PARK AVENUE BROOKLYN REZONING
Chapter 5: Urban Design and Visual Resources

A. INTRODUCTION

The 2025 *City Environmental Quality Review (CEQR) Technical Manual* defines urban design as the totality of elements – including streets, buildings, visual resources, open space, natural features, and wind – that shape and affect a pedestrian's experience of public space. A visual resource is defined as the connection from the public realm to significant natural or built features, including, but not limited to, views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groups of buildings that may be iconic or historic, or natural resources. In an urban design assessment pursuant to CEQR, one considers whether and how a project may change the experience of a pedestrian in the project area. The chapter focuses on the components of a project that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment in the context of the project. An assessment of the potential impacts of the Proposed Actions on urban design and visual resources was prepared in conformance with the 2025 *CEQR Technical Manual*. This assessment describes existing conditions and compares conditions in the future without and with the Proposed Actions to determine potential impacts on urban design and visual resources. The urban design and visual resources assessment is based on observations, drawings, maps, renderings, and photographs taken from the perspective of a pedestrian.

This chapter examines the potential effects of the Proposed Actions' Reasonable Worst Case Development Scenario (RWCDS) on urban design and visual resources. As described in **Chapter 1, "Project Description,"** the Proposed Actions would consist of a zoning map amendment and zoning text amendments affecting portions of Brooklyn Blocks 1715, 1716, 1717, 1735, and 1736 (the "Project Area"). The Proposed Actions are necessary to facilitate the redevelopment of nine Applicant-controlled Projected Development Sites within the Project Area, which would include a total of approximately 393 dwelling units (DUs) (of which approximately 101 would be permanently affordable pursuant to the Applicant proposed Mandatory Inclusionary Housing [MIH] program Option 1), approximately 65,072 gross-square-feet (gsf) of ground floor local retail space, 244,088 gsf of private school space, and 11,590 gsf of medical office. As shown in **Figure 5-1**, under the RWCDS, the Project Area includes the Applicant's nine Projected Development Sites (Sites 1-6 and 8-10), three non-Applicant-owned Projected Development Sites (Sites 7, 11, and 12), as well as two non-Applicant-owned Potential Development Sites (Sites A and B).

Compared to the No-Action conditions, the Proposed Actions would facilitate an incremental (net) increase of approximately 481 DUs, including 124 affordable units pursuant to the Applicant's proposed MIH Option 1, 201,838 gsf of private school space, 28,505 gsf of local retail space, and a net decrease of approximately 40,250 gsf of medical office space, 17,969 gsf of office space, 11,400 gsf of warehouse space, 5,000 gsf of house of worship space, and 100 parking spaces. The RWCDS assumes that all of the Projected Developments Sites within the Project Area would be redeveloped by 2031.



Source: NYCDCP (2023v1); DOITT (2022)

Legend

- Project Area (Primary Study Area)
- Projected Development Sites
- Potential Development Sites
- Applicant-Controlled Sites
- 1/4-Mile Radius (Secondary Study Area)

B. PRINCIPAL CONCLUSIONS

The Proposed Actions will not result in a significant adverse impact on urban design or visual resources. The Proposed Actions would facilitate development that is not currently permitted as-of-right in the Project Area, which would create a notable change in the urban design character of the area. Compared to the future without the Proposed Actions, the visual appearance, and thus the pedestrian experience in the vicinity of the Project Area would change considerably. However, this change would not constitute a significant adverse urban design impact as it would not negatively affect a pedestrian's experience. Rather, development facilitated by the Proposed Actions is expected to positively affect the urban design of the area and improve the pedestrian experience in and surrounding the Project Area. The Proposed Actions would result in the construction of active ground-floor uses, including retail, community facility spaces such as medical offices, and residential lobbies, reactivating the corridors of the Project Area and making the area more enjoyable for pedestrians.

The Proposed Actions would generate land uses that would be compatible with the zoning and land uses of the secondary study area surrounding the Project Area. The secondary study area contains a variety of building forms, ranging from low-rise residential neighborhoods to high-rise mixed-use residential and commercial and commercial/office buildings. The RWCDS buildings that are expected to be constructed as a result of the Proposed Actions would be consistent with the heights and densities of these surrounding neighborhoods, while activating the corridors of the Project Area with pedestrian-oriented spaces. The Proposed Actions would result in development that would create continuous streetscapes for pedestrians along the corridors of the Project Area, replacing underutilized properties with active ground-floor spaces, enlivening the surrounding streetscapes and improving the pedestrian experience.

While the Proposed Actions would not result in any new development in the secondary study area, many of the projected and potential development sites located at or near the edges of the Project Area would be visible from certain sections of the secondary study area. However, the heights of the RWCDS buildings would be similar to the existing built environment. As a result, the RWCDS of the Proposed Actions would not adversely alter urban design or obstruct or alter view corridors of significant visual resources in the surrounding study area neighborhoods.

In addition, development facilitated by the Proposed Actions would not eliminate significant view corridors of important visual resources around the Project Area. There are no historical or architectural features in and around the Project Area. Significant views of open space resources around the Project Area would not be obstructed by development facilitated by the Proposed Actions as they would be developed on existing block forms which would not alter view corridors.

In the future with the Proposed Actions the visual appearance and thus the pedestrian experience of the Project Area would change compared to No-Action conditions; however, this change would not meet the *CEQR Technical Manual* threshold for a significant adverse urban design impact in that it would not alter the arrangement, appearance, or functionality of the Project Area such that the alteration would negatively affect a pedestrian's experience of the area. The pedestrian experience of the area would include several mixed-use buildings containing new housing, ground floor retail, and medical offices as well as two new private schools and the expansion of an existing private school. As such, these changes would not be significant or adverse, but rather, are expected to vastly improve the pedestrian experience within and surrounding the Project Area.

C. METHODOLOGY

Pursuant to the *CEQR Technical Manual*, an assessment of urban design is appropriate when a proposed action(s) may have effects on one or more of the elements that contribute to the pedestrian experience of public space. The assessment focuses on the components of a proposed action(s) that may have the potential to alter the arrangement, appearance, and functionality of the built and natural environment. The elements comprising urban design are described in the *CEQR Technical Manual* as follows:

- **Streets.** For many neighborhoods, streets or rights of way are the primary component of public space. The dimensions, arrangement, and orientation of streets create the blocks on which buildings and open spaces are organized, set street views, and define the experience and flow of activity in an area. The apportionment of street space between cars, bicycles, transit, and sidewalks, and the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, streetlights, fire hydrants, curb cuts, or any other furniture are critical in creating a successful streetscape.
- **Buildings.** Buildings and streets together form the backdrop for public space and activity. A building's street wall forms the most common backdrop in the city for public space. A building's size, shape, orientation, height, setbacks, lot coverage, density, placement and use on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. Furthermore, building facades, accessible spaces or rooftops also make up the public realms that enrich the visual and experiential character of an area.
- **Open Space.** For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots, playgrounds, community gardens, plazas, and privately-owned public spaces.
- **Natural Features.** Natural features include vegetation (i.e., trees, shrubs, grasses, etc.) and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall character of an area.
- **Visual Resources.** A visual resource is the connection from the public realm to significant natural or built features, including, but not limited to, views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groups of buildings that may be iconic or historic, and natural resources.
- **Wind.** Channelized wind pressure from between tall buildings and "down-washed" wind pressure from parallel tall buildings may cause winds that can affect pedestrian comfort and safety. "Down-washed" wind is wind that is propelled downward by an intervening structure, such as a high-rise building, that causes high wind speeds at the street level.

In addition, the 2025 *CEQR Technical Manual* indicates that the construction of projects involving multiple tall buildings at or near waterfront sites may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian comfort and safety. Per criteria of Section 230 of the *CEQR Technical Manual*, a wind condition analysis is not warranted for the Proposed Actions. The Project Area is in the inland area of Bedford-Stuyvesant in Brooklyn, and is not located in a high wind location (such as along west and northwest-facing waterfronts), and the Proposed Actions would not result in the construction of multiple tall buildings that would have the potential to alter wind conditions.

Following *CEQR Technical Manual* guidance, the analysis is based on field visits, aerial views, photographs, and other graphic images of the Project Area and surrounding area. Zoning calculations, including floor area calculations, building heights and lot coverage information is also provided.

Study Areas

The study area for the assessment of urban design and visual resources corresponds to the area where the Proposed Actions may influence land use patterns and the built environment and is consistent with that used for the land use analysis in **Chapter 2, "Land Use, Zoning, and Public Policy."** For visual resources, the view corridors within the study area from which such resources are publicly viewable have been identified. The urban design analysis considers both a primary study area, which is coterminous with the boundaries of the Project Area, and a secondary study area, which extends a 0.25-mile from the Project Area's boundary. The Project Area is bounded by a depth of 250 feet from Park Avenue on the eastern side of Block 1715 and the western side of Block 1716, a depth of 225 feet from Park Avenue on Block 1735, a depth of 100 feet from Park Avenue on the eastern side of Block 1716 and on Block 1717, and a depth of 325 feet from Park Avenue on Block 1736. As illustrated in **Figure 5-1**, the 0.25-mile secondary study area is generally bounded by lots approximately 700 feet north of Wallabout Street to the north, lots fronting Marcy Avenue to the east, lots fronting Willoughby Avenue the south, and Taaffe Place to the west.

D. PRELIMINARY ASSESSMENT

According to the methodologies of the 2025 *CEQR Technical Manual*, if a project requires actions that would result in a new structure that is more than 250 feet tall or would affect a site more than 1.5 acres (among other criteria), a preliminary assessment of urban design and visual resources should be prepared. The Proposed Actions would affect the Project Area, which measures approximately 4.9 acres in size. Therefore, the Proposed Actions meet the threshold for a preliminary assessment of urban design and visual resources.

According to the *CEQR Technical Manual*, detailed analyses are generally appropriate for area-wide rezonings that include an increase in permitted floor area or would result in changes in height and setback requirements. As the Proposed Actions would rezone portions of five Brooklyn Blocks that would increase the permitted floor area and result in changes in height and setback requirements, a detailed urban design and visual resources assessment is warranted, and is provided below.

E. DETAILED ASSESSMENT

Existing Conditions

The following section discusses existing urban design components and visual resources in the primary and secondary study areas. The assessment focuses on streets, buildings, open space, natural resources, visual resources, and wind. The visual resources assessment considers important views of landmark structures and other distinct buildings within, or viewable from, the study areas, that may be obstructed due to buildings developed as a result of the Proposed

Actions. **Figure 5-1** provides aerial imagery of the study areas, as well as existing built footprints. **Figures 5-2a to 5-2d** and **5-3a to 5-3d** provide photos of the existing conditions in the primary and secondary study areas, respectively. **Figure 5-4** shows the existing density (FAR) of buildings in the study areas, and **Figure 5-5** illustrates existing building heights in the study areas. Additionally, refer to **Figure 1-1** in **Chapter 1, "Project Description,"** for a map detailing the blocks and lots of the Project Area.

Primary Study Area (Project Area)

STREETS

As shown in **Figure 5-1**, the Project Area contains portions of Park Avenue, which runs east-west through the primary and secondary study areas, and portions of Spencer Street, Walworth Street, Warsoff Place, and Sandford Street, which runs north-south through the primary and secondary study areas. Warsoff Place and Spencer, Walworth, and Sandford Streets run perpendicular to Park Avenue, creating rectangular blocks. Paving materials in the area generally consist of the typical asphalt for roadways and concrete for sidewalks.

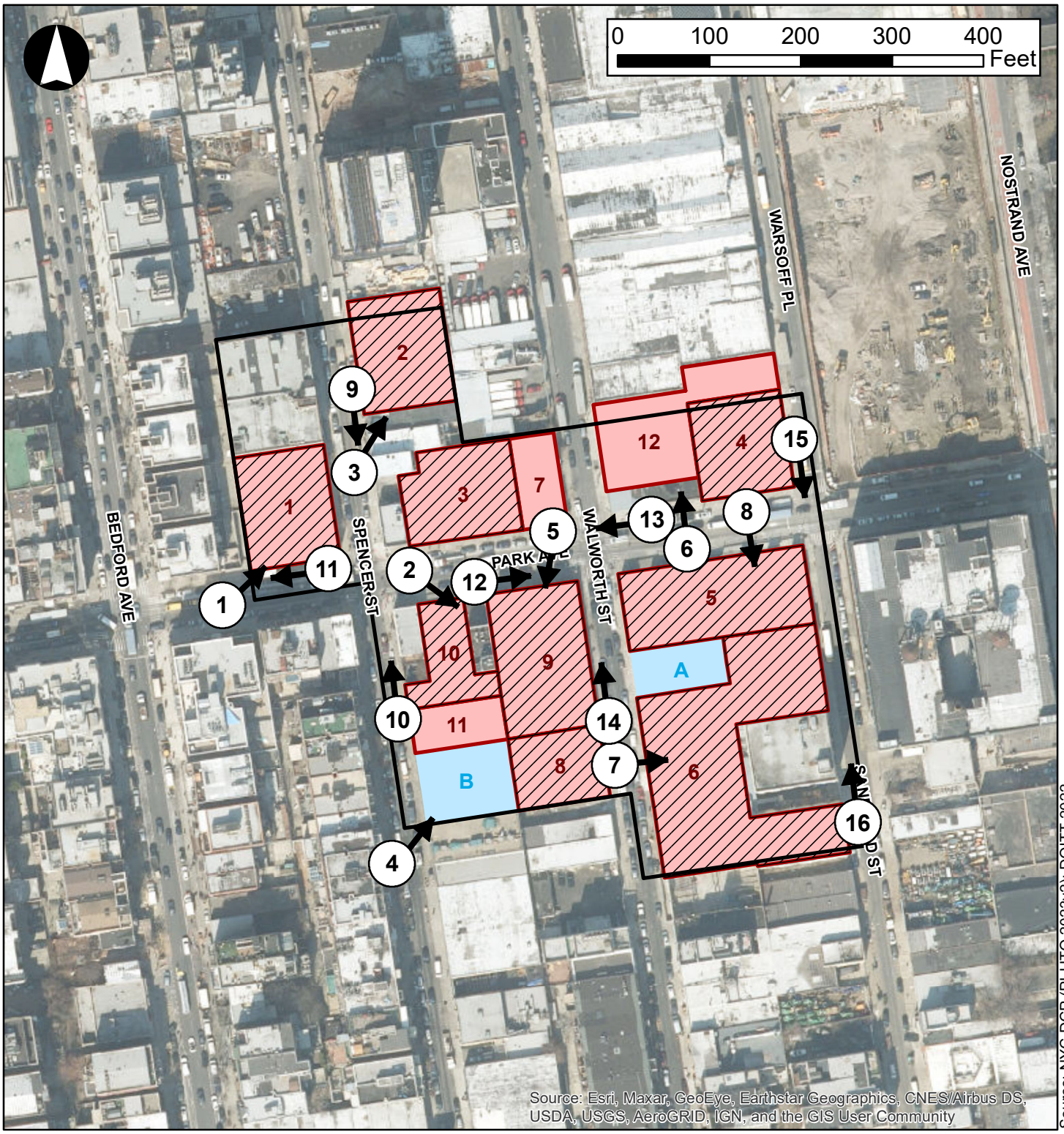
As per the NYC Zoning Resolution, all streets within the primary study area are narrow streets. Park Avenue is a 70-foot-wide local road and Spencer Street, Walworth Street, Warsoff Place, and Sandford Street are 50-foot-wide local roads. Park Avenue is a two-way street with eastbound and westbound vehicular lanes flanked by parallel parking lanes on both sides of the road. Spencer Street is a one-way southbound road with parallel parking lanes on the west side and portions of the east side of the road. Spencer Street's east curb primarily functions as a truck loading zone south of Park Avenue, and with some vehicular parking partially on the sidewalk. Walworth Street is a one-way northbound road flanked by parallel parking lanes on both sides of the street south of Park Avenue, with materials storage and vehicular parking partially blocking areas of the sidewalk. North of Park Avenue, Walworth Street has on-street parking on the west curb within the primary study area, with vehicles parking on both sidewalks flanking the street. Both Warsoff Place and Sandford Street operate as one-way southbound roads. Warsoff Place terminates at Park Avenue and becomes Sandford Street south of Park Avenue. Along Warsoff Place, on-street parking is not permitted partly due to the ongoing construction of the NYC Department of Sanitation Truck Depot. Along Sandford Street, on-street parallel parking is permitted along the east side and limited along the west curb to outside of business hours. Vehicles partially park on the sidewalks of both streets.

Most roads in the primary study area have eight- to 12-foot-wide concrete sidewalks punctuated by streetlights, traffic lights, street trees, traffic signs, fire hydrants, utility poles with overhead wires, and curb cuts adjacent to garage entrances and surface parking lots. Along Park Avenue, street furniture includes newsracks and Muni-meters. At times, the businesses along Park Avenue would also obstruct the sidewalk with merchandise racks (refer to **Photo #12** in **Figure 5-2d**). Along Spencer Street, street furniture includes mailboxes, privately owned trash cans, and bollards. Along Walworth Street and the west side of Warsoff Place and Sandford Street, streetscape elements are limited as the side streets are occupied by industrial/manufacturing uses or public facilities.

BUILDINGS

As shown in **Figures 5-4** and **5-5,** most of the existing buildings in the Project Area are low-rise, low-density uses; however, there are some taller, medium-density buildings interspersed. All buildings in the Project Area are oriented to the street. **Table 5-1** details each lot in the Project Area, as discussed further below.

Figure 5-2a
Photo Indicator Map - Primary Study Area



Source: NYC DCP (PLUTO 2023v2); DOITT 2022

Legend

- Project Area
- Projected Development Sites
- Potential Development Sites
- Applicant-Controlled sites
- 1 → Photo



1. View looking northwest at a low-rise commercial building (Projected Development Site 1) at the corner of Park Avenue and Spencer Street.



2. View looking south at low-rise buildings and surface parking (Projected Development Site 10) from Park Avenue between Spencer Street and Walworth Street.



3. View looking northeast at a currently vacant lot (Projected Development Site 2) from the midblock of Spencer Street between Park Avenue and Flushing Avenue.



4. View looking northeast at a low-rise house of worship (Potential Development Site 8) from the midblock of Spencer Street between Park Avenue and Myrtle Avenue.



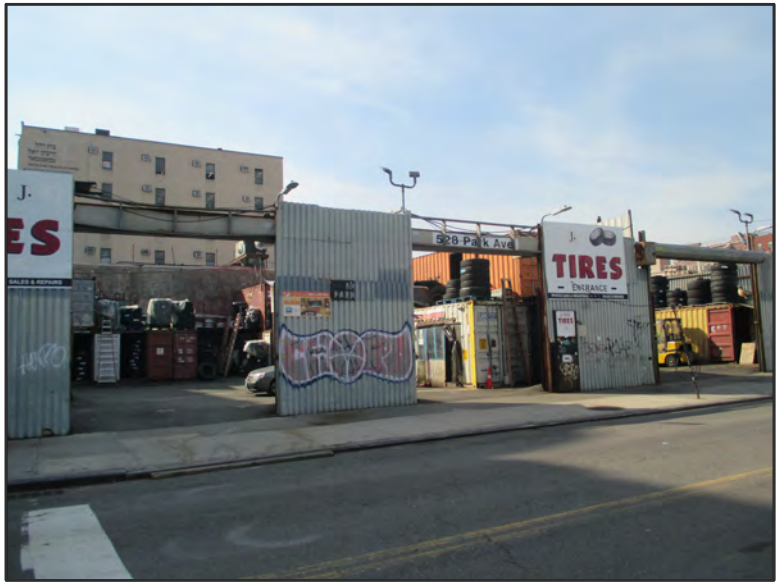
5. View looking southeast at low-rise commercial buildings (Projected Development Site 9) from the intersection of Park Avenue and Walworth Street.



6. View looking north along Park Avenue between Walworth Street and Sandford Street.



7. View looking east at a former warehouse, now a yeshiva (Projected Development Site 6) from the midblock of Walworth Street between Park and Myrtle Avenues.



8. View looking south at a low-rise tire shop (Projected Development Site 5) along Park Avenue between Walworth Street and Sandford Street.



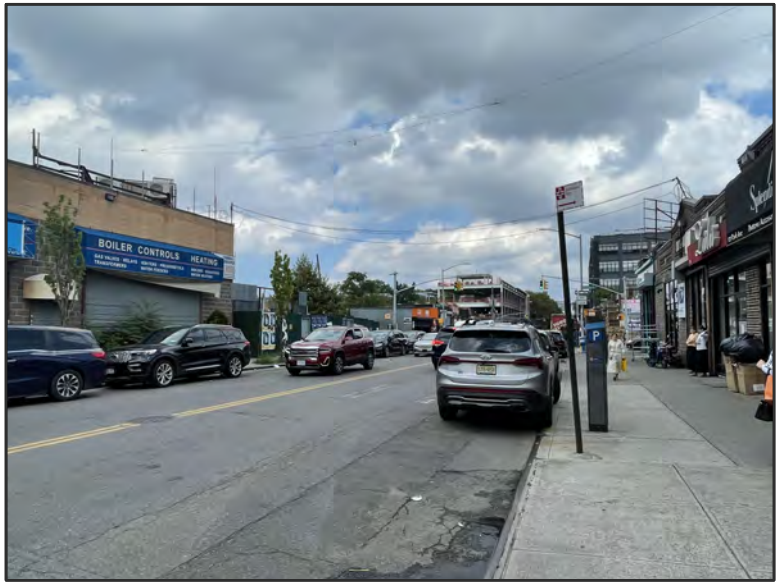
9. View looking south along the midblock of Spencer Street between Park Avenue and Flushing Avenue.



10. View looking north along the midblock of Spencer Street between Park Avenue and Myrtle Avenue.



11. View looking south along the midblock of Walworth Street between Park Avenue and Myrtle Avenue.



12. View looking east along the midblock of Park Avenue between Spencer Street and Walworth Street.



13. View looking east along Park Avenue from the intersection of Park Avenue and Walworth Street.



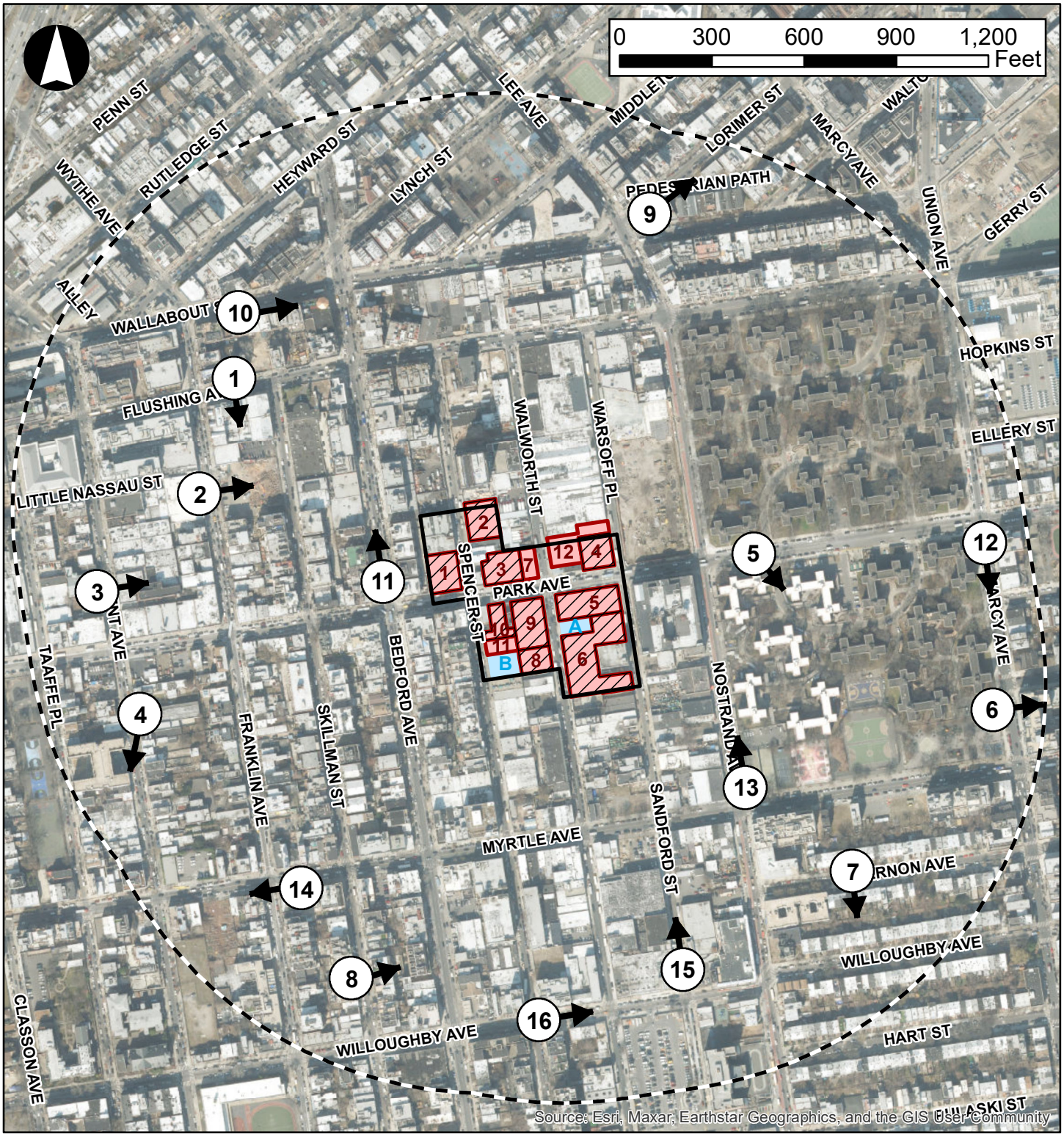
14. View looking north along the midblock of Walworth Street between Park Avenue and Myrtle Avenue.



15. View looking south along the midblock of Warsoff Place between Park Avenue and Flushing Avenue.



16. View looking north along the midblock of Sandford Street between Park Avenue and Myrtle Avenue.



Legend

- Project Area
- Projected Development Sites
- Potential Development Sites
- Applicant-controlled sites
- 1/4-Mile Radius (Secondary Study Area)
- 9 Photo



1. View looking south at mid-rise commercial buildings from the midblock of Flushing Avenue between Skillman Street and Franklin Avenue.



2. View looking east at a parking lot from the midblock of Franklin Avenue between Flushing Avenue and Park Avenue.



3. View looking east at a low-rise community facility from the midblock of Kent Avenue between Little Nassau Street and Park Avenue.



4. View looking southwest at P.S./I.S. 157 from the midblock of Kent Avenue between Park avenue and Myrtle Avenue.



5. View looking southeast at NYCHA Marcy Houses from the midblock of Park Avenue between Nostrand Avenue and Marcy Avenue.



6. View looking east at a mid-rise, mixed use building from the midblock of Marcy Avenue between Park Avenue and Myrtle Avenue.



7. View looking south at low-rise residential buildings from the midblock of Vernon Avenue between Nostrand Avenue and Marcy Avenue.



8. View looking southeast west at low-rise residential buildings from the midblock of Skillman Street beween Myrtle Avenue and Willoughby Avenue.



9. View looking norhteast along Lorimer Street from the intersection of Lorimer Street and Lee Avenue.



10. View looking east along Wallabout Street from the midblock of Bedford Avenue and Franklin Avenue.



11. View looking north along Bedford Avenue from the intersection of Bedford Avenue and Park Avenue.



12. View looking south along the midblock of Marcy Avenue between Park Avenue and Myrtle Avenue.



13. View looking north along Nostrand Avenue from the intersection of Nostrand Avenue and Myrtle Avenue.



14. View looking east along the midblock of Myrtle Avenue between Franklin Avenue and Skillman Street.

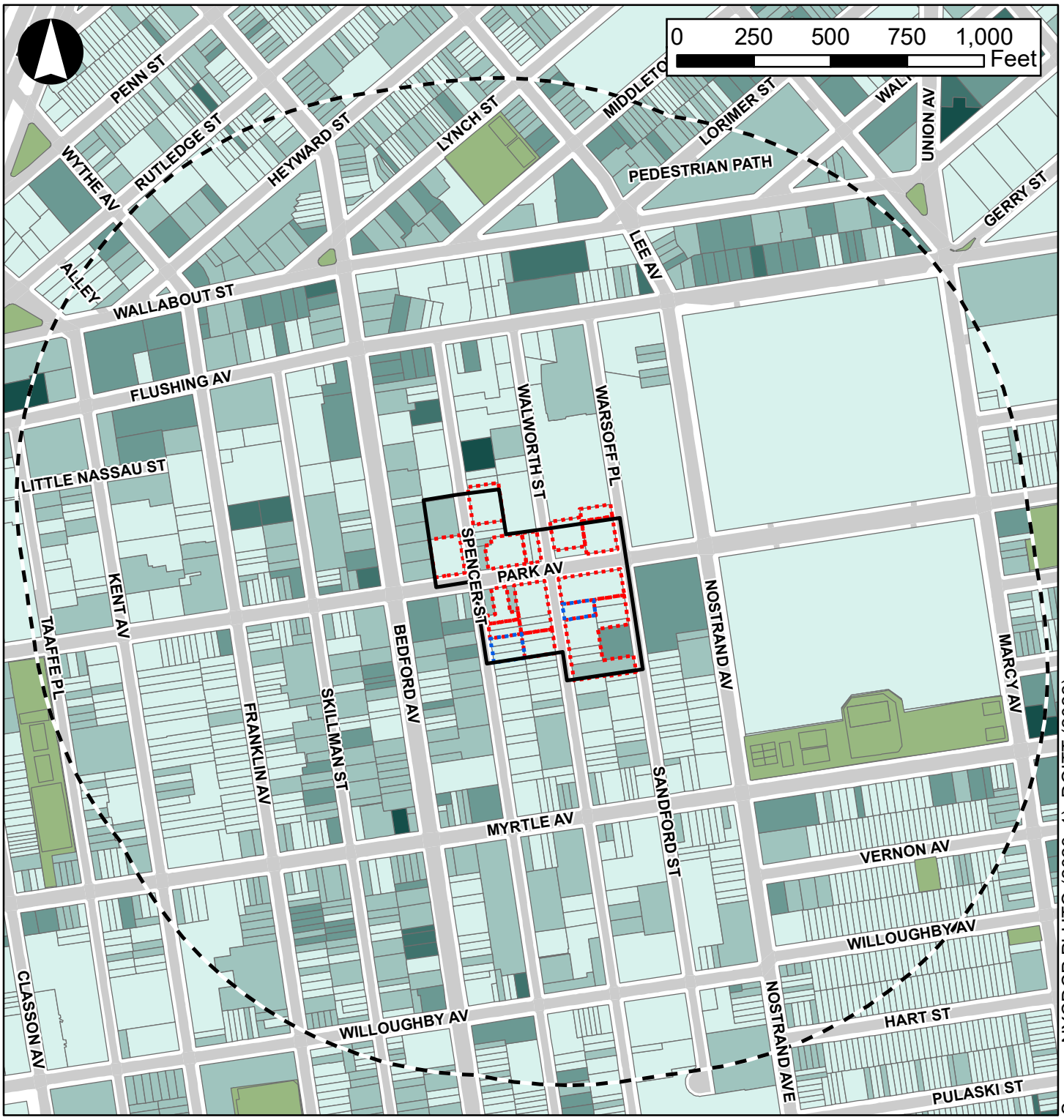


15. View looking north along Sandford Street from the intersection of Sandford Street and Willoughby Avenue.



16. View looking west along Willoughby Avenue from the intersection of Willoughby Avenue and Spencer Street.

Built Density



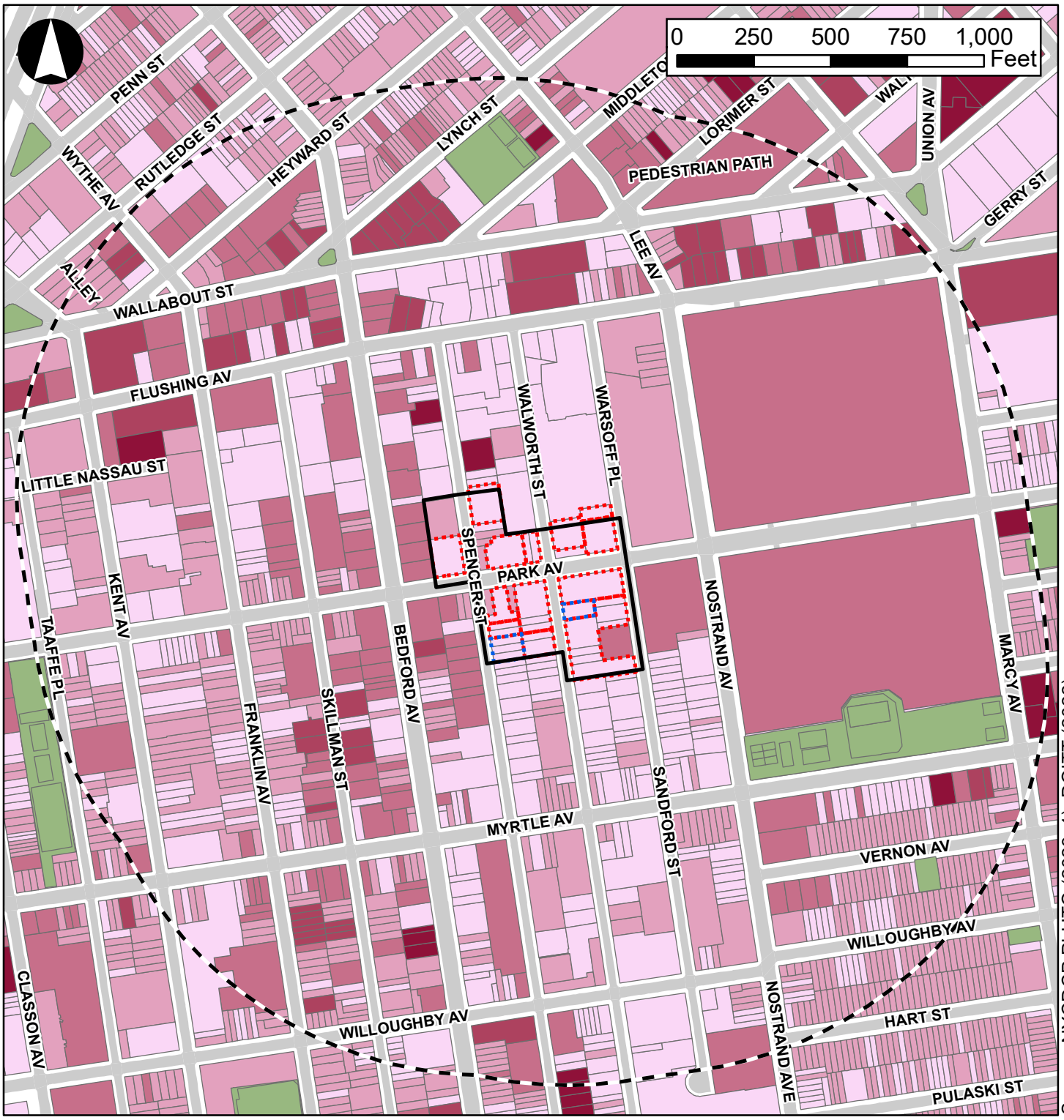
Source: NYCDCP PLUTO (2023v1); DOITT (2022)

Legend

- Project Area
- Projected Development Sites
- Potential Development Sites
- 1/4-Mile Radius

Built FAR

- Less than 2 FAR
- 2.01 - 4.0 FAR
- 4.01 - 6.0 FAR
- 6.01 - 8.0 FAR
- Greater than 8.0 FAR



Source: NYCDCP PLUTO (2023v1); DOITT (2022)

Legend

- Project Area
- Projected Development Sites
- Potential Development Sites
- 1/4-Mile Radius

Number of Floors

- Less than 2 Stories
- 3-4 Stories
- 5-6 Stories
- 7-8 Stories
- More than 8 Stories

TABLE 5-1
Existing Conditions of Lots in the Primary Study Area

Block	Lot	Projected/ Potential Dev. Site	Address	Area (sf)	Land Use	Typology	Building (gsf)	Built FAR	Height (feet)[1]	Build Year
1715	3	1	517 Park Avenue	12,271	Retail/Medical Office	Red brick, cinder, concrete	23,861	1.69	39	1931
1715	54	N/A	38 Spencer Street*	10,600	Warehouse	Red brick, cinder, concrete	2,500	0.21	13	1931
1715	103	N/A	48 Spencer Street	12,500	Appliance Hardware Store/School	Red brick, cinder, concrete	37,500	2.61	56	2005
1716	1	N/A	53 Spencer Street	2,508	Residential	Red brick, cinder, concrete	3,375	1.22	35	1931
1716	2	N/A	51 Spencer Street	2,483	Warehouse	Brick, cinder, concrete	2,489	0.87	13	1931
1716	3	2	49 Spencer Street	12,500	Vacant	Chain link fencing	-	-	-	-
1716	59	7	537 Park Avenue	2,444	Vacant	Metal fencing	-	-	-	-
1716	60		535 Park Avenue	2,444	Vacant	Metal fencing	-	-	-	-
1716	61	3	533 Park Avenue	11,657	Industrial Supply Store	Brick, cinder, concrete	11,657	0.87	22	1999
1716	66	N/A	523 Park Avenue	1,900	Residential/ Retail	Concrete	4,175	1.96	34	1931
1716	70	N/A	55 Spencer Street	1,100	Residential	Concrete	2,772	2.29	48	1910
1717	1	N/A	63 Walworth Street	2,500	Retail	Brick, cinder, concrete, metal fencing	1,783	0.62	13	1931
1717	2	12	55 Walworth Stret*	13,613	Parking	Metal fencing	-	-	-	-
1717	60	4	547 Park Avenue*	10,775	Parking	Metal fencing	-	-	-	-
1735	1	N/A	512 Park Avenue	2,056	Residential	Brick, cinder, concrete	5,000	2.21	32	1899
1735	3	10	514 Park Avenue	6,612	Parking/ Warehouse	Roll up doors, metal fencing	2,500	0.33	26	2001
1735	4	N/A	518 Park Avenue	2,056	Ambulatory Service	Red brick, cinder, concrete	7,051	2.98	62	1931
1735	5	9	520 Park Avenue	10,725	Retail	Red brick, cinder, concrete	10,725	0.87	15	1931
1735	11		82 Walworth Street	2,500	Warehouse	Metal fencing	2,500	0.87	14	1909
1735	12		84 Walworth Street	2,500	Warehouse	Metal fencing	2,500	0.87	14	N/A
1735	13	8	86 Walworth Street	2,500	Residential	Concrete	1,400	0.51	22	1910
1735	14		88 Walworth Street	5,000	House of worship	Brick, cinder, concrete	5,000	0.87	13	1931
1735	59[2] (p/o*)	B	81 Spencer Street	7,500	House of worship	Brick, cinder, concrete	8,911	1.19	37	1989
1735	61	11	75 Spencer Street	2,500	Vacant	Metal fencing -	-	-	-	-
1735	62		77 Spencer Street	2,500	Warehouse	Brick, cinder, concrete	1,400	0.49	24	1931
1736	1	5	528 Park Avenue	16,450	Tire repair shop – no permanent structures	Metal fencing	-	-	-	-
1736	10[3]	6	76 Sanford Street	10,000	Warehouse	Red brick, cinder, concrete, metal fencing	2,500	0.25	20	1970
1736	14	N/A	84 Sanford Street	10,000	Private school	Brick, cinder, concrete	40,500	3.52	76	1922
1736	18	6	96 Sanford Street	10,750	Private school	Brick, cinder, concrete	22,250	1.80	32	1931
1736	61		89 Walworth Street	2,500	Private school	Red brick, cinder, concrete	5,000	1.74	19	1977
1736	62		87 Walworth Street	2,500	Private school	Red brick, cinder, concrete	5,000	1.74	19	1977
1736	63		79 Walworth Street	10,000	Private school	Red brick, cinder, concrete	10,000	0.87	17	1931
1736	68	A	75 Walworth Street	5,000	House of worship	Red brick, cinder, concrete	5,000	0.87	18	1931

Notes:
[1] **Figure 5-5**; Height is approximate measurement in feet
[2] Lot 59 consists of former Lots 56, 57, 58, 59, and 60. A lot merger became effective between scoping and the completion of the Draft Environmental Impact Statement (DEIS). As such, only an approximately 7,500 sf portion of (p/o) Lot 59 (comprising of former Lots 58, 59, and 60) and 8,911 gsf of the house of worship is located within the Project Area.
[3] Lot 10 consists of former Lots 10, 11 and 13. A lot merger became effective between scoping and the completion of the DEIS.
* As described in note #1, a portion of Lot 59 is located outside the Project Area and therefore, not included in the table. In total, Lot 59 is a 12,500 sf lot occupied by a 20,681 gsf house of worship. The table reflects only the portions of Lot 59 located within the Project Area.

Block 1715, north of Park Avenue and west of Spencer Street, contains three rectangular-shaped lots within the primary study area. As shown in **Figure 5-2b, Photo #1**, Lot 3 is a corner lot which contains a two-story approximately 23,861 gsf health care center with pharmacy, medical office, and retail space (1.69 FAR). Lot 103 is an interior lot occupied by a three-story approximately 37,500 gsf warehouse building (2.61 FAR) used as a nonconforming yeshiva, Yeshiva Letzirim Satmar, and an appliance/hardware store on the ground floor. Lot 54 is an interior lot with approximately 229 sf (approximately 0.02 percent of the lot area) located within the Project Area. Lot 54 is occupied by a one-story 2,500 gsf warehouse and open storage (0.21 FAR).

Block 1716, north of Park Avenue between Spencer and Walworth Streets, contains eight rectangular-shaped lots within the primary study area. Lot 1 is occupied by a three-story approximately 3,375 gsf pre-existing nonconforming residential building that contains four DUs (1.22 FAR). Lot 2 contains an approximately 2,489 gsf one-story warehouse (0.87 FAR). Lot 3 is a vacant 12,500 sf interior lot (refer to **Figure 5-2b, Photo #3**). Lot 59 is an approximately 2,444 sf corner lot that is vacant. Lot 60 is an approximately 2,444 sf lot used for open storage. Lot 61 is an interior lot that contains a one-story 11,657 gsf commercial building (0.87 FAR) utilized as a plumbing supply store. Lot 66 is occupied by a three-story, 4,175 gsf nonconforming mixed-use residential and commercial building with four DUs and ground-level payroll service store (1.96 FAR). Lot 70 contains a nonconforming four-story, approximately 2,772 residential building with three DUs (2.29 FAR).

Three rectangular-shaped lots on Block 1717 are located within the primary study area, north of Park Avenue between Walworth Street and Warsoff Place. As shown in **Figure 5-2c, Photo #6**, Lot 1 contains a one-story, 1,783 gsf building occupied by a signage and awning business (0.62 FAR). Lot 2 is a 13,613-sf lot used for surface parking. Approximately 7,599 sf of the lot (approximately 0.56 percent) is located within the Project Area. Lot 60 (10,775-sf) is occupied by surface parking utilized by a rental car company. Approximately 10,000 sf (approximately 0.93 percent) of the lot is located within the Project Area.

Block 1735, south of Park Avenue between Spencer and Walworth Streets, contains 13 rectangular-shaped lots within the primary study area. Lot 1 includes a pre-existing nonconforming three-story 5,000 gsf residential building with three DUs (2.21 FAR). Lot 3 is a 6,612-sf surface parking lot (refer to **Figure 5-2b, Photo #2**). Lot 4 is occupied by a four-story, 7,051 gsf building used as a Hatzolah volunteer firehouse (2.98 FAR). As shown in **Figure 5-2c, Photo #5**, Lot 5 is occupied by a one-story, 10,725 gsf commercial building occupied by several businesses including a bakery, clothing store, shoe store, and a mailing service (0.87 FAR). Lots 11 and 12 are occupied by a one-story, 5,000 gsf commercial building with an HVAC supply store (0.87 FAR). Lot 13 is occupied by a nonconforming two-story, 1,400 gsf residential building containing two DUs (0.51 FAR) and Lot 14 is occupied by a one-story, 5,000 gsf house of worship (0.87 FAR). Lot 59[1] is a 12,500-sf lot occupied by a one-story 20,681 gsf house of worship, in which only an approximately 7,500 sf portion of Lot 59 and 8,911 sf portion of the one-story building is located within the Project Area. Lot 61 is a 2,500 sf lot used for open storage. Lot 62 is occupied by a one-story 1,400 gsf warehouse (0.49 FAR).

Eight rectangular-shaped lots on Block 1736 are located within the primary study area, south of Park Avenue between Walworth and Sandford Streets. As shown in **Figure 5-2c, Photo #8**, Lot

[1] Lot 59 consists of former Lots 56, 57, 58, 59, and 60. A lot merger became effective on December 19, 2024, between scoping and completion of the DEIS. As such, only a 7,500 sf portion of Lot 59 (comprising former Lots 58, 59, and 60) is located within the Project Area.

1 (16,450-sf) includes a tire shop. Lot 10[2] is occupied by a one-story, 10,000 gsf commercial building that is owned by the school on Lot 14 (0.87 FAR). Lot 14 is occupied a six-story 40,500 gsf building containing a yeshiva (3.52 FAR). Lot 18 contains a three-story building along Sanford Street and a one-story building along Walworth Street (1.80 FAR) used as part of the Central United Talmudic Academy on Lot 14. Lots 61 and 62 contain a two-story 10,000 gsf building (1.74 FAR) also used as an accessory building to the Central United Talmudic Academy on Lot 14. As shown in **Figure 5-2c, Photo #7**, Lot 63 contains a one-story, 10,000 gsf building (0.87 FAR) also used as an accessory building to the Central United Talmudic Academy on Lot 14. Finally, on Lot 68 is a one-story, 5,000 gsf former warehouse building (0.87 FAR) now used as a house of worship (yeshiva) (refer to **Figure 5-2c, Photo #7**).

OPEN SPACE & NATURAL RESOURCES

No publicly accessible open space is located within the primary study area. The primary study area is also in an urbanized location that does not contain any natural features. The topography of the primary study area is generally flat with elevations within the primary study area at a slight slope downwards from west to east along Park Avenue.

VISUAL RESOURCES

The primary study area does not contain any notable natural or built features, such as views of the waterfront, public parks, designated landmark structures or districts, or otherwise distinctive buildings or groups of buildings.

Secondary Study Area

STREETS

The street pattern in the larger secondary study area roughly forms a rectilinear grid that is made irregular by Heyward, Lynch, Middleton, Lorimer, and Walton Streets and Wythe and Lee Avenues traversing diagonally north of Wallabout Street. Though most blocks throughout the study area are rectangular-shaped, blocks immediately north of Wallabout Street are irregular-shaped to transition into an angled rectilinear grid pattern to the north of the secondary study area (refer to **Figure 5-1**). At the eastern edge of the study area, New York City Housing Authority (NYCHA)'s Marcy Houses occupy two large "superblocks" bounded by Flushing Avenue to the north, Marcy Avenue to the east, Myrtle Avenue to the south, and Nostrand Avenue to the west.

The streets throughout the secondary study area are generally 50- to 75-foot-wide narrow streets carrying one-way local traffic with parallel parking lanes on both sides of the street. A few of the 70- and 75-foot-wide roads such as Flushing, Nostrand, and Myrtle Avenues, and 60-foot-wide Kent Avenue are also local truck routes. Conventional bike lanes flank Franklin, Wythe, and Willoughby Avenues, as well as portions of Flushing Avenue. The streets within the NYCHA Marcy campus are internal drives and pedestrian paths that wind through the large blocks, connecting buildings and parking lots to limited access points at NYCHA entrances. The midblock of Lorimer Street has a pedestrian path internally connecting the block's Lorimer Street frontage to the Marcy Avenue frontage. The 80-foot-wide Bedford Avenue is the only wide street in the secondary study area. It is a major street and local truck route, operating one-way northbound with two moving vehicular lanes, a bus-only lane, and a conventional bike lane.

[2] Lot 10 consists of former Lots 10, 11, and 13. A lot merger became effective on May 30, 2025, between scoping and completion of the DEIS.

Streets in the secondary study area are flanked by concrete sidewalks of varying widths (ranging from four to 20 feet in width) punctuated by streetlights, street trees, road signs, traffic lights, utility poles carrying overhead wires, fire hydrants, and curb cuts adjacent to parking garages and surface parking lots. Many sidewalks in the study area are temporarily obstructed by overflow materials storage and vehicular parking associated with adjacent manufacturing uses, or school bus partially parking on the sidewalks for adjacent educational facilities. Street furniture in the secondary study area includes garbage cans (both public and privately owned), mailboxes, newsracks, benches, and bike racks. Four Citibike stations are also present within the secondary study area at Franklin, Nostrand, and Marcy Avenues at Myrtle Avenue, as well as Walworth Street at Willougby Avenue.

Streetscape elements found in the larger secondary study area are generally more abundant than those within the Project Area. The secondary study area features more mixed-use residential/commercial uses – restaurants and retail along Bedford, Myrtle, and Flushing Avenues and Wallabout Street, and public facilities and institutional buildings throughout the study area. These uses create relatively more active pedestrian corridors, particularly along Bedford and Myrtle Avenues. Along Warsoff Place, Kent Avenue and Spencer, Walworth, and Sandford Streets, where more industrial uses and warehouses are featured, the pedestrian landscape is sparse, with fewer trees and streetscape elements, and less foot traffic.

BUILDINGS & STRUCTURES

As described in **Chapter 2, "Land Use, Zoning, and Public Policy,"** land uses within the secondary study area are varied; however, residential land uses are predominant. Residential buildings throughout the secondary study area are primarily comprised of multi-family buildings. Low-rise, two- and three-story, one-and two-family buildings are interspersed among low- and mid-rise multi-family walkup and elevator buildings in the secondary study area (**Figure 5-3b, Photo #2**). Larger mid- and high-rise multi-family apartment buildings are located along Wallabout and Skillman Streets and Flushing, Bedford, and Myrtle Avenues, and typically occupy larger lots, including NYCHA's Marcy Houses consisting of 27 six-story buildings on two superblocks (**Figure 5-3c, Photo #5**).

Commercial/office and mixed-use residential/commercial buildings are located throughout the secondary study area and are comprised of mid- and high-rise buildings. Public facilities and institutional buildings within the secondary study area are typically churches or yeshivas located west of Nostrand Avenue along Kent Avenue and Wallabout and Walworth Streets. Industrial/manufacturing buildings are generally located to the north and south of the primary study area and along Kent and Franklin Avenues. They typically have high lot coverage and low built density. Low-rise transportation/utility buildings are sparsely located throughout the secondary study area. Open space is typically located near the edges of the secondary study area. The secondary study area also contains several vacant and underbuilt lots.

As shown in **Figure 5-4**, lots within the secondary study area largely contain one- to four-story buildings, with taller buildings (eight stories or taller) interspersed throughout. The building heights range from a minimum of nine feet (one-story) to a maximum of 183 feet (15-stories). The high-rise buildings along Flushing, Bedford, and Marcy Avenues and Spencer Street are more recent developments built in the past 20 years. As shown in **Figure 5-5**, the built density ranges from 0.02 FAR to 9.6 FAR. Lots with the highest built density are located along Wallabout and Spencer Streets, and Flushing and Bedford Avenues. The tallest and densest building within the secondary study area is located immediately north of the primary study area at 31 Spencer Street (Brooklyn Block 1716, Lot 10). The 15-story, 95,995-gsf (9.6 FAR) commercial/office building occupies

10,000 sf of lot area and was built in 2020, as shown to the left of Projected Development Site 2 in **Figure 5-2b, Photo #3**.

Aside from the NYCHA Marcy Houses, almost all of the buildings in the secondary study area are oriented towards the street. Varying streetwalls throughout the study area are created by a mix of building setbacks. One- and two-family homes often contain raised front entrances or stoops and are set back from the street behind front and side yards surrounded by fencing in a variety of materials. These yards contain grass and landscaping, garbage and/or recycling bins, and occasionally vehicular parking and driveways. The multi-unit family buildings and commercial buildings are usually built out to the lot lines throughout the study area, featuring commercial signage and awnings at the ground level. The NYCHA Marcy Houses, on the other hand, feature mid-rise, "tower-in-the-park" style buildings surrounded by green space.

OPEN SPACE & NATURAL RESOURCES

From north to south the secondary study area's topography slopes upward approximately 44 feet, from a low of approximately 10 feet at Wythe Avenue and Heyward Street to a high of approximately 54 feet at Willoughby Avenue and Franklin Avenue.[3] There is also a slight east-west slope, with the elevation of Park Avenue at the west side of the study area approximately 16 feet higher than the elevation at the east side.

As described in further detail in **Chapter 4, "Open Space,"** there are five open spaces located closer to the boundaries of the secondary study area. The 1.82-acre Taaffe Playground at 390 Park Avenue features basketball and handball courts, spray showers, and playgrounds. The 3.2-acre Marcy Playground at 753 Myrtle Avenue contains handball and volleyball courts, spray showers, and playgrounds. At 38 Bartlett Street, the 1.1-acre Sarah J.S. Tompkins Bartlett Playground features basketball and handball courts, spray showers, and playgrounds. There is the 1.46-acre Myrtle Village Green community garden at 913 Kent Avenue. There are also two community gardens, Myrtle Village Green (1.46-acre) and Vernon Cases/G.T. Community Garden (0.32-acre), located at 913 Kent Avenue and 42-48 Vernon Avenue, respectively. Natural resources in the secondary study area also include street trees and vegetation located in residential yards.

VISUAL RESOURCES

The Marcy, Taaffe, and Sarah J.S. Tompkins Garnet Playground are significant visual resources in the study area, which can be easily seen from adjacent streets and sidewalks. These playgrounds occupy a significant portion of the block and have multiple street frontages. There are no significant historical or architectural resources within the study area, and no major view corridors of significant visual resources outside of the secondary study area.

[3] North American Vertical Datum of 1988 (NAVD88).

F. THE FUTURE WITHOUT THE PROPOSED ACTIONS (NO-ACTION CONDITION)

Project Area (Primary Study Area)

In the 2031 future without the Proposed Actions, two vacant sites within the Project Area are expected to be redeveloped. Projected Development Site 2 (49 Spencer Street) would be redeveloped with an 11-story, 69,000-gsf mixed-use building with office, local retail, and medical office space. Projected Development Site 12 (55 Walworth Street) would be redeveloped with a one-story, 6,216-gsf commercial building that would allow the property owner to incorporate all required parking on the lot without the increased cost of excavation to put parking below grade. The remaining lots within the Project Area would remain the same as under existing conditions.

Visual Resources

In the No-Action condition, the as-of-right development on Projected Development Sites 2 and 12 would not obstruct any view corridors or alter any visual resources in the primary study area, as the development would occur on an existing block that contains no visual resources, and no new visual resources are anticipated to be introduced within the primary study area as a result of these as-of-right developments.

Secondary Study Area

Streets

As discussed in **Chapter 8, "Transportation,"** there are no changes to the street network in the study area in the No-Action condition.

Buildings

As described in **Chapter 2, "Land Use, Zoning, and Public Policy,"** there are 21 projects slated for development in the 2031 future without the Proposed Actions. These anticipated No-Action developments are listed in **Table 2-3** of **Chapter 2**. The No-Action developments in the secondary study area are primarily residential and in total would include 306 DUs, 196,138 gsf of commercial uses, 222,120 gsf of community facility uses, 54,094 gsf of manufacturing space, and 490 accessory off-street parking spaces. As detailed further in **Chapter 2**, these include three zoning changes which have occurred in the past two years: 703 Myrtle Avenue Rezoning (C 220453 ZMK); 712 Myrtle Avenue Rezoning (C 230258 ZMK); and 446-448 Park Avenue Rezoning (C 210332 ZMK; CEQR #21DCP094K).

Open Space & Natural Resources

As detailed in **Chapter 4, "Open Space,"** NYC Parks has two capital projects planned in the secondary study area that are slated for completion in 2025. They include the Star Spangled Playground Synthetic Turf Field Reconstruction and the Brooklyn Green Infrastructure construction at Classon Playground. While these projects would not add any additional open space acreage to the secondary study area, they would improve the condition and usability of over three acres of open space in the secondary study area in the No-Action condition.

Visual Resources

No changes to visual resources or view corridors in the secondary study area are expected in the future without the Proposed Actions.

G. THE FUTURE WITH THE PROPOSED ACTIONS (WITH-ACTION CONDITION)

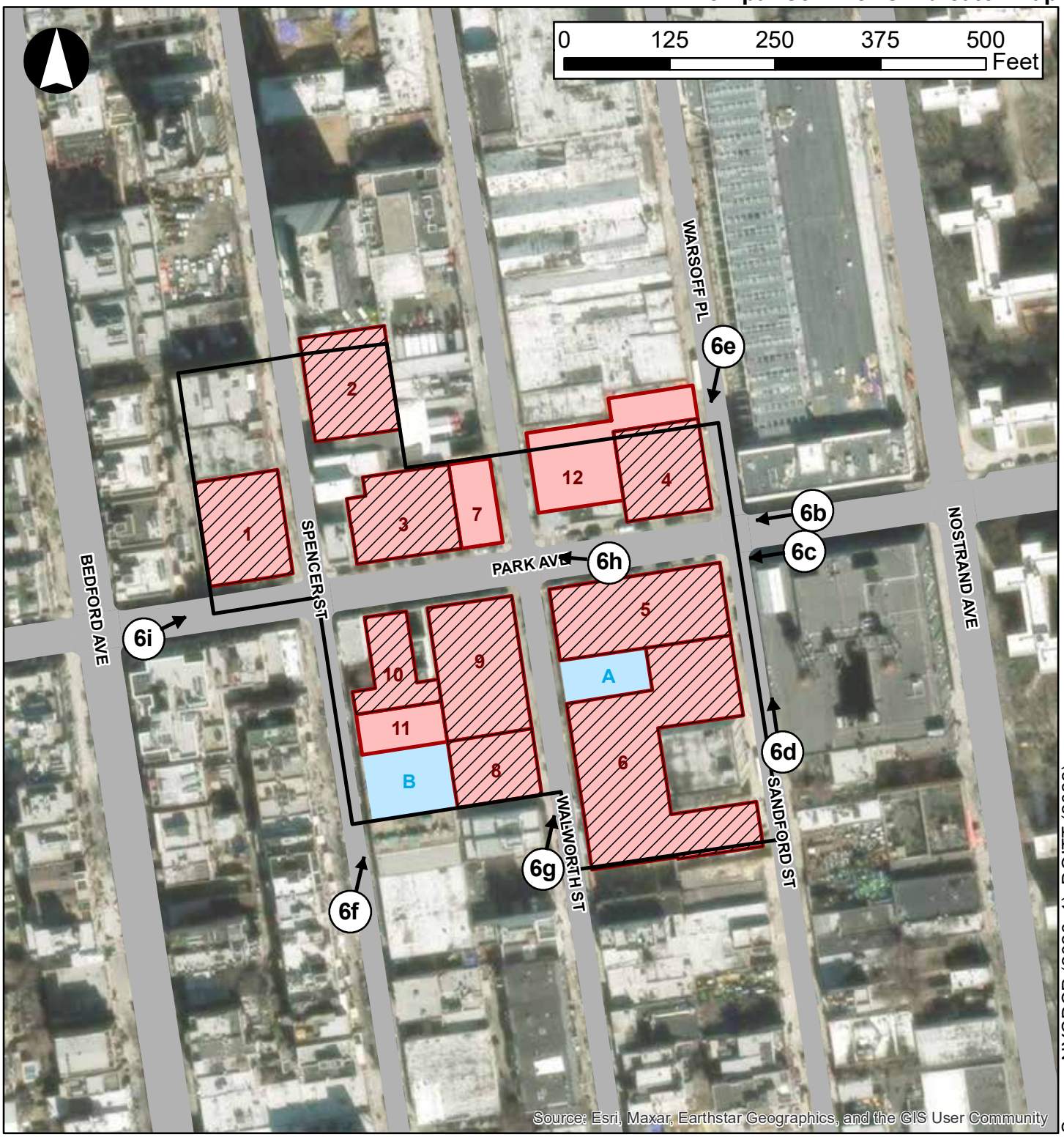
As described in **Chapter 1, "Project Description,"** the Proposed Actions include zoning map and text amendments affecting an area comprising parts of five Brooklyn blocks (Blocks 1715, 1716, 1717, 1735, and 1736). The Proposed Actions are intended to put existing schools into conformance and to meet the growing demand for additional schools in the neighborhood which the existing facilities cannot accommodate. The proposed M1-4/R7D and M1-4/R6-1 zoning districts would permit Use Group III(B) school uses and allow for new housing and local retail uses to be built in a neighborhood with a growing population.

The proposed zoning map amendment would allow existing uses to remain in the Project Area, bring pre-existing non-conforming residential uses into compliance, and incentivize the redevelopment of vacant/underbuilt sites within the Project Area with new schools or mixed-use residential and local retail buildings. The Proposed Actions would increase density on sites currently zoned M1-1 or within 100 feet of Park Avenue and permit residential use that is currently not allowed within the Project Area, providing much needed housing and commercial space in the Project Area.

The proposed zoning text amendment would map the Project Area as a MIH Area and would require new housing within the Project Area to set aside permanently affordable housing. The R6-1 zoning district, which was established via the City of Yes for Economic Opportunity text amendment, allows the same residential and community facility uses that an R6 district allows. It also generally allows the same bulk as an R6 district, except that when it comes to FAR, the permitted FAR for an R6-1 is the same as that for an R6 within 100 feet of a wide street. For floor area regulations, an R6-1 district allows, for any MIH, Qualifying Affordable Housing, or Qualifying Senior Housing development, a 3.9 residential FAR. For standard developments, the permitted residential FAR in an R6-1 is 3.0, which is identical to the permitted residential FAR for R6 districts within 100 feet of a wide street (beyond 100 feet of a wide street, the permitted residential FAR in an R6 is 2.2). For community facility uses, the R6-1 district allows a 4.8 FAR. The R6-1 district also allows a lot coverage of 80 percent for interior and through lots and 100% for corner lots (or 50% or 65% for certain large sites, which none of the proposed or Projected Development Sites in the Project Area qualify as).

The following section describes the anticipated urban design conditions in the 2031 future with the Proposed Actions. **Figures 5-6a** through **5-6i** provide illustrative renderings of modified pedestrian views of the Project Area in the With-Action condition as compared to the No-Action condition. As described in **Chapter 1, "Project Description,"** the RWCDS for the Proposed Actions assumes that all With-Action development on projected development sites would attempt to maximize the permitted floor area, and would result in a net increase of approximately 481 DUs (including 124 affordable units), 201,838 gsf of school space, 28,505 gsf of local retail space, and a net decrease of approximately 40,250 gsf of medical office space, 17,969 gsf of office space, 11,400 gsf of warehouse space, 5,000 gsf of house of worship space, and a net decrease of 100 parking spaces in the Project Area.

Figure 5-6a
Comparison Views Indicator Map



Source: NYCDCP (2023v1); DOITT (2022)

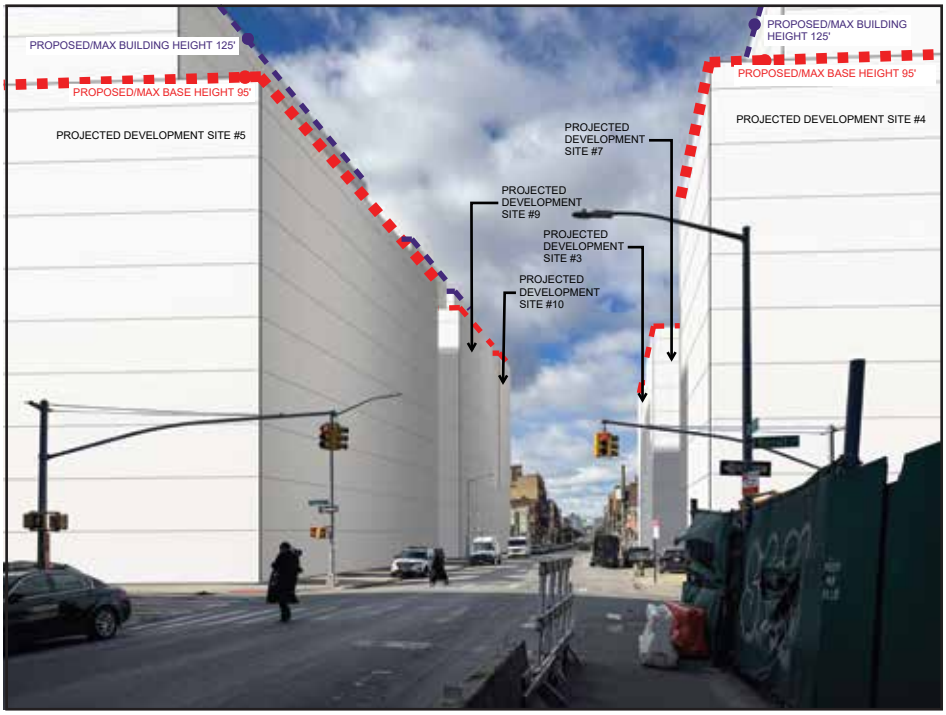
Legend

- Project Area
- Applicant-Controlled Sites
- Projected Development Sites
- 6b → Photo
- Potential Development Sites

Conceptual Comparison of No-Action and With-Action Conditions #1: View along Park Avenue towards the intersection of Warsoff Place



No-Action Condition



With-Action Condition

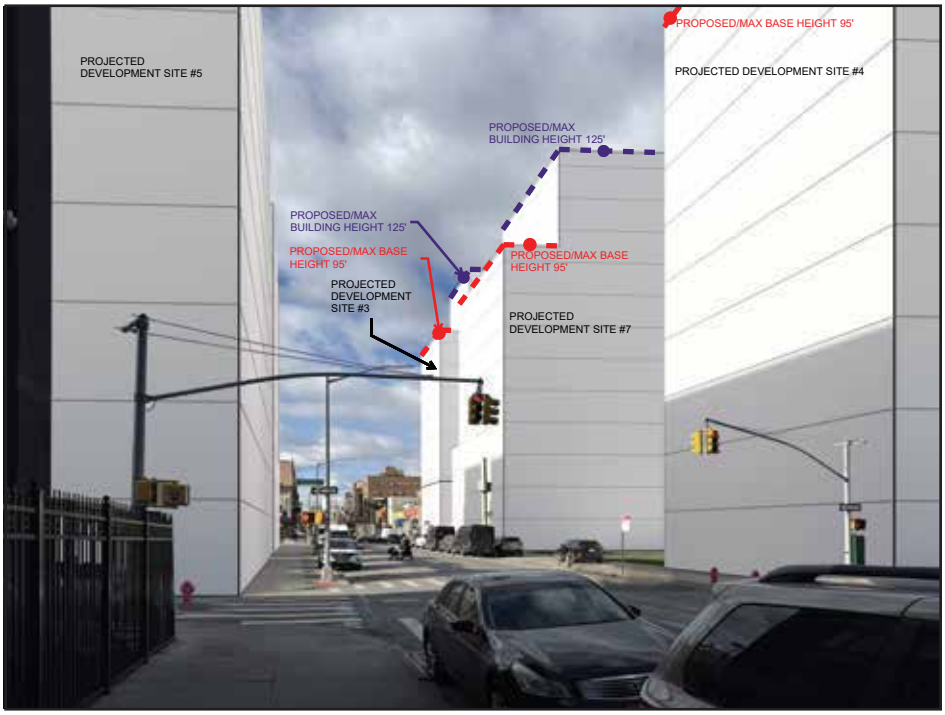
Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #2: View along Park Avenue towards Sandford Street



No-Action Condition

**Under the No-Action condition, Projected Development Site 2 would be governed by the sky exposure plane.*



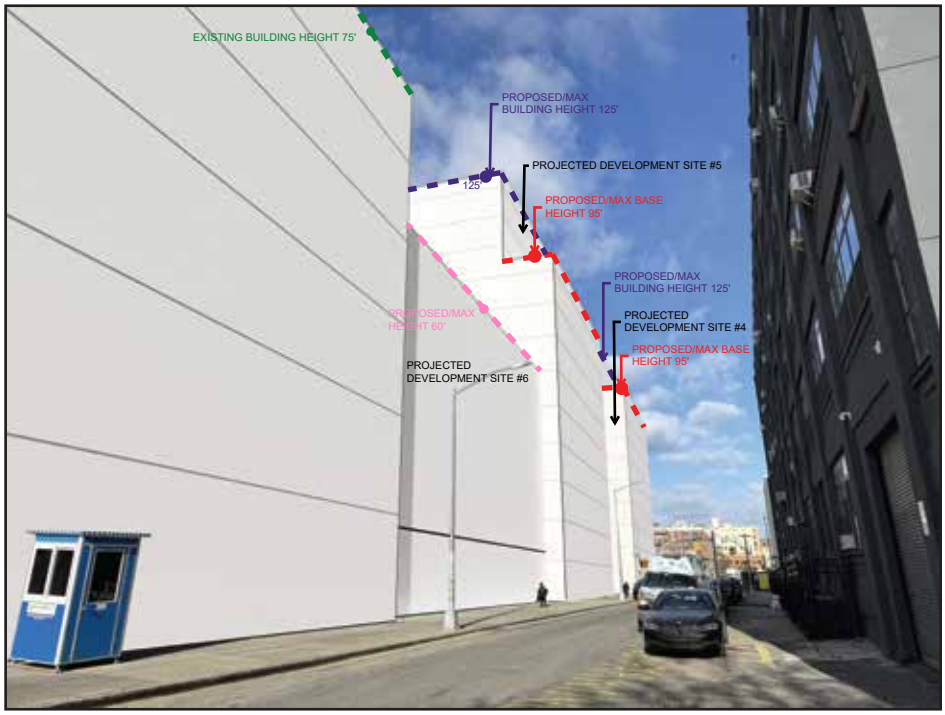
With-Action Condition

Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #3: View along Sandford Street towards Park Avenue



No-Action Condition



With-Action Condition

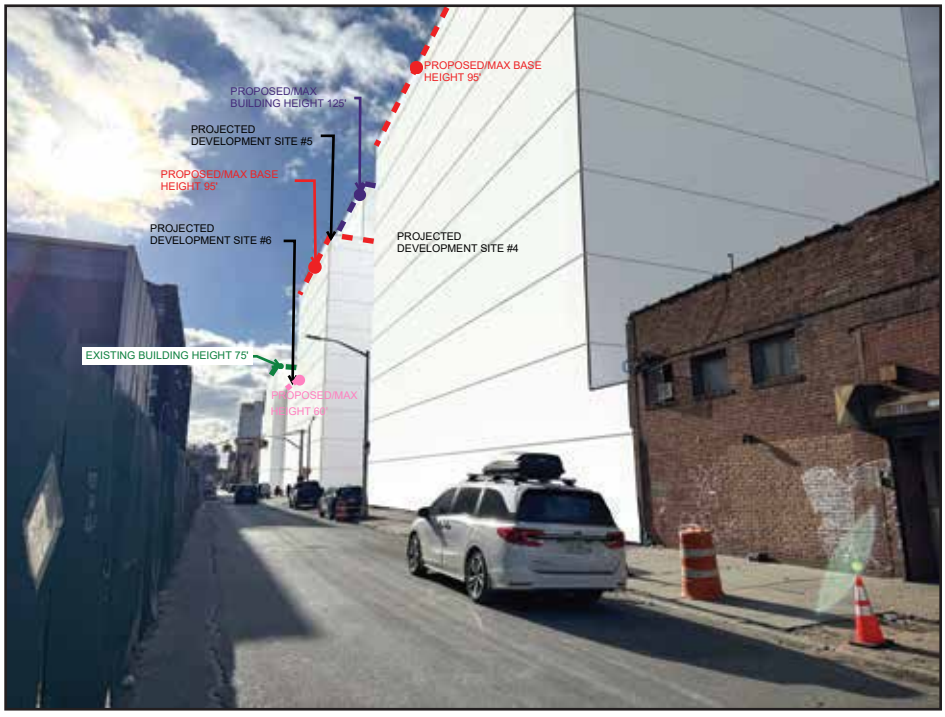
**The existing 75' building on 84 Sandford Street is occupied by an existing institutional use that would be expanded onto adjacent lots (Projected Development Site 6) under the With-Action condition.*

Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #4: View along Warsoff Place towards Sandford Street



No-Action Condition



With-Action Condition

**The existing 75' building on 84 Sandford Street is occupied by an existing institutional use that would be expanded onto adjacent lots (Projected Development Site 6) under the With-Action condition.*

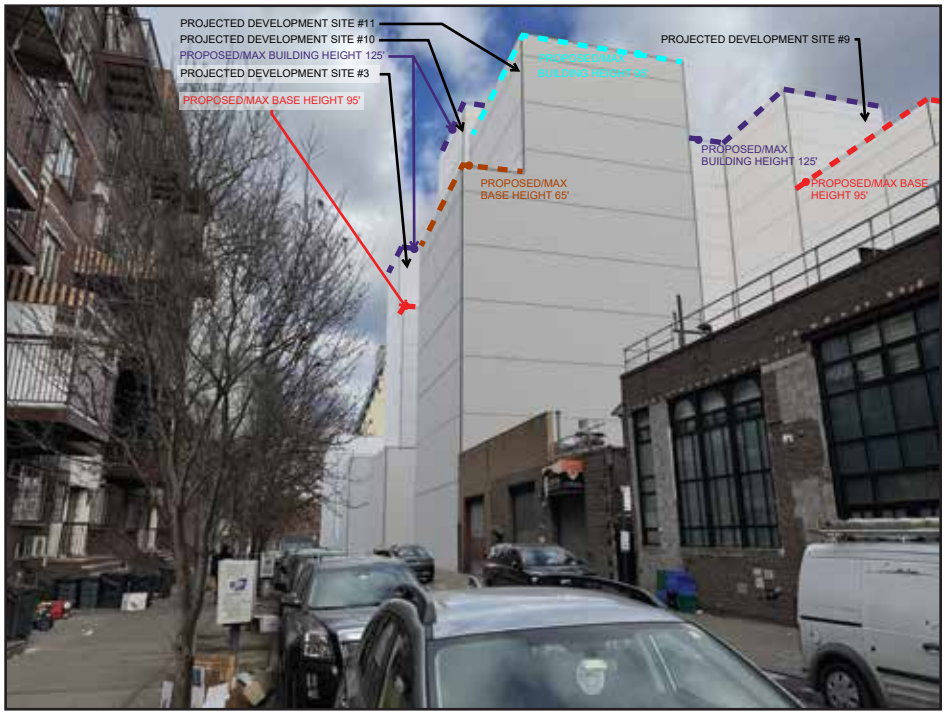
Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #5: View north along Spencer Street towards Park Avenue



No-Action Condition

**Under the No-Action condition, Projected Development Site 2 would be governed by the sky exposure plane.*



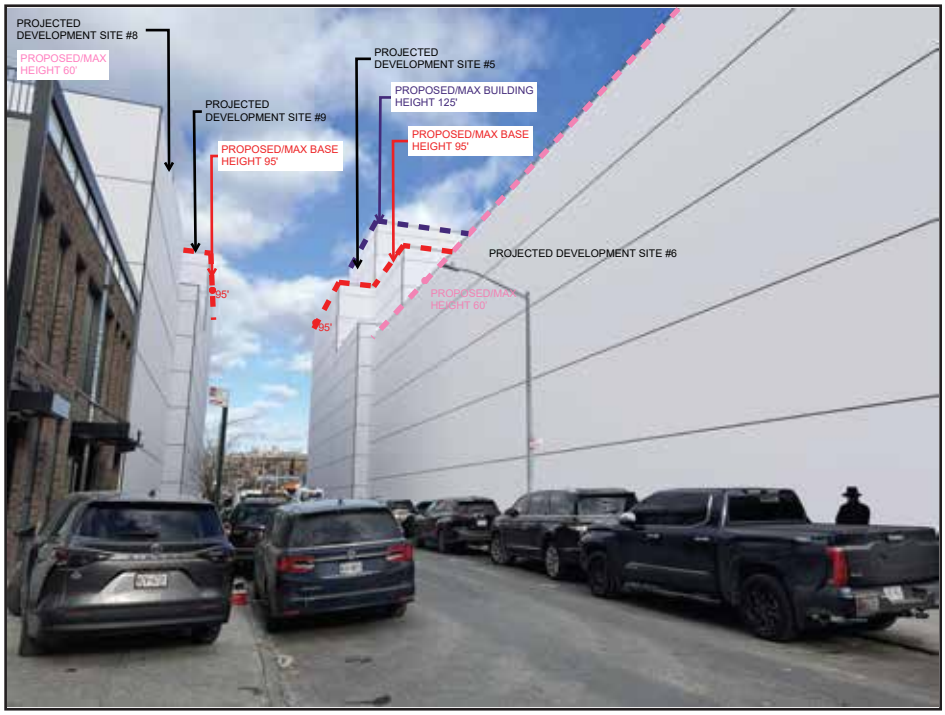
With-Action Condition

Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #6: View north along Walworth Street towards Park Avenue



No-Action Condition



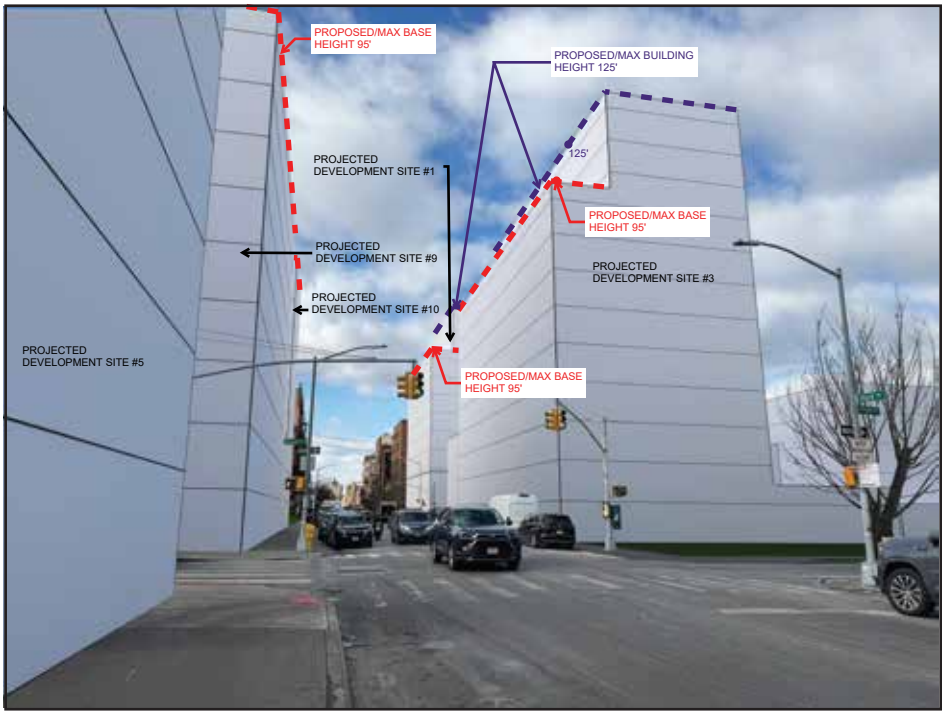
With-Action Condition

Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #7: View west along Park Avenue towards Walworth Street



No-Action Condition



With-Action Condition

Note: For illustrative purposes only

Conceptual Comparison of No-Action and With-Action Conditions #8: View along Park Avenue towards Spencer Street



No-Action Condition



With-Action Condition

Note: For illustrative purposes only

Project Area (Primary Study Area)

As detailed further in **Chapter 1, "Project Description,"** and illustrated in **Figure 5-1**, there are 12 Projected Development Sites that are expected to be redeveloped as a result of the Proposed Actions, and two sites that could potentially be redeveloped. **Table 5-2** includes the uses at each Projected Development Site under the With-Action Condition. **Figures 5-6a** through **5-6i** provide a comparison of the anticipated No-Action and With-Action conditions of the Project Area.

TABLE 5-2
With-Action Scenario Projected Development Sites

Projected Development Site	Total GSF	Residential GSF	Total DU	Affordable DU	Retail GSF	Medical Office GSF	School GSF	Parking Spaces
1*	76,627	52,766	56	14	12,271	11,590	-	21
2*	54,625	-	-	-	-	-	54,625	-
3*	72,244	62,190	66	17	10,054	-	-	26
4*	66,778	57,485	61	16	9,293	-	-	23
5*	101,949	87,761	93	24	14,188	-	-	35
6*	156,688	-	-	-	-	-	156,688	-
7	30,293	26,077	28	7	4,216	-	-	-
8*	32,775	-	-	-	-	-	32,775	-
9*	87,956	74,393	79	20	13,563	-	-	30
10*	40,978	35,275	38	10	5,703	-	-	-
11	21,638	17,325	19	5	4,313	-	-	-
12	47,095	40,541	43	11	6,554	-	-	16
Total	**789,646**	**453,813**	**483**	**124**	**80,155**	**11,590**	**244,088**	**151**

Notes:
* Applicant-controlled site

As shown in **Figures 5-6a** through **5-6i**, development facilitated by the Proposed Actions would generally be built out to the lot lines, creating continuous streetwalls along the sidewalks with residential and retail spaces, and community facility uses, including medical office. The school and mixed-use buildings would rise to either five or 11 stories, respectively, filling gaps in the streetscape at heights and densities that are compatible with the surrounding built environment. All proposed schools are designed to maximize the base height of 60 feet in order to maximize windowed classroom space, minimize construction costs, and provide a continuous roof deck for active recreation. The bulk of the proposed schools would be in keeping with the existing built environment of the existing schools within the surrounding area.

Projected Development Site 1: Block 1715, Lot 3 (517 Park Avenue)

The Proposed Actions would facilitate an 11-story, mixed-used residential, commercial, and community facility building on Projected Development Site 1. The 76,627-gsf building would have an FAR of 6.24. It would rise 95 feet along the lot line, before setting back from Park Avenue and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 2: Block 1716, Lot 3 (49 Spencer Street)

Under With-Action conditions, Projected Development Site 2 would be developed as a five-story (60-foot-tall) private high school for girls. It would be 54,625 gsf with an FAR of 3.8. It would be built out to the lot line along Spencer Street to the maximum 60-foot base height permitted in the requested M1-4/R6-1 zoning district.

Projected Development Site 3: Block 1716, Lot 61 (533 Park Avenue)

In the future with the Proposed Actions, Projected Development Site 3 would be developed with an 11-story mixed-use residential and commercial building. The 72,244-gsf building would have an FAR of 6.2. It would rise 95 feet along the lot line, before setting back from Park Avenue and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 4: Block 1717, Lot 60 (547 Park Avenue)

The Proposed Actions would facilitate an 11-story, mixed-used residential and commercial building on Projected Development Site 4. The anticipated building would rise 95 feet along the lot line, before setting back from Park Avenue and Warsoff Place and rising to a total building height of 125 feet. The 66,778-gsf building would have an FAR of 6.2. Commercial uses would be located along the ground floor.

Projected Development Site 5: Block 1736, Lot 1 (528 Park Avenue)

Under With-Action conditions, Projected Development Site 5 would be developed with an 11-story, mixed-use residential and commercial building. The 101,949-gsf building would have an FAR of 6.2. It would rise 95 feet along the lot line, before setting back from Park Avenue and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 6: Block 1736; Lots 10, 18, 61-63 (76-82 Sandford Street, 96 Sandford Street, 79-89 Walworth Street)

In the future with the Proposed Actions, the Applicant intends to expand the existing K-12 Central United Talmudic Academy on Lot 14 across two new buildings on Projected Development Site 6. On Lot 10, the Applicant would construct a five-story, 43,700-gsf building on Sandford Street as part of the expansion of the existing school on Lot 14 described above. The building on Lot 10 would be constructed to the maximum 60-foot base height permitted in the requested M1-4/R6-1 zoning district. On Lots 18, 61, 62, and 63, the Applicant would construct a five-story, 112,988 gsf building. The building would be constructed to the maximum 60-foot base height permitted in the requested M1-4/R6-1 zoning district. The built FAR on Projected Development Site 6 would be approximately 3.81.

Projected Development Site 7: Block 1716 Lots 59-60 (535-537 Park Avenue)

In the future with the Proposed Actions, an 11-story, mixed-use residential and commercial building would be developed on Projected Development Site 7. The 30,293-gsf building would have an FAR of 6.2. It would be built out to the lot lines, rising to a maximum base height of 95 before setting back along Park Avenue, and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 8: Block 1735, Lots 13-14 (86-88 Walworth Street)

The Proposed Actions would facilitate the development of a five-story private K-12 school on Projected Development Site 8. It would be approximately 32,775-gsf with an FAR of 3.8 FAR. The school would be constructed to the maximum 60-foot base height permitted in the proposed M1-4/R6-1 zoning district.

Projected Development Site 9: Block 1735, Lots 5, 11, 12 (520 Park Avenue, 82-84 Walworth Street)

Under With-Action conditions, an 11-story, mixed-use residential and commercial building would be constructed on Projected Development Site 9. The 87,956-gsf building would have an FAR of 5.06. It would rise to a base height of 95 feet along the lot line, before setting back from Park Avenue and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 10: Block 1735, Lot 3 (514 Park Avenue)

In the future with the Proposed Actions, an 11-story, mixed-use residential and commercial building would be constructed on Projected Development Site 10. The 40,978 gsf building would have an FAR of 6.2. It would rise to a base height of 95 feet along the lot line, before setting back along Park Avenue and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Projected Development Site 11: Block 1735, Lots 61-62 (75-77 Spencer Street)

The Proposed Actions would facilitate the development of a nine-story, mixed-use residential and commercial building on Projected Development Site 11. The 21,638-gsf building would have an FAR of 3.9. It would rise to a base height of 65 feet along the lot line, before setting back from Spencer Street and rising to a total building height of 95 feet. Commercial uses would be located along the ground floor.

Projected Development Site 12: Block 1717, Lot 2 (55 Walworth Street)

Under With-Action conditions, an 11-story, mixed-use residential and commercial building would be constructed on Projected Development Site 12. The 47,095-gsf building would have an FAR of 3.13. It would rise to a base height of 95 feet along the lot line, before setting back from Walworth Street and rising to a total building height of 125 feet. Commercial uses would be located along the ground floor.

Potential Development Sites

In addition, there are two sites with the potential to be redeveloped as a result of the Proposed Actions within the Project Area. Potential Development Site A (Block 1736, Lot 68) and Potential Development Site B (Block 1735, p/o Lot 59) are assumed to be redeveloped as 11-story mixed-use residential and community facility buildings. In total, it is assumed the buildings would collectively incorporate 57 DUs, 15 of which would be permanently affordable pursuant to MIH, and 10,900 gsf of house of worship space on the ground floor.

Remainder of Project Area

As described in **Chapter 1, "Project Description,"** the remainder of the Project Area lots are not expected to be redeveloped as a result of the Proposed Actions and would remain unchanged in the future with the Proposed Actions.

Visual Resources

In the With-Action condition, development facilitated by the Proposed Actions would not obstruct any view corridors or alter any visual resources in the primary study area, as the new development would occur on existing blocks that contain no visual resources. Though three new outdoor recreation spaces would be introduced on the roof of the proposed schools at Projected Development Sites 2, 6, and 8, these recreational spaces are intended for the students only and thus, and are thus not considered as new open space resources within the primary study area as a result of the Proposed Actions.

Secondary Study Area

The Proposed Actions are site-specific, and thus no new development would occur in the secondary study area as a result of the Proposed Actions.

Assessment

The Proposed Actions would facilitate development that is not currently permitted as-of-right in the Project Area, which would create a notable change in the urban design character of the area. Compared to the future without the Proposed Actions, the visual appearance, and thus the pedestrian experience in the vicinity of the Project Area would change considerably. However, the change would not have a significant adverse impact as it would not negatively affect a pedestrian's experience. Rather, development facilitated by the Proposed Actions is expected to positively affect the urban design of the area and improve the pedestrian experience in and surrounding the Project Area.

The Proposed Actions would generate land uses that would be compatible with the zoning and land uses of the secondary study area. The secondary study area contains a variety of building forms, ranging from low-rise residential and industrial buildings to high-rise mixed-use residential/commercial and commercial/office buildings, with a number of low- to mid-rise institutions/public facilities interspersed throughout the study area. As detailed above, the RWCDS buildings would be consistent with the surrounding area in terms of heights and bulk. The heights of existing buildings in the study area range from approximately one- to 15-stories. Development facilitated by the Proposed Actions would be in keeping with these building heights and densities while creating continuous streetscapes for pedestrians along Park Avenue with active ground floor spaces, enlivening the streetscape and improving the pedestrian experience.

While the Proposed Actions would not result in any new development in the secondary study area, many of the projected and potential development sites located at or near the edges of the Project Area would be visible from certain sections of the secondary study area. However, the heights of the RWCDS buildings would be similar to the existing built environment. As a result, the RWCDS associated with the Proposed Actions would not adversely alter urban design or obstruct or alter view corridors of significant visual resources in the surrounding study area neighborhoods. The With-Action developments would introduce residential, commercial, and community facility uses to the Project Area, drawing more pedestrians to the area and thereby enlivening the public realm in the area and its immediate vicinity. The anticipated new development would replace underutilized lots with new buildings containing active ground-floor spaces, which would be visible when looking towards the Project Area from many secondary study area streets in close proximity.

The With-Action developments within the Project Area would be consistent with the street pattern and streetscape found throughout the secondary study area, and the additional residential and mixed-use building would facilitate new street trees along adjacent sidewalks. Streetscape improvements and ground floor retail along the public corridors would enhance the pedestrian realm, making the surrounding area more active and inviting. The proposed With-Action developments would be compatible with existing buildings within the secondary study area.

Moreover, development facilitated by the Proposed Actions would not eliminate viewsheds of significant visual resources, such as open space resources, around the Project Area. The pedestrian views of open space resources within the secondary study area would not be obstructed by development facilitated by the Proposed Actions as the RWCDS buildings would be developed on existing block patterns. As such, the Proposed Actions would not have any significant adverse impacts on visual resources.

In the future with the Proposed Actions the visual appearance and thus the pedestrian experience of the Project Area would improve as compared to No-Action conditions. This change would not meet the *CEQR Technical Manual* threshold for a significant adverse urban design impact in that it would not alter the arrangement, appearance, or functionality of the Project Area such that the alteration would negatively affect a pedestrian's experience of the area. The pedestrian experience of the area would include several mixed-use buildings containing new housing, ground floor retail, and medical offices as well as two new schools and the expansion of an existing private school. As such, these changes would not be significant or adverse, but rather, are expected to vastly improve the pedestrian experience within and surrounding the area.