEVARD BRIARWOOD, N.Y. 11435
(718) 291-5900 (516) 742-2290 (914) 761-4451 FAX (718) 291-6681

701 GATES AVE AKA 289 MARCUS GARVEY BLVD
KINGS
BLOCK 01629 LOT 00001 10/12/00

CERTIFICATE OF OCCUPANCY REPORT

THE FOLLOWING INFORMATION IS ON FILE:

KINGS BLOCK 01629 LOT 00001

CO 212128
ISSUED 04/23/75
NB 1110/1969
6 STORY, NON-FIREPROOF
35 FAMILY MULTIPLE DWELLING
COMPLETED 04/15/75

The purpose of this report is to provide the legal occupancy as per latest c/o on file. The above report may not include the reporting of minor applications which may be indexed against the above block and lot but do not require a new C/O or applications of any kind that are incomplete. A complete history of all filings and copies of same for the above parcel is available upon request for an additional fee. This search is prepared exclusively for COMMONWEALTH LAND TITLE on 10/12/00. 0160-NY2K1188B1

A.I.S.

THE CITY OF NEW YORK

HOUSING AND DEVELOPMENT ADMINISTRATION

DEPARTMENT OF BUILDINGS

CERTIFICATE OF OCCUPANCY

BOROUGH Brooklyn DATE NO. 212125

ZONING DISTRICT R6 & C2-3

THIS CERTIFIES that the new [redacted] building premises known as 702 Gates Avenue Block 1429 Lot 1

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN

PERMISSIBLE USE AND OCCUPANCY

FLOOR	No. of Rooms	No. of Dwelling Units	Zoning Use Group	Building Code Occupancy Group	DESCRIPTION OF USE
Cellar	On ground 68				Community room, Computer room, Water and storage room, Pump-Insulator room, Maintenance room
First	45	5		20	Five (5) families
Second	45	6		19	Six (6) families
Third	45	6		19	Six (6) families
Fourth	45	6		19	Six (6) families
Fifth	45	6		19	Six (6) families
Sixth	45	6		19	Six (6) families

TOTAL Thirty-five (35) families and parking for twenty (20) cars

(Necessary Use)

Class "A" Multiple Dwelling - (Low and Moderate Income)

(Old Code)

OPEN SPACE USE Open parking for twenty (20) cars

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

This certificate of occupancy is issued subject to further limitations conditions and specifications noted on the reverse side

OFFICE COPY—DEPARTMENT OF BUILDINGS

THAT THE PARCEL OF LAND ON WHICH THE PROPOSED BUILDING IS LOCATED IS BOUNDED AS FOLLOWS:

BEGINNING at a point on the [illegible] corner of [illegible] Avenue and [illegible] Avenue

running thence	[illegible] Avenue	and	[illegible] Avenue		
thence	[illegible] 75'-0"	feet; thence	[illegible] 200'-0"		feet,
thence	[illegible] 125'-0"	feet; thence	[illegible] 100'-0"		feet,
thence	[illegible] 150'-0"	feet; thence	[illegible] 170'-0"		feet;
thence		feet; thence			feet,

to the point or place of beginning

PLANS DATED 6/10/03

PLANS BY [illegible] DATE OF COMPLETION 6/25/79 THE PROPOSED CLASSIFICATION Class 3 Semi-Fireproof

BUILDING OCCUPANCY GROUP CLASSIFICATION [illegible] HEIGHT 6 STORIES 65'-11" (+/-)

THE FOLLOWING FIRE DETECTION AND EXTINGUISHING SYSTEMS ARE DESIGNED AND WERE INSTALLED TO COMPLY WITH APPLICABLE LAWS

	YES	NO		YES	NO
STANDPIPE SYSTEM			AUTOMATIC SPRINKLER SYSTEM		
TANK STORAGE SYSTEM					
STANDPIPE FIRE TELEPHONE AND SIGNALING SYSTEM					
SMOKE DETECTOR					
FIRE ALARM AND GONG SYSTEM					

STORM DRAINAGE DISCHARGES INTO:

STORM SEWER ☐ COMBINED SEWER ☐ [illegible] ☐

SANITARY DISCHARGES INTO:

SANITARY SEWER ☐ COMBINED SEWER ☐ [illegible] ☐

LIMITATIONS OF DISTRICT #1

BOARD OF STANDARDS AND APPEALS CAL NO [illegible]

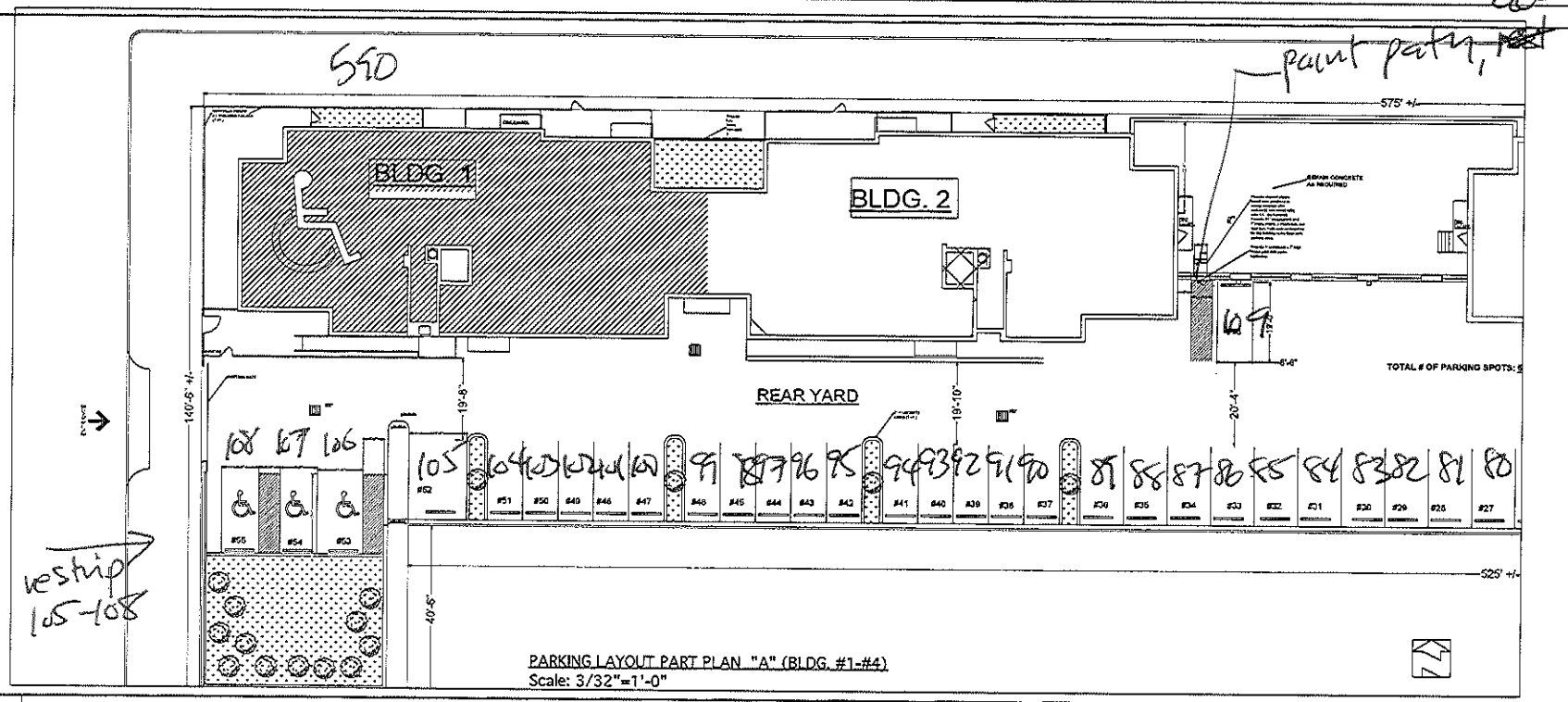
CITY PLANNING COMMISSION CAL NO [illegible]

OTHERS

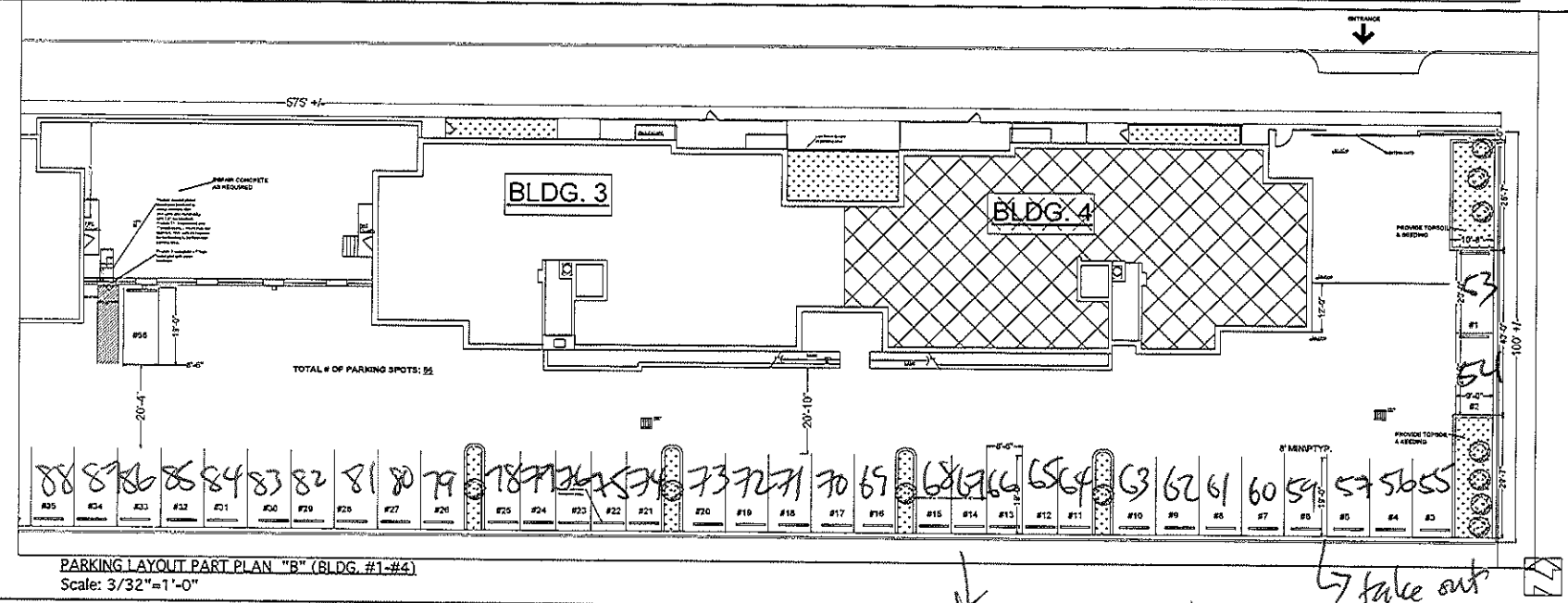
C-3

281 & 311 Marcus Garvey Boulevard
Certificates of Occupany
Medgar Evers Apartments

LANGAN



PARKING LAYOUT PART PLAN "A" (BLDG. #1-#4)
Scale: 3/32"=1'-0"



PARKING LAYOUT PART PLAN "B" (BLDG. #1-#4)
Scale: 3/32"=1'-0"

PROJECT:
Medgar Evers Apartments

OWNER:
745 Gates Housing Development Fund Corp.

NOTES

CONSULTANT: NAME

CONSULTANT: NAME

CONSULTANT: NAME

CONSULTANT: NAME

NO.	ISSUE/REV.	DATE	NO.	ISSUE/REV.	DATE

PETER FRANZESE, P.E.
80 EAST 11th STREET, SUITE 6D1
NEW YORK, NY 10003
PHONE: (212) 777-2478 FAX: (212) 777-2981

PROJECT: Medgar Evers Apartments
ADDRESS: 510, 600, 620 & 630 Gates Ave., Brooklyn, NY
DRAWING: PARKING LAYOUT PART PLANS
DATE: 08/22/08
PROJ. #: 2175-08
DWN BY: NM CD BY: NM
SCALE: 3/64"
DWG. # OF #
A-101.00
CD'S: NM

add spot

550

paint parking

108 107 106

105

restrip 105-108

take out

take away current handicap spots.

spot 58 when 55

need to ~~to~~ handicap
remove a spot
remarked

630' +/-

#34 #33 #32 #31 #30 #29 #28 #27 #26 #25 #24 #23 #22 #21 #20 #19 #18 #17 #16 #15 #14 #13 #12 #11 #10 #9 #8 #7 #6 #5 #4 #3 #2 #1

TOTAL # OF PARKING SPOTS: 90

REAR YARD

114 115 116 117

100'-0"

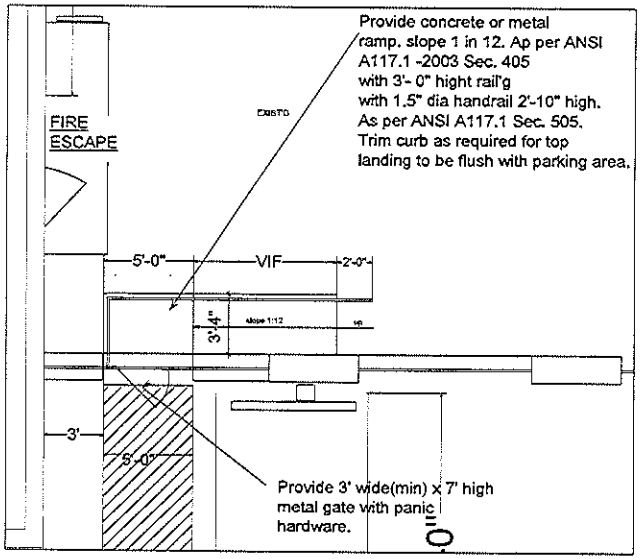
BLDG. 7 | BLDG. 8 | BLDG. 9

0' +/-

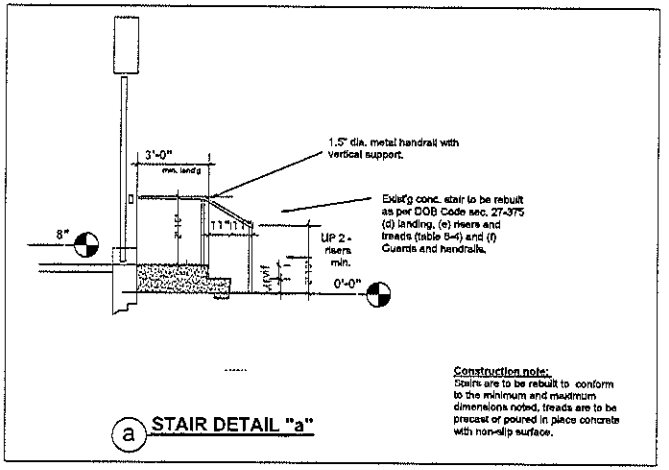
735 745 755

paint park
make spots

PARKING LAYOUT PART PLAN "A" (BLDG. #5-#9)
Scale: 3/32"=1'-0"



RAMP PART PLAN
Scale: 3/8"=1'-0"



(a) STAIR DETAIL "a"

STAIR PART PLAN
Scale: 1/2"=1'-0"

PROJECT:
Medgar Evers Apartments

OWNER:
745 Gates Housing Development Fund Corp.

NOTES

CONSULTANT NAME

CONSULTANT NAME

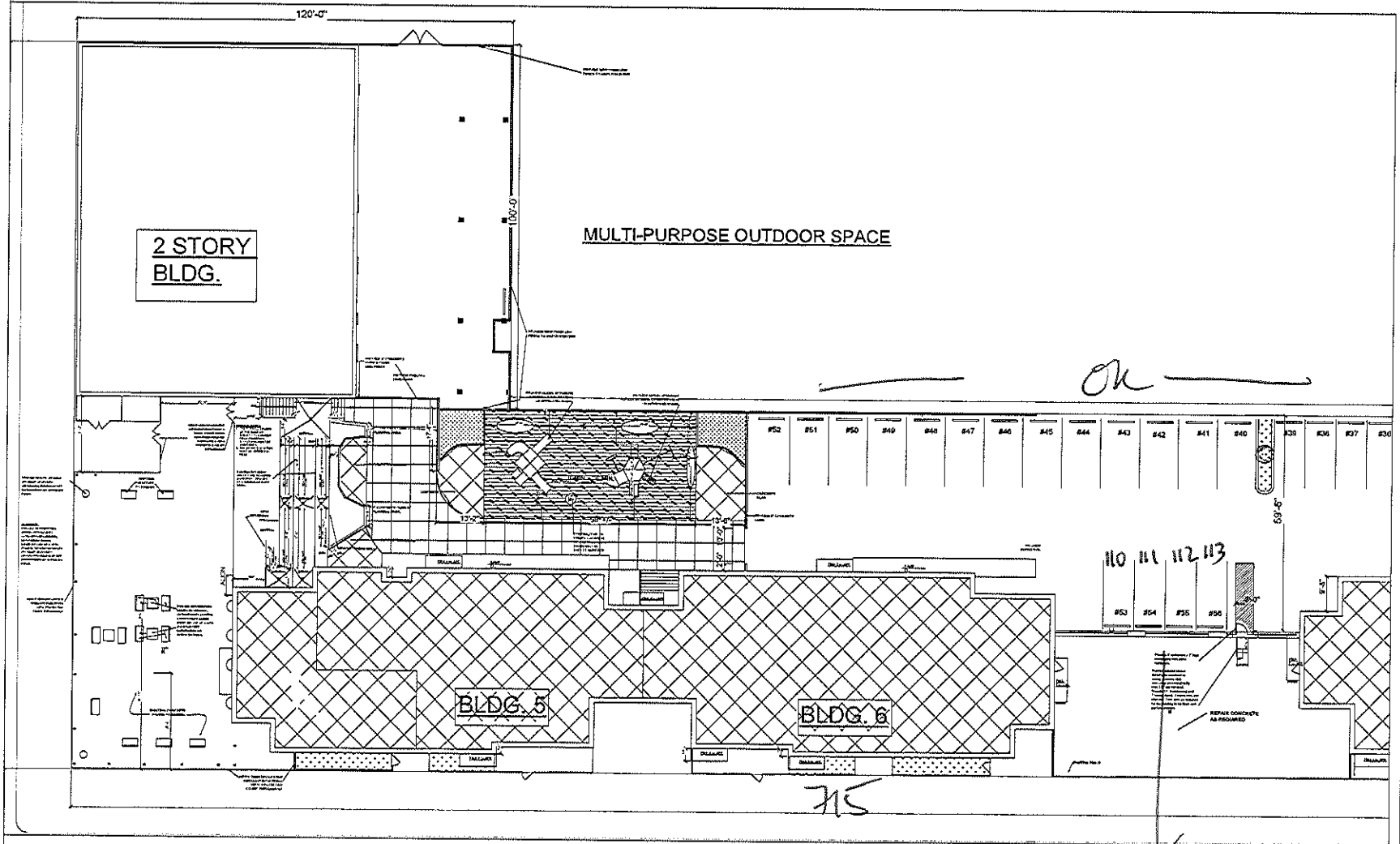
CONSULTANT: NAME

CONSULTANT: NAME

NO.	ISSUE/REV.	DATE	NO.	ISSUE/REV.	DATE
1					
A					

PETER FRANZESE, P.E.
40 EAST 11th STREET, SUITE 601
NEW YORK, NY 10003
PHONE: (212) 777-7478 FAX: (212) 777-2901

PROJECT: Medgar Evers Apartments
ADDRESS: 701,715,726,745 & 755 Gates Ave., Brooklyn, NY
DRAWING: PARKING LAYOUT PART PLANS
DATE: 06/22/06
PROJ. #: 7170-06
DWN BY: NM CD BY: NM
SCALE: 3/32"
DWG. # OF #
A-201.00
CDF: NM



PARKING LAYOUT PART PLAN "B" (BLDG. #5-#9)
Scale: 3/32"=1'-0"

ok

715

print path newspots.

PROJECT:
Medgar Evers Apartments

OWNER:
745 Gates Housing Development Fund Corp.

NOTES

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

CONSULTANT NAME

NO.	ISSUE/REV.	DATE	NO.	ISSUE/REV.	DATE

PETER FRANZESE, P.E.
50 EAST 11th STREET, SUITE 001
NEW YORK, NY 10003
PHONE: (212) 777-2478 FAX: (212) 777-2001

PROJECT: Medgar Evers Apartments
ADDRESS: 701,716,736,745 & 755 Gates Ave., Brooklyn, NY
DRAWING: PARKING PART PLANS
DATE: 09/22/06
PROJ. #: 2175-08
DWN BY: NM CD BY: NM
SCALE: 3/64"=1'
DWG. # OF #
A-202.00
CDF: NM

D

281 & 311 Marcus Garvey Boulevard
Childcare Data

LANGAN

Appendix Table D-1: Public Childcare Facility Enrollment in the Study Area

Map ID[1]	Name	Address	Income Eligible Enrollment – Preschool[2]	Income Eligible Enrollment – Infant + Toddler[2]
E1	P.S. 003 The Bedford Village	50 Jefferson Avenue	0	0
E2	P.S. 011 Purvis J. Behan	419 Waverly Avenue	0	0
E3	P.S. 044 Marcus Garvey	432 Monroe Street	0	0
E4	P.S. 054 Samuel C. Barnes	195 Sandford Street	0	0
E5	P.S. 056 Lewis H. Latimer	170 Gates Avenue	0	0
E6	P.S. 093 William H. Prescott	31 New York Avenue	0	0
E7	P.S. 256 Benjamin Banneker	114 Kosciusko Street	0	0
E8	P.S. 270 Johann DeKalb	241 Emerson Place	0	0
E9	P.S. 023 Carter G. Woodson	545 Willoughby Avenue	0	0
E10	P.S. 059 William Floyd	211 Throop Avenue	0	0
E11	P.S. 120 Carlos Tapia	18 Beaver Street	0	0
E12	P.S. 147 Isaac Remsen	325 Bushwick Avenue	0	0
E13	P.S./I.S. 157 The Benjamin Franklin Health & Science Academy	850 Kent Avenue	0	0
E14	P.S. 196 Ten Eyck	207 Bushwick Avenue	0	0
E15	P.S. 250 George H. Lindsay	108 Montrose Avenue	0	0
E16	P.S. 257 John F. Hylan	60 Cook Street	0	0
E17	P.S. 297 Abraham Stockton	700 Park Avenue	0	0
E18	P.S. 380 John Wayne Elementary	370 Marcy Avenue	0	0
E19	P.S. 005 Dr. Ronald Mcnair	820 Hancock Street	0	0
E20	P.S. 021 Crispus Attucks	180 Chauncey Street	0	0
E21	P.S. 025 Eubie Blake School	787 Lafayette Avenue	0	0
E22	P.S. 026 Jesse Owens	1014 Lafayette Avenue	0	0
E23	P.S. 040 George W. Carver	265 Ralph Avenue	0	0
E24	P.S. 081 Thaddeus Stevens	990 Dekalb Avenue	0	0
E25	P.S. 243K- The Weeksville School	1580 Dean Street	0	0
E26	P.S. 262 El Hajj Malik El Shabazz Elementary School	500 Macon Street	0	0
E27	P.S. 308 Clara Cardwell	616 Quincy Street	0	0
E28	P.S. 309 The George E. Wibecan Preparatory Academy	794 Monroe Street	0	0
E29	P.S. 335 Granville T. Woods	130 Rochester Avenue	0	0
E30	Brighter Choice Community School	280 Hart Street	0	0
E31	Brooklyn Brownstone School	272 Macdonough Street	0	0
E32	Dr. Jacqueline Peek-Davis School	430 Howard Avenue	0	0
E33	P.S. 138 Brooklyn	760 Prospect Place	0	0
E34	P.S. 191 Paul Robeson	1600 Park Place	0	0
E35	P.S. 289 George V. Brower	900 Saint Marks Avenue	0	0
E36	P.S. 316 Elijah Stroud	750 Classon Avenue	0	0

E37	M.S. K394	188 Rochester Avenue	0	0
E38	New Bridges Elementary	1025 Eastern Parkway	0	0
E39	Brooklyn Arts and Science Elementary School	443 Saint Marks Avenue	0	0
E40	P.S./I.S. 137 Rachel Jean Mitchell	121 Saratoga Avenue	0	0
E41	P.S. 178 Saint Clair Mckelway	2163 Dean Street	0	0
E42	Brooklyn Landmark Elementary School	251 Mcdougal Street	0	0
E43	P.S./I.S. 045 Horace E. Greene	84 Schaefer Street	0	0
E44	P.S. 075 Mayda Cortiella	95 Grove Street	0	0
E45	P.S. 106 Edward Everett Hale	1328 Putnam Avenue	0	0
E46	P.S. 116 Elizabeth L Farrell	515 KNICKERBOCKER AVENUE	0	0
E47	P.S. 123 Suydam	100 Irving Avenue	0	0
E48	P.S. 145 Andrew Jackson	100 Noll Street	0	0
E49	P.S. 151 Lyndon B. Johnson	763 Knickerbocker Avenue	0	0
E50	P.S. 274 Kosciusko	800 Bushwick Avenue	0	0
E51	P.S. 299 Thomas Warren Field	88 Woodbine Street	0	0
E52	P.S. 377 Alejandrina B. De Gautier	200 Woodbine Street	0	0
E53	Community Partnership Charter School Pre-Kindergarten	241 Emerson Place	0	0
E54	Epiphany Lutheran School	721 Lincoln Place	0	0
E55	Brevoort Children's Center	250 Ralph Avenue	7	0
E56	Edwards L. Cleaveland	1185 Park Place	21	0
E57	M.A.C.A.D.E.M.Y.	1313 Union Street	0	0
E58	Bishop Sexton	933 Herkimer Street	51	0
E59	HIGHLIGHTS ACADEMY, INC.	1688 President Street	0	0
E60	Bushwick United HDFC 1	136 Stanhope Street	95	0
E61	Cornerstone Day Care Center	289 Lewis Avenue	13	0
E62	BAbove 32	799 Kent Avenue	11	59
E63	Tabernacle Church of God Day Care Center, Inc.	34 Kosciuszko Street	78	33
E64	New Life Child Development Center 4	1307 Greene Avenue	99	0
E65	Bushwick United HDFC 6	200 Central Avenue	62	0
E66	Shirley Chisholm Child Care Center Site 4 Somers	33 Somers Street	59	21
E67	Traditional Educational Center	1469B Broadway	43	13
E68	New Life Child Development Center 1	295 Woodbine Street	81	6
E69	Kreative Kare Day Care Center, Inc.	292 Palmetto Street	0	0
E70	Be Above 37	570 Crown Street	92	0
E71	Marcy Children's Center	494 Marcy Avenue	18	0
E72	Shirley Chisholm Day Care Center Site 5 Advent Center	265 Sumpter Street	29	0
E73	Saratoga II - Shirley Chisholm Center	69 Saratoga Avenue	27	0
E74	LSSMNY: Early LIFE Children's Center 9	1175 Gates Avenue	34	6
E75	United Academy 60 Harrison Avenue	60 Harrison Avenue	32	65
E76	Friends of Crown Heights 29	1435 Prospect Place	34	0
E77	Young Minds Day Care Center	972 Fulton Street	0	0

E78	Bedford Stuyvesant ECDC 5Q	5 Quincy Street	0	0
E79	Salvation Army - Bedford	110 Kosciusko Street	0	0
E80	Grand Street Settlement Dual #3	319 Stanhope Street	64	0
E81	Sumner Children's Center	860 Park Avenue	23	0
E82	Tompkins Children's Center	730 Park Avenue	29	6
E83	Graham Child Care Center	222 Graham Avenue	0	0
E84	Bedford Stuyvesant ECDC 262	262 Lexington Avenue	0	0
E85	Bedford Stuyvesant ECDC 265	813 Hancock Street	0	0
E86	Billy Martin Child Development Center	333 Classon Avenue	8	7
E87	Shirley Chisholm Day Care Center Site 1	2023 Pacific Street	43	18
E88	Friends of Crown Heights #16	963 Park Place	33	0
E89	Friends of Crown Heights 2	671 Prospect Place	36	34
E90	John Coker DCC	1375 Bushwick Avenue	60	0
E91	Bushwick United HDFC 7	600 Hart Street	57	0
E92	Bushwick United HDFC 3	331 Central Avenue	25	0
E93	Bushwick United HDFC 2	77 Wilson Avenue	50	0
E94	Salvation Army - Bushwick	1151 Bushwick Avenue	30	0
E95	Friends of Crown Heights 9	813 Sterling Place	103	0
E96	Bedford Stuyvesant ECDC 133	133 Kings 1 Walk	0	0
E97	Yeled V'Yalda 667	667 Eastern Parkway	0	0
E98	Little Sun People	1360 Fulton Street	0	0
E99	Wiser Choice	1001 Broadway	0	0
E100	The Saint John's Place Family Center Day Care Program	1620 St John's Place	0	0
E101	ACE Integration Head Start	1419-23 Broadway	63	0
E102	Bedford Stuyvesant ECDC 510	510 Quincy Street	0	0
E103	Kreative Kare Day Care Center	455 Wilson Avenue	0	0
E104	Arista Prep, Inc.	221 Kingston Avenue	0	0
E105	Weeksville Gardens	1640 Pacific Street	0	0
E106	Superior	1741 Broadway	0	0
E107	Effie B.s Early Childhood Development Center Corp.	1171 Eastern Parkway	0	0
E108	Sunny Skies Preschool	720 Washington Avenue	0	0
E109	BKA Utica	250 Utica Avenue	0	0
E110	Glorious and Gifted Early Childhood Center Inc.	421 Throop Avenue	0	0
E111	Stuyvesant Heights Day Care/New Vision One	69 Macdonough Street	0	0
E112	Bnos Square of Williamsburg	80 Skillman Street	0	0
E113	Bedford-Stuyvesant ECDC	214 Stuyvesant Avenue	0	0
E114	YESHIVA KEHILATH YAKOV 6	636-640 BEDFORD AVENUE	0	0
E115	TINY HANDS & FEET DAYCARE LLC	466 MACDONOUGH STREET	0	0
E116	Verny Daycare, Inc.	619 Hancock Street	0	0
		Total[3]	**1,510**	**268**

[1] Figure C-1

[2] Enrollment information is suppressed (and listed as 0) for locations with fewer than five (5) students in a category. Enrollment information is provided for the most recent year for which full information is available. Enrollment is only shown for income-eligible students.

[3] Total enrollment count is obtained by summing the total of income eligible enrollment – preschool and total of income eligible enrollment – infant + toddler.

Source: DOE, November 2021

Appendix Table D-2: Public Childcare Facility Seats in the Study Area

Map ID[1]	Name	Address	Income Eligible Infants (TOTAL)	Income Eligible Toddlers (TOTAL)	Income Eligible Preschool (TOTAL)
S1	P.S. 003 The Bedford Village	50 Jefferson Avenue	0	0	0
S2	P.S. 011 Purvis J. Behan	419 Waverly Avenue	0	0	0
S3	P.S. 044 Marcus Garvey	432 Monroe Street	0	0	0
S4	P.S. 054 Samuel C. Barnes	195 Sandford Street	0	0	0
S5	P.S. 056 Lewis H. Latimer	170 Gates Avenue	0	0	0
S6	P.S. 093 William H. Prescott	31 New York Avenue	0	0	0
S7	P.S. 256 Benjamin Banneker	114 Kosciusko Street	0	0	0
S8	P.S. 270 Johann Dekalb	241 Emerson Place	0	0	0
S9	Friends Of Crown Heights - 34-52 Kosciuszko Street	34-52 Kosciuszko Street	0	12	90
S10	Young Minds Day Care Center	972 Fulton Street	0	12	65
S11	Bedford Stuyvesant Early Childhood Development Center, Inc.	5 Quincy Street	0	12	0
S12	The Salvation Army Bedford Child Care Center	110 Kosciuszko Street	0	0	26
S13	Bedford Stuyvesant Early Childhood Development Center, Inc.	262 Lexington Avenue	0	0	0
S14	Billy Martin Child Development Day Care Center, Inc	333 Classon Avenue	0	12	33
S15	Little Sun People, Inc.	1360 Fulton Street	0	0	0
S16	Sunny Skies Prospect Corp	720 Washington Avenue	0	0	0
S17	Stuyvesant Heights Day Care/New Vision One	69 Macdonough Street	0	0	18
S18	Debbie's Angels Dal Daycare At 395 Clinton Avenue	395 Clinton Avenue	1	1	2
S19	Sherril's Day Care At 415 Hancock Street	415 Hancock Street	1	1	4
S20	Toi's Tiny Tots Daycare At 185 Franklin Avenue	185 Franklin Avenue	1	1	5
S21	Joan Hallett At 395 Clinton Avenue	395 Clinton Avenue	1	1	5
S22	Happy Hours Daycare Too At 275 Putnam Avenue	275 Putnam Avenue	1	1	5
S23	Cititots, Llc At 238 Lafayette Avenue	238 Lafayette Avenue	1	1	2
S24	Cititots Early Childhood Center, Inc	814 Marcy Avenue	0	0	0
S25	P.S. 023 Carter G. Woodson	545 Willoughby Avenue	0	0	0
S26	P.S. 059 William Floyd	211 Throop Avenue	0	0	0
S27	P.S. 120 Carlos Tapia	18 Beaver Street	0	0	0
S28	P.S. 147 Isaac Remsen	325 Bushwick Avenue	0	0	0
S29	P.S./I.S. 157 The Benjamin Franklin Health & Science Academy	850 Kent Avenue	0	0	0
S30	P.S. 196 Ten Eyck	207 Bushwick Avenue	0	0	0
S31	P.S. 250 George H. Lindsay	108 Montrose Avenue	0	0	0

S32	P.S. 257 John F. Hylan	60 Cook Street	0	0	0
S33	P.S. 297 Abraham Stockton	700 Park Avenue	0	0	0
S34	P.S. 380 John Wayne Elementary	370 Marcy Avenue	0	0	0
S35	United Academy	60 Harrison Avenue	0	48	48
S36	Sumner Children's Center	860 Park Avenue	0	12	33
S37	Tompkins Children's Center	730 Park Avenue	0	0	69
S38	Graham Child Care Center	222 Graham Avenue	0	0	35
S39	Our Children The Leaders Of Tomorrow	756 Myrtle Avenue	0	0	26
S40	Bnos Square Of Williamsburg	80 Skillman Street	0	0	0
S41	Family Daycare At 391 Lorimer Street	391 Lorimer Street	1	1	1
S42	Torres Day Care At 50 Manhattan Avenue	50 Manhattan Avenue	1	1	5
S43	Oneida Family Daycare At 552 Marcy Avenue	552 Marcy Avenue	1	1	1
S44	Step By Elstep Family Day Care At 472 Marcy Ave	472 Marcy Ave	1	1	3
S45	Luz Cruz At 330 Bushwick Avenue	330 Bushwick Avenue	1	1	3
S46	Kirindy Family Day Care At 534 Flushing Avenue	534 Flushing Avenue	1	1	3
S47	Tiny Steps Group Family Daycare Corp At 546 Flushing Avenue	546 Flushing Avenue	1	1	4
S48	All My Children At 62 Middleton Street	62 Middleton Street	1	1	7
S49	Beautiful Garden Daycare At 71 Nostrand Ave.	71 Nostrand Ave.	1	1	2
S50	Ariel Play House At 25 Boerum Street	25 Boerum Street	1	1	3
S51	Rosaura M Tavarez At 212 Throop Avenue	212 Throop Avenue	1	1	5
S52	Shauna Campbell At 10 Montieth Street	10 Montieth Street	1	1	3
S53	Tiffany Stoudmire At 760 Park Avenue	760 Park Avenue	1	1	1
S54	Teodora Rodriguez At 130 Moore Street	130 Moore Street	1	1	2
S55	Melissa's Family Child Care At 24 Humboldt Street	24 Humboldt Street	1	1	1
S56	The Baby Play Place At 25 Boerum Street	25 Boerum Street	1	1	2
S57	P.S. 005 Dr. Ronald Mcnair	820 Hancock Street	0	0	0
S58	P.S. 021 Crispus Attucks	180 Chauncey Street	0	0	0
S59	P.S. 025 Eubie Blake School	787 Lafayette Avenue	0	0	0
S60	P.S. 026 Jesse Owens	1014 Lafayette Avenue	0	0	0
S61	P.S. 040 George W. Carver	265 Ralph Avenue	0	0	0
S62	P.S. 081 Thaddeus Stevens	990 Dekalb Avenue	0	0	0
S63	P.S. 243k- The Weeksville School	1580 Dean Street	0	0	0
S64	P.S. 262 El Hajj Malik El Shabazz Elementary School	500 Macon Street	0	0	0
S65	P.S. 308 Clara Cardwell	616 Quincy Street	0	0	0
S66	P.S. 309 The George E. Wibecan Preparatory Academy	794 Monroe Street	0	0	0
S67	P.S. 335 Granville T. Woods	130 Rochester Avenue	0	0	0
S68	Brighter Choice Community School	280 Hart Street	0	0	0
S69	Brooklyn Brownstone School	272 Macdonough Street	0	0	0
S70	Bks - Brevoort	250 Ralph Avenue	0	12	18
S71	Bishop Sexton Head Start	933 Herkimer Street	0	0	84
S72	Reach For The Stars Child Development Inc. At 1256 Park Place	1256 Park Place	1	1	4

S73	The Friends Of Crown Heights Educational Centers, Inc.	1435 Prospect Place	0	0	47
S74	Bedford Stuyvesant Early Childhood Development Center, Inc.	214 Stuyvesant Avenue	0	0	33
S75	Bedford Stuyvesant Early Childhood Development Center, Inc.	813 Hancock Street	0	12	0
S76	Bedford Stuyvesant Early Childhood Development Center, Inc.	133 Kings First Walk	0	0	0
S77	Bedford Stuyvesant Early Childhood Development Center, Inc.	510 Quincy Street	0	0	30
S78	Weeksville Garden Children's Center	1640 Pacific Street	0	0	15
S79	Glorious And Gifted Early Childhood Center Inc.	421 Throop Avenue	0	0	27
S80	Tiny Hands & Feet Daycare Llc	466 Macdonough Street	0	0	0
S81	Carmen I. Lopez At 1430 Bergen Street	1430 Bergen Street	1	1	0
S82	Sheila Brisport At 1760 Bergen St	1760 Bergen St	1	1	2
S83	Seltha Browne At 1902 Bergen St.	1902 Bergen St.	1	1	4
S84	Ms Andrea’s Happyfeet Child Care Inc At 94 Chauncey Street	94 Chauncey Street	1	1	6
S85	Angel’s Paradise Childcare At 153 Decatur Street	153 Decatur Street	1	1	4
S86	Keisha Farrell At 523-A Hancock Street	523-A Hancock Street	0	1	4
S87	Blanca's Dreamland Day Care At 1334 Gates Avenue	1334 Gates Avenue	1	1	4
S88	Prince Ofumaka Family Daycare At 408 Howard Avenue	408 Howard Avenue	0	1	4
S89	Mcgills Open Arms Family Day Care At 882 Jefferson Avenue	882 Jefferson Avenue	1	1	6
S90	Nikky Child Care Learning Center At 816 Macon Street	816 Macon Street	0	1	4
S91	Happy Children Daycare At 1953 Pacific Street	1953 Pacific Street	1	1	0
S92	Zaire’s Beautiful Beginnings At 1607 Prospect Place	1607 Prospect Place	1	1	1
S93	Young Ones Daycare At 107 Schenectady Avenue	107 Schenectady Avenue	1	1	4
S94	Mother's Loving Hands Group Family Daycare At 426a Lewis Ave	426a Lewis Ave	1	1	6
S95	Omon Ojeikere At 1943 Fulton Street	1943 Fulton Street	0	1	4
S96	Dr. Jacqueline Peek-Davis School	430 Howard Avenue	0	0	0
S97	P.S. 138 Brooklyn	760 Prospect Place	0	0	0
S98	P.S. 191 Paul Robeson	1600 Park Place	0	0	0
S99	P.S. 289 George V. Brower	900 Saint Marks Avenue	0	0	0
S100	P.S. 316 Elijah Stroud	750 Classon Avenue	0	0	0
S101	M.S. K394	188 Rochester Avenue	0	0	0
S102	New Bridges Elementary	1025 Eastern Parkway	0	0	0
S103	Brooklyn Arts And Science Elementary School	443 Saint Marks Avenue	0	0	0
S104	United Lubavitch Yeshiva	570 Crown Street	0	0	0
S105	Edwards L. Cleaveland	1185 Park Place	0	6	35
S106	M.A.C.A.D.E.M.Y.	1313 Union Street	0	0	0
S107	Highlights Academy	1688 President Street	0	12	0
S108	Friends Of Crown Heights - 963 Park Place	963 Park Place	0	12	48
S109	Friends Of Crown Heights - 671-675 Prospect Place	671-675 Prospect Place	0	62	57
S110	Friends Of Crown Heights - 813 Sterling Place	813 Sterling Place	0	24	81
S111	Arista Preparatory, Inc.	211 Kingston Avenue	0	0	0

S112	Effie B's Daycare Center	1173 Eastern Parkway	0	0	0
S113	Bka Of Ny Llc	250 Utica Avenue	0	0	33
S114	Angels Of God Daycare At 319 New York Avenue	319 New York Avenue	1	1	5
S115	Precious Gift Daycare At 1510 President Street	1510 President Street	1	1	4
S116	Carol's Group Family Daycare At 1030 Park Place	1030 Park Place	1	1	3
S117	Marie Y. Young At 628 Sterling Place	628 Sterling Place	1	1	4
S118	Family Day Care At 1738 Union Street	1738 Union Street	1	1	0
S119	Group Family Day Care At 821 Eastern Parkway	821 Eastern Parkway	1	1	0
S120	My Garden Grows At 775 Prospect Place	775 Prospect Place	0	1	4
S121	Theresa J. Gibbs At 1746 President Street	1746 President Street	0	1	4
S122	Creative Learning Academy - Crown Heights	196 Albany Avenue	0	0	18
S123	P.S./I.S. 137 Rachel Jean Mitchell	121 Saratoga Avenue	0	0	0
S124	P.S. 178 Saint Clair Mckelway	2163 Dean Street	0	0	0
S125	Brooklyn Landmark Elementary School	251 Mcdougal Street	0	0	0
S126	Superior Daycare Center, Inc	1741 Broadway	8	0	33
S127	New Beginning08 Group Family Daycare Inc At 619 Bainbridge Street	619 Bainbridge Street	1	1	4
S128	Group Family Daycare At 816 Macon Street	816 Macon Street	1	1	3
S129	P.S./I.S. 045 Horace E. Greene	84 Schaefer Street	0	0	0
S130	P.S. 075 Mayda Cortiella	95 Grove Street	0	0	0
S131	P.S. 106 Edward Everett Hale	1328 Putnam Avenue	0	0	0
S132	P.S. 116 Elizabeth L Farrell	515 Knickerbocker Avenue	0	0	0
S133	P.S. 123 Suydam	100 Irving Avenue	0	0	0
S134	P.S. 145 Andrew Jackson	100 Noll Street	0	0	0
S135	P.S. 151 Lyndon B. Johnson	763 Knickerbocker Avenue	0	0	0
S136	P.S. 274 Kosciusko	800 Bushwick Avenue	0	0	0
S137	P.S. 299 Thomas Warren Field	88 Woodbine Street	0	0	0
S138	P.S. 377 Alejandrina B. De Gautier	200 Woodbine Street	0	0	0
S139	New Life Child Development Inc Early Learn Site #4	1307 Greene Ave	0	0	81
S140	Traditional Educational Center Inc.	1469 Broadway	0	24	55
S141	New Life Child Development Center Inc	295 Woodbine Street	0	0	48
S142	Kreative Kare Day Care Center, Inc.	292 Palmetto Street	0	0	0
S143	Gss 319 Stanhope Child And Family Center	319 Stanhope Street	0	0	35
S144	Life-John Coker	1375 Bushwick Avenue	0	0	66
S145	Bushwick United Hdfc7	600 Hart Street	0	0	132
S146	Buhdfc2	77 Wilson Avenue	0	0	84
S147	The Salvation Army Bushwick Corps Community Center	1151 Bushwick Avenue	0	12	19
S148	Wiser Choice Learning, Inc.	1001 Broadway	0	12	0
S149	Hospital Clinic Home Center Instructional Corp.	1419 Broadway	0	0	83
S150	Kreative Kare Day Care Center	455 Wilson Avenue	0	0	33
S151	Bright Kids Group Family Day Care Corp At 167 Menahan Street	167 Menahan Street	1	1	4

S152	Julizbeth Nursery Group Family Day Care Corporation At 99 Cornelia Street	99 Cornelia Street	1	1	4
S153	Carolyn Colter's Group Family Daycare At 88 Covert Street	88 Covert Street	1	1	4
S154	Creative Minds Group Family Daycare At 196 Covert Street	196 Covert Street	1	1	1
S155	Narcisa Luz Del Saber Group Family Daycare At 205 Covert Street	205 Covert Street	1	1	2
S156	Regina Group Family Day Care Inc At 43 Central Avenue	43 Central Avenue	1	1	2
S157	Josefina Ogando At 1148 Dekalb Avenue	1148 Dekalb Avenue	1	1	4
S158	Meli's Little Royalties At 212 Eldert Street	212 Eldert Street	1	1	6
S159	Little Smiles Chid Care At 1225 Gates Avenue	1225 Gates Avenue	1	1	5
S160	Dolphin At 1301 Gates Avenue	1301 Gates Avenue	1	1	1
S161	Andrea's Day Care I At 1484 Gates Avenue	1484 Gates Avenue	1	1	7
S162	Ylma Gil Group Family Daycare,Inc. At 1389 Gates Avenue	1389 Gates Avenue	1	1	5
S163	Bumble Beez At 1071 Jefferson Avenue	1071 Jefferson Avenue	1	1	3
S164	Little Treasures Day Care 1 Corp At 541 Knickerbocker Avenue	541 Knickerbocker Avenue	1	1	3
S165	Yentl Brianna Day Care At 1378 Madison Street	1378 Madison Street	1	1	4
S166	Andrea's Day Care Ii Inc At 1484 Gates Avenue	1484 Gates Avenue	1	1	0
S167	Hope Of The Future Corp. At 376 Palmetto Street	376 Palmetto Street	1	1	6
S168	Dreamland Daycare At 32 Palmetto Street	32 Palmetto Street	1	1	2
S169	Big Miracle Corp At 1364 Putnam Ave	1364 Putnam Ave	1	1	3
S170	Learning Together With Love Day Care At 1367 Putnam Avenue	1367 Putnam Avenue	1	1	2
S171	Eduvigis Gomez At 1019 Putnam Avenue	1019 Putnam Avenue	1	1	3
S172	Starting A Little World Group Family Day Care Inc. At 1384 Putnam Avenue	1384 Putnam Avenue	1	1	2
S173	Growing Together Fdc At 1008 Willoughby Avenue	1008 Willoughby Avenue	1	1	5
S174	Smart Start Head Start Llc At 19 Woodbine Street	19 Woodbine Street	1	1	4
S175	Milagros Ark Group Family Day Care At 251 Woodbine Street	251 Woodbine Street	1	1	3
S176	Jean Jack At 17 Woodbine Street	17 Woodbine Street	1	1	4
S177	Just Quality Care Daycare Services, Inc. At 246 Woodbine Street	246 Woodbine Street	1	1	4
S178	Gloria`S Day Care At 54 Harman Street	54 Harman Street	1	1	4
S179	La Niña De Tus Ojos Corporation At 247 Stockholm Street	247 Stockholm Street	1	1	0
S180	Kiddie Clubhouse Group Day Care, Inc. At 1121 Jefferson Avenue	1121 Jefferson Avenue	1	1	4
S181	Betty Garcia Ortega Family Day Care At 1268 Hancock Street	1268 Hancock Street	1	1	2
S182	Tanias Dream Of Love Group Day Care Center Corporation At 1385 Putnam Avenue	1385 Putnam Avenue	1	1	1
S183	J.M.J Babysitting Family Daycare At 1176 Greene Avenue	1176 Greene Avenue	1	1	2
S184	Kreative Kare Day Care Center	541 Knickerbocker Avenue	8	10	0
S185	Chamy Day Care At 311 Cornelia St	311 Cornelia St	1	1	3
S186	Community Partnership Charter School Pre-Kindergarten	241 Emerson Place	0	0	0
S187	Bushwick United Hdfc 6	200 Central Avenue	0	0	130
S188	Shirley Chisholm Day Care Center Site 1	2023 Pacific Street	0	24	99

S189	Shirley Chisholm Child Care Center Site 4 Somers	33 Somers Street	0	24	99
S190	Lssmny: Early Life Children's Center 9	1175 Gates Avenue	0	24	99
S191	Saratoga Ii - Shirley Chisholm Center	69 Saratoga Avenue	0	0	81
S192	Little Children's Greenhouse Day Care At 1360 Pacific Street	1360 Pacific Street	0	1	0
S193	Little Kings And Queens At 1890 Pacific	1890 Pacific	1	1	2
S194	Yeled V'yalda 667	667 Eastern Parkway	0	0	0
S195	Isabela's Day Care At 1266 Madison St	1266 Madison St	1	1	4
S196	Kenesha D. Traynham-Cooper At 744 Park Ave	744 Park Ave	0	0	0
S197	Bushwick United Hdfc3	331 Central Avenue	0	0	0
S198	Yeshivath Kehilath Yakov	638 Bedford Avenue	8	48	0
S199	Park Place Day Care Inc	742 Nostrand Avenue	0	0	0
S200	Buhdfc1	136 Stanhope Street	0	0	33
S201	Eladia's Kids	506 Washington Avenue	0	0	0
S202	The Learning Experience At Clinton Hill	339 Greene Avenue	0	0	0
S203	Magic Moments	1078 Fulton Street	0	0	0
S204	Dios Play And Learn Daycare At 417 Wilson Ave	417 Wilson Ave	1	1	0
S205	Milagros M. Matias At 795 Bushwick Ave	795 Bushwick Ave	0	0	0
		Total[2]	**103**	**512**	**2,451**

[1] Figure C-2

[2] Total seat count is obtained by summing the columns: Income Eligible Infants (TOTAL), Income Eligible Toddlers (TOTAL), and Income Eligible Preschool (TOTAL). Seat count is provided for the most recent year for which information is available.
Source: DOE, November 2021

E

281 & 311 Marcus Garvey Boulevard
DEP Correspondence

LANGAN

Environmental Protection

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

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alicata@dep.nyc.gov

October 12, 2022

Louise Cafiero
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 281 and 311 Marcus Garvey Boulevard
Block 1629, Lot 1 and Block 1634, Lots 1 and 79
CEQR # 23DCP012K

Dear Ms. Cafiero:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the July 2022 Environmental Assessment Statement (EAS) and the November 2020 Phase I Environmental Site Assessment (Phase I) prepared by Langan Engineering, Environmental, Surveying, Landscape Architecture, and Geology D.P.C. on behalf of Omni New York LLC (applicant) for the above referenced project. It is our understanding that the applicant is seeking a series of discretionary actions from the New York City Department of City Planning (DCP) to facilitate the development of two mixed use buildings in the Bedford-Stuyvesant neighborhood of Brooklyn Community District 3. The Project Area comprises Block 1629, Lot 1 (North Lot) and Block 1634, Lot 1 (South Lot). The proposed discretionary land use actions include a zoning map amendment to rezone the portion of the Project Area within 100 feet of Marcus Garvey Boulevard from R6A/C2-4 and R6B/C2-4 to R7A/C2-4 and R7A, a text amendment to Zoning Resolution (ZR) Appendix F to establish the Rezoning Area as a Mandatory Inclusionary Housing area, a special permit from the City Planning Commission (CPC) pursuant to ZR Section 74-743 to modify setback and height modifications of ZR Section 23-664b in connection with a large-scale general development, and a CPC special permit pursuant to ZR Section 74-532 to waive up to 116 parking spaces required by ZR 25-23. The applicant also seeks discretionary affordable housing financing from the New York City Department of Housing Preservation and Development or the New York City Housing Development Corporation. Collectively, these proposed discretionary actions are the Proposed Actions. The Project Area contains two development sites (Site 1 and Site 2) that would be improved with adoption of the Proposed Actions. Site 1 (Block 1629, Lot 1) would be redeveloped with a 10-story, 100,724 gross square feet (gsf) building comprising approximately 77,914 gsf of residential space, 11,906 gsf of boxing gym space, and 10,904 gsf of childcare space. Site 2 (Block 1634, Lot 1) would be developed with a 10-story, 74,390-gsf building comprising up to 65,822 gsf of residential space and 8,568 gsf of retail space.

Block 1629, Lot 1 and Block 1634, Lot 1

The November 2020 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including residential buildings, commercial buildings, a gas station, dry cleaners, stores, a photo shop, a gym, tin shops, a lumber store, a garage, prints and oils, a cigar factory, a paint store, garages, auto repair, brass manufacturing, box manufacturing, rail lines, etc. Regulatory Databases identified 23 spills, 1 historical auto site, and 2 historical cleaner sites within 1/8 mile; 10 underground storage tank sites, 20 aboveground storage tank sites, and 1 dry cleaner within 1/4 mile; and 26 leaking storage tank sites, 5 voluntary cleanup program sites, and 1 brownfield site within a 1/2 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Project Area: Block 1629, Lot 1 and Block 1634, Lot 1

- The applicant plans to enter the New York State Department of Environmental Conservation (NYSDEC) Brownfield Cleanup Program (BCP). Based on the applicant's proposal to construct subject to NYSDEC BCP requirements, DEP concurs that the incorporation of all testing and remedial measures under NYSDEC BCP requirements will ensure that there would be no potential for significant adverse hazardous materials impacts as a result of the proposed project. Since the NYSDEC BCP is a voluntary program, DEP concurs with the EAS recommendation that an (E) Designation for hazardous materials should be placed on the zoning map pursuant to Section 11-15 of the New York City Zoning Resolution for the subject properties. The (E) Designation will ensure that testing and mitigation will be provided as necessary before any future development and/or soil disturbance in the event that the applicant is not accepted into or withdraws their participation from the NYSDEC BCP. These measures will ensure the development is protective of human health and the environment through the Mayor's Office of Environmental Remediation oversight as part of the New York City Department of Buildings approval process.

Future correspondence and submittals related to this project should include the following CEQR # **23DCP012K**. If you have any questions, you may contact Mohammad Khaja-Moinuddin at (718) 595-4445.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard; M. Khaja-Moinuddin; T. Estesen; M. Wimbish; S. Shellooe – DCP; E. Ulker Kacar; M. Bertini – OER