NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 20DCP100K)

307 Kent Avenue

Project Identification
CEQR No. 20DCP100K
ULURP No. C200306ZMK, N200307ZRK
SEQRA Classification: Unlisted

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

Contact Person
Olga Abinader, Director, 212-720-3493
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 April 2, 2021 for a Draft Environmental Impact Statement (DEIS) for the 307 Kent Avenue proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on Wednesday, July 14, 2021, at 10:00 AM in conjunction with the CPC's public hearing pursuant to ULURP. Masks are required to be worn to enter the building and during the hearing. Comments are requested on the DEIS and will be accepted through July 26, 2021. In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing will be accessible both in person and remotely.**

To join remotely 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 Monday, July 26, 2021. They can be submitted via email to 20DCP100K_DL@planning.nyc.gov or mailed to Olga Abinader, 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, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

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.

307 Kent Associates (the applicant), proposes the construction of a mixed-use office, community facility, and retail building (the Proposed Project) at 307 Kent Avenue (Block 2415, Lot 1, Projected Development Site 1), a site controlled by the applicant in the Williamsburg neighborhood of Brooklyn, Community District 1. To facilitate the Proposed Project, the applicant is requesting a zoning map amendment to rezone the western portion of Block 2415 around the Proposed Project, including Block 2415, Lots 1, 6, 10, 7501, 7502, and a portion of (p/o) Lots 16 and 38 (the Rezoning Area), from M3-1 to M1-5 and MX-8 (M1-4/R6A), as well as a text amendment to Map 2 for Community District 1, Brooklyn within Appendix F of the Zoning Resolution to remove a portion of the Rezoning Area from the "Excluded Area" shown on this map in order to establish a Mandatory Inclusionary Housing (MIH) area and to make MIH regulations applicable (the Proposed Actions). The Proposed Actions would facilitate the development of a nine-story mixed-use building on Projected Development Site 1. The Proposed Project would require the demolition of the existing single-story warehouse building located on the site, to be followed by the construction of the new mixed-use building. The Proposed Project on Projected Development Site 1 would contain up to approximately 101,000 gross square feet (gsf), including up to 70,000 gsf of office uses, up to 22,000 gsf of community facility uses, and up to 9,000 gsf of retail uses.

In order to assess the possible impacts of the components of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the current (No-Action) and proposed zoning (With-Action) conditions by the build year of 2023. The incremental difference between the No-Action and With-Action conditions will serve as the basis for the impact analyses of the Environmental Impact Statement (EIS). As described above, in the With Action condition, Projected Development Site 1 would be redeveloped with the Proposed Project, a new, approximately 101,000-gsf, nine-story mixed-use building containing office, community facility, and retail uses. The building would include 70,000 gsf of office uses, 22,000 gsf of community facility (medical office) uses, and 9,000 gsf of retail uses. The Proposed Project would be approximately 151 feet tall (163 feet tall to the top of the mechanical bulkhead), with a FAR of up to 6.5 (including up to 1.5 FAR of UG 4A community facility uses). Based on the proposed rezoning, market and site conditions, and consultation with the Department of City Planning (DCP), Block 2415, Lot 6, which is neither owned nor controlled by the applicant, could also be redeveloped by the proposed analysis year, and therefore this site is analyzed in the EIS as Projected Development

Site 2. It is assumed that Projected Development Site 2 would be redeveloped as a new, approximately 80,500-gsf, nine-story mixed-use building containing office, community facility, and retail uses. The building would include 55,000 gsf of office uses, 17,500 gsf of community facility (medical office) uses, and 8,000 gsf of retail uses. No parking or loading berths are required or proposed. The anticipated building on Projected Development Site 2 would be approximately 125 feet tall with a total FAR of up to 6.5 (including up to 1.5 FAR of UG 4A community facility space). Based on the comparison between the No Action and With Action conditions, the RWCDS includes an incremental increase of 68,693 gsf of commercial uses, 46,667 gsf of light manufacturing and manufacturing uses, and 39,500 gsf of community facility uses. The Proposed Actions would result in an additional 523 workers within the Project Area.

The DEIS identifies potential significant adverse transportation impacts related to traffic, transit (bus), and pedestrian elements. Mitigation measures have been identified and will be further evaluated in the FEIS. Three of the identified impacted traffic intersections could be fully mitigated with the implementation of standard traffic mitigation measures (e.g., signal timing changes and lane restripings); feasible and practicable mitigation measures were not identified for six intersections. Significant adverse transit (bus) impacts could be fully mitigated by an increase in service frequency of one bus an hour for the northbound B32 during the weekday AM peak hour and the northbound B62 during the weekday PM peak hour. Significant adverse pedestrian impacts could be fully mitigated by relocating existing sidewalk obstructions. If any mitigation measures are determined to be infeasible, the impacts would remain unmitigated. In addition, two potential alternatives to the Proposed Actions were studied: a No-Action Alternative and a No Unmitigated Significant Adverse Impact Alternative. Neither alternative 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 goals of the Proposed Actions.