NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP139K)

500 Kent Avenue

Project Identification
CEQR No. 21DCP139K
ULURP Nos. C230293ZMK; C230294ZSK;
N230295ZCK; C230296ZSK; 230297LDK;

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, New York 10271

SEQRA Classification: Type I

Contact Person
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Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on January 19, 2024 for a Draft Environmental Impact Statement (DEIS) for the 500 Kent Avenue proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, May 15, 2024, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York, 10271, in conjunction with the CPC's public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted through 5:00pm, May 28, 2024. To continue to allow for broad public participation, DCP will hold the public hearing accessible both in-person and remotely via the teleconferencing application Zoom. Anyone attending the meeting in-person is encouraged to wear a mask.**

To join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

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

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that

will be posted after the meeting. The Public Hearing livestream can be found in the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through 5:00pm, Monday, May 28, 2024. They can be submitted via email to 21DCP139K_DL@planning.nyc.gov or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, at the address above, by calling (212) 720-3328 or by emailing sshellooe@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work are available for download on the project ZAP page: https://zap.planning.nyc.gov/projects/2019K0330. To view the 500 Kent Avenue Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the 500 Kent Avenue project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_21DCP139K".

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

The Applicant, 500 Kent LLC and United Jewish Organizations of Williamsburg, Inc, is seeking a series of land use actions, including a zoning map amendment, two special permits, and a waterfront zoning certification (the "Proposed Actions") that would facilitate the development of a 23-story, 352-foot tall (roof height; 392-foot tall with 40-foot tall bulkhead) commercial building (the "Proposed Project") in the South Williamsburg neighborhood of Brooklyn Community District (CD) 2. The Proposed Project would be constructed at 500 Kent Avenue (Block 2023, Lot 10) on a 115,244-square foot (sf), irregularly shaped corner lot located on at the southwest corner of the Kent and Division Avenues intersection (the "Project Site"). It is also a waterfront site with shoreline along Wallabout Channel, an artificial inlet of the East River.

The Proposed Actions would facilitate the development of the Proposed Project, an approximately 684,242 gross square feet (gsf) development containing 598,442 gsf of office space and 21,233 gsf of retail space, built at 5.0 floor area ratio (FAR) with 576,220 zoning square feet (zsf) of floor area. It would also contain approximately 49,453 sf (1.14 acres) of publicly accessible waterfront public open space, including a shore public walkway and supplemental public access area. There would also be 14,301 sf (0.33 acres) of accessory open areas for building occupants. Additionally, there would be 234 public parking spaces (64,567 gsf) and two loading berths. The anticipated Build Year is 2026.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following discretionary actions:

- Zoning map amendment that would rezone the Project Site from M3-1 to M1-5
- Waterfront bulk modification special permit pursuant to Zoning Resolution (ZR) Section 62-837 to modify various bulk requirements in sub-sections of ZR 62-341, including: (i) ZR 62-341(a)(2) - initial setback distance; (ii) ZR 62-341(c)(1) - maximum base height;

(iii) ZR 62-341(c)(2) - maximum building height, (iv) ZR 62-341(c)(5) - maximum width of walls facing shoreline

- Public parking garage special permit pursuant to ZR 74-52 to allow a 234-space public parking garage

The project also requires one non-discretionary ministerial action by the City Planning Commission (CPC):

- Waterfront zoning certification pursuant to ZR 62-81 to demonstrate compliance with applicable waterfront zoning regulations

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) has been established for the Proposed Actions to account for existing conditions, the Future without the Proposed Actions (No Action condition) and the Future with the Proposed Actions (With Action condition) with a 2026 analysis year. In the With-Action scenario, the Proposed Project would be constructed pursuant to the proposed zoning map amendment, waterfront and public parking garage special permits, and waterfront zoning certification. In the No-Action Condition, it is anticipated that the Project Site would be developed as an as-of-right 312,599 gsf development consisting of 58,000 gsf of office space, 181,401 gsf of warehouse space, and 73,198 gsf of accessory parking. Under the RWCDS, the Proposed Actions are expected to result in a net increase of 540,442 gsf of commercial office space, 21,233 gsf of retail space, and 49,453 sf (1.14 acres) of waterfront public open space, as well as a net reduction of 181,401 gsf of warehouse space and 45 parking spaces.

The DEIS identifies potential significant adverse impacts related to transportation (traffic and pedestrians) and construction (traffic). Mitigation measures to address those impacts, where feasible and/or practical, are proposed in the DEIS. DCP, as the Lead Agency, will continue to further examine and refine these recommended measures between the DEIS and FEIS. If no feasible and practicable mitigation can be identified, the impacts would remain an unavoidable significant adverse impact of the Proposed Actions. The DEIS considered two alternatives – a No Action Alternative and a No Significant Adverse Impacts Alternative. Neither of these alternatives would meet the primary objectives of the Proposed Actions, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Action’s goals.