NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP199K)

1160 Flushing Avenue

Project Identification
CEQR No. 21DCP199K
ULURP No. C210314ZMK
SEQRA Classification: Type I

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

Contact Person
Stephanie Shellooe, AICP, Director, 212-720-3328
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 February 10, 2023 for a Draft Environmental Impact Statement (DEIS) for the 1160 Flushing Avenue proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, May 24, 2023, 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 5:00 PM, Monday June 5, 2023. 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 remotely, please visit the NYC Engage site, https://www.nyc.gov/engage

If you would like to register to testify remotely 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 remotely, 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 5:00 PM, Monday, June 5, 2023. They can be submitted via email to 21DCP199K_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, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Stephanie Shellooe, AICP, Director, 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/2020K0289. To view the 1160 Flushing Avenue Final Scope of Work, DEIS Notice of Completion and full DEIS and Appendix, navigate to the 1160 Flushing Avenue project page in ZAP and select Public Documents, then "Final Scope of Work," "DEIS_Notice of Completion" and "DEIS_21DCP199K".

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, 1160 Flushing Avenue LLC, is seeking the approval of one discretionary action, a zoning map amendment that would rezone Block 3167, Lots 12 (p/o), 18, 24, 26, 29, and 40 from a M1-1 district to a M1-5 district (the "Proposed Action"). The Proposed Action would facilitate the construction of a new, mixed-use commercial and light industrial development comprising approximately 238,104 gross square feet (gsf) in total (the "Proposed Project"). The Proposed Project would be constructed at 1160 Flushing Avenue (Block 3167, Lots 18 and 24), a 37,928-sf, rectangular-shaped site with frontages on Flushing Avenue and Jefferson Street in the Bushwick neighborhood of Brooklyn Community District 4. The Proposed Action would also facilitate development on two non-Applicant owned sites, located at Block 3167, Lots 29 and 40 ("Projected Development Site 2" and "Projected Development Site 3" respectively).

Specifically, the Proposed Action is:

- A zoning map amendment approval by the CPC to change the zoning in the Proposed Rezoning Area from the existing M1-1 to an M1-5 light manufacturing zoning district.

In order to assess the potential effects of the Proposed Action, a reasonable worst-case development scenario (RWCDS) for both "future No-Action" (No-Action) and "future with the Proposed Action" (With-Action) conditions will be analyzed for an analysis year, or Build Year, of 2027.

The build year analyzed in the RWCDS is 2027, which assumes build out of all three Projected Development Sites. However, construction of the Proposed Project would occur over an approximately 22- month period and it is assumed that full build-out of the Proposed Project would occur by 2025. Additionally, as noted above and described in greater detail below, two additional projected development sites (Lots 29 and Lot 40) have been identified in the Project Area that could be developed as a result of the Proposed Action. As a result, an interim build year of 2025 was used in addition to 2027, for determining mitigation.

Compared to future conditions without the Proposed Action, the RWCDS anticipates that the Proposed Action would result in a net increase of 234,154 gsf of commercial office uses, 46,184 gsf of local retail uses, 59,973 gsf of community facility (medical office) uses, and 33,119 gsf of light industrial uses. Using standard ratios for estimating employment, the RWCDS estimates that the incremental change in workers that would result from the Proposed Action is the addition of 1,305 workers. This net increment represents the basis for environmental analyses in the DEIS.

The DEIS identifies potential significant adverse impacts related to transportation (traffic and pedestrian).

Regarding the potential transportation (traffic) impacts, the Proposed Action would result in significant adverse impacts at seven study area intersections during one or more analyzed peak hours during the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours. Implementation of traffic engineering improvements, such as signal timing changes would provide mitigation for several of the anticipated traffic impacts. The types of mitigation measures proposed herein are standard measures that are routinely identified by the City and considered feasible for implementation. Implementation of the recommended traffic engineering improvements is subject to review and approval by the New York City Department of Transportation (DOT) and will be further refined between the DEIS and FEIS. If, prior to implementation, DOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated. Additionally, the DEIS provides a more detailed summary of the intersections and lane groups that would have unmitigated significant adverse traffic impacts. In total, impacts to one or more lane groups would remain unmitigated in one or more peak hours at seven intersections.

Regarding the potential for transportation (pedestrian) impacts, incremental demand from the Proposed Action would result in significant adverse impacts to one crosswalk in one or more peak hours. There would be no significant adverse impacts to analyzed sidewalks and corner areas in any period. Widening the impacted crosswalk by 4.5 feet would fully mitigate the significant crosswalk impacts. Implementation of the proposed mitigation measures would be subject to review and approval by DOT. If, prior to implementation, DOT determines that an identified mitigation measure is infeasible, an alternative mitigation measure will be identified, if possible. In the absence of the application of mitigation measures, the impacts would remain unmitigated.

In order to determine implementation timing of some or all of the transportation mitigation measures, the Applicant will commit to undertake a transportation monitoring program (TMP) in consultation with DOT and DCP. The focus of this TMP will be explored further by the Applicant in consultation with DOT and DCP between DEIS and FEIS. The TMP scope of work would be submitted for DOT and DCP review and approval prior to implementation. The Applicant would be responsible for all costs associated with the TMP and any proposed traffic improvement/mitigation measures, and would submit all required drawings for such measures to DOT for review and approval. A report summarizing the findings of the TMP would be submitted to DOT and DCP along with relevant backup data.

In addition, two potential alternatives to the Proposed Project were studied: a No-Action Alternative, and a No Unmitigated Significant Adverse Impacts Alternative. Neither of these alternatives would meet the primary objectives of the Proposed Action, and no feasible alternatives are available that would result in no unmitigated impacts and meet the Proposed Action's goals.