Chapter 8: Urban Design and Visual Resources

A. INTRODUCTION

In accordance with the 2025 *City Environmental Quality Review (CEQR) Technical Manual*, this chapter considers the potential for the Proposed Actions to affect the urban design and visual resources of the Project Site and the surrounding study area. As described below under Section B, "Methodology," urban design, or the built and natural environments of the study area, is collectively formed by the following components: streets, buildings, open spaces, natural features, and visual resources. Visual resources are those connections from the public realm to significant natural or built features, including views of the waterfront, public parks, public art, statues or sculptures, landmark structures or districts, otherwise distinct buildings or groupings of buildings that may be iconic or historic, and natural resources.

The co-Applicants, the New York City Educational Construction Fund (ECF) and 240 Nassau Street Holdings, LLC, are seeking zoning approvals, including zoning map and text amendments, a special permit, and other City and State approvals and potential future U.S. Department of Housing and Urban Development (HUD) actions (the "Proposed Actions"), to facilitate the construction of a proposed mixed-use development on Block 110, Lot 25 and Block 111, Lot 1 (the "Project Site") in Downtown Brooklyn, Community District (CD) 2. The proposed development would include four new buildings totaling approximately 1.7 million gross square feet (gsf), including public school facilities; residential, retail, and community facility space; cultural center space; and open space (the "Proposed Project").

The Proposed Actions include the transfer, reallocation, and lease of property among 240 Nassau Street Holdings, LLC, ECF, and the City of New York to allow for the Proposed Project and ECF financing and discretionary zoning approvals from the New York City Planning Commission (CPC) and New York City Council. A detailed description of the Proposed Project and the approvals needed to facilitate the Proposed Project is presented in Chapter 1, "Project Description."

The preliminary analysis conducted based on the methodology set forth in the *CEQR Technical Manual* determined that the Proposed Actions would not result in a significant adverse impact related to urban design and visual resources.

PRINCIPAL CONCLUSIONS

A preliminary assessment of urban design and visual resources concluded that the Proposed Actions would not result in significant adverse impacts to urban design or visual resources in the study area. With the Proposed Actions, four new buildings—Buildings 1, 2, 3, and 4—would be developed on the Project Site along with approximately 20,896 square feet (sf), or 0.48 acres, of new, publicly accessible open space and approximately 16,154 sf, or 0.37 acres, of new private open space.

In the With Action condition, the redevelopment of the Project Site with four new buildings would not alter street orientation, street patterns, block shapes, or natural resources in the study area. While the new buildings would be substantially taller than the buildings they would replace, the new buildings would be compatible with the study area's urban design which does not have a cohesive character but is transitional, comprising a mix of building types with different massings, heights, and forms that have been built over time as the neighborhood has changed. Further, the new buildings would be located within the broader context that includes high-rise buildings to the west and in Downtown Brooklyn to the south.

The new buildings would range in height from eight stories (Building 2, approximately 150 feet tall, inclusive of the bulkhead) to 73 stories (Building 3, approximately 820 feet tall; 840 feet to the top of the bulkhead). The two tallest buildings—Building 1 at 63 stories (approximately 718 feet tall, approximately 738 feet to the top of the bulkhead) and Building 3—would have three-story (approximately 60-foot-tall) base heights that would create visual breaks in the massings. Building 2, as described above, and Building 4 (18 stories, approximately 235 feet tall and approximately 265 feet to the top of the bulkhead) would be compatible with the heights of the taller buildings in the study area, including the 14-story (approximately 178-foot-tall) Farragut Houses buildings across Nassau Street to the north, and to the southwest, the 13-story, approximately 152-foot-tall building at 257 Gold Street, and the eight-story, approximately 93-foot-tall warehouse at 14 Prince Street. Further, the siting of the buildings at the perimeter of the Project Site and their programming with ground floor amenities opening toward the adjacent streets maximize the amount of publicly accessible open space on the Project Site, while enhancing the pedestrian experience on the Project Site and in the study area, as described below. Therefore, while the new buildings would introduce new, tall buildings to the study area, these changes would not be adverse as the new buildings would be compatible with the transitional character of the Project Site and the Proposed Project is being designed to enhance the pedestrian experience.

The new publicly accessible open space on the Project Site would provide visual interest and enhance the pedestrian experience in the study area near the Project Site. As described below, with respect to the site plan, the historic street grid would be reintroduced to the Project Site for pedestrian use, with a north-south corridor on the western portion of the Project Site and a new east-west corridor that would establish midblock visual and physical connections to the Farragut Houses complex to the north, Golconda Playground to the west, and Commodore Barry Park to the east. Further, the configuration of the proposed buildings would maximize the creation of on-site publicly accessible open space and increase neighborhood connectivity. The new publicly accessible open space would include approximately 0.48 acres (approximately 20,896 sf) of passive open space that would support accessibility from the Project Site and study area, enhancing the pedestrian experience of urban design.

The Project Site's location at the edge of Downtown Brooklyn adjacent to the Brooklyn-Queens Expressway (BQE), south of the Brooklyn Navy Yard, and two mapped Parks is well positioned to support new development at higher densities. The Project Site has frontage along three wide streets and is proximate to transit, including subway stations, the NYC Ferry landing within the Brooklyn Navy Yard, and several local bus routes. Therefore, the introduction of new, tall buildings to the study area would be compatible with the study area's urban design which does not have a cohesive character but is transitional, comprising a mix of building types with different massings, heights, and forms that have been built over time as the neighborhood has changed. The new buildings would also be located within the

broader context that includes high-rise buildings to the west and in Downtown Brooklyn to the south. In addition, the new open space components and corridors on the Project Site would enhance urban design conditions of the study area by activating the public realm with amenities and connections between the Project Site and the study area. Therefore, the Proposed Actions would not result in any significant adverse impacts to urban design.

There are no visual resources on the Project Site or in the study area. The redevelopment of the Project Site with four new buildings would not adversely affect views along view corridors or obstruct views to any visual resources as there are no visual resources on the Project Site or in the study area. In addition, the approximately 20,896 sf (approximately 0.48 acres) of new publicly accessible open space on the Project Site is being designed to include a north-south and east-west corridor that would establish midblock visual and physical connections to Golconda Playground to the west, the Farragut Houses complex to the north, and Commodore Barry Park to the east. Further, the configuration of the proposed buildings would maximize the creation of on-site publicly accessible open space and increase neighborhood connectivity.

Therefore, no significant adverse urban design or visual resources impacts would result from the Proposed Actions.

B. METHODOLOGY

As defined in the *CEQR Technical Manual*, urban design is the totality of elements that shape and affect a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, and wind. Based on the *CEQR Technical Manual*, a preliminary assessment of urban design and visual resources may be warranted when the project may have effects on one or more of the elements that contribute to the pedestrian experience, and an analysis is appropriate for projects that result in substantial physical alteration to the built or natural environment's building bulk, public spaces, or visual resources.

As described above, the Proposed Actions include zoning changes and other discretionary actions and approvals that would facilitate buildings over 250 feet tall and changes to public open space. Therefore, as there would be potential in the With Action condition for a pedestrian to observe, from the street level, a substantial physical alteration beyond that allowed by existing zoning, a preliminary assessment of urban design and visual resources is appropriate.

According to the *CEQR Technical Manual*, the lead agency must exercise its discretion to determine if a more detailed analysis is needed. Detailed analyses are generally appropriate for all area-wide rezonings that include an increase in permitted floor area or changes in height and setback requirements, general large-scale developments, or projects that would result in substantial changes to a historic district or building. Examples include projects that have the potential to obstruct view corridors, compete with icons in the skyline, or make substantial alterations to the streetscape of a neighborhood by noticeably changing the scale of buildings.

The Proposed Actions would facilitate development by the co-Applicants of four new buildings—Buildings 1, 2, 3, and 4—that would contain a total of approximately 1.7 million gsf, including approximately 1.5 million gsf of residential space in three of the four buildings (Buildings 1, 3, and 4), comprising approximately 1,502 total dwelling units (DUs), of which

approximately 302 DUs would be affordable; and approximately 166,000 gsf of community facility use, including approximately 121,000 gsf of public school space in Building 2; approximately 15,000 gsf of cultural center space; and approximately 30,000 gsf of community facility center space. The new buildings would range in height from eight stories (approximately 150 feet, inclusive of the bulkhead) to 73 stories (approximately 820 feet tall, up to approximately 840 feet at the top of the bulkhead) and would be sited on the Project Site to support the development of new publicly accessible and private open space with public programming. The buildings would be located on the Project Site to support the development of 20,896 sf (approximately 0.48 acres) of new publicly accessible open space on the Project Site with public programming and to allow for active ground floor uses that would enhance the pedestrian experience in areas near the Project Site. While the Proposed Project would include buildings that would be substantially taller than existing study area buildings, the new development would be compatible with the study area's urban design character that is transitional and comprises a mix of building types, forms, and scales set within the broader context that includes high rise buildings to the west and those of Downtown Brooklyn to the south. A preliminary analysis is provided below.

According to the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns, the built environment, and pedestrian's experiences in the public realm surrounding the project area. It is generally consistent with the study area used for the land use analysis. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified. Consistent with CEQR methodology, the study area for the urban design and visual resources analysis has been defined as the area within a 400-foot radius of the Project Site and is consistent with the study area for the analysis of land use, zoning, and public policy. The study area is roughly bounded by the midblock between Navy Street and Elliott Place to the east, the midblock between Nassau and Sands Streets to the north, the midblock between Gold and Duffield Streets to the west, and the midblock between Tillary Street/Park Avenue and Concord Street to the south (see **Figures 8-1 and 8-2**).

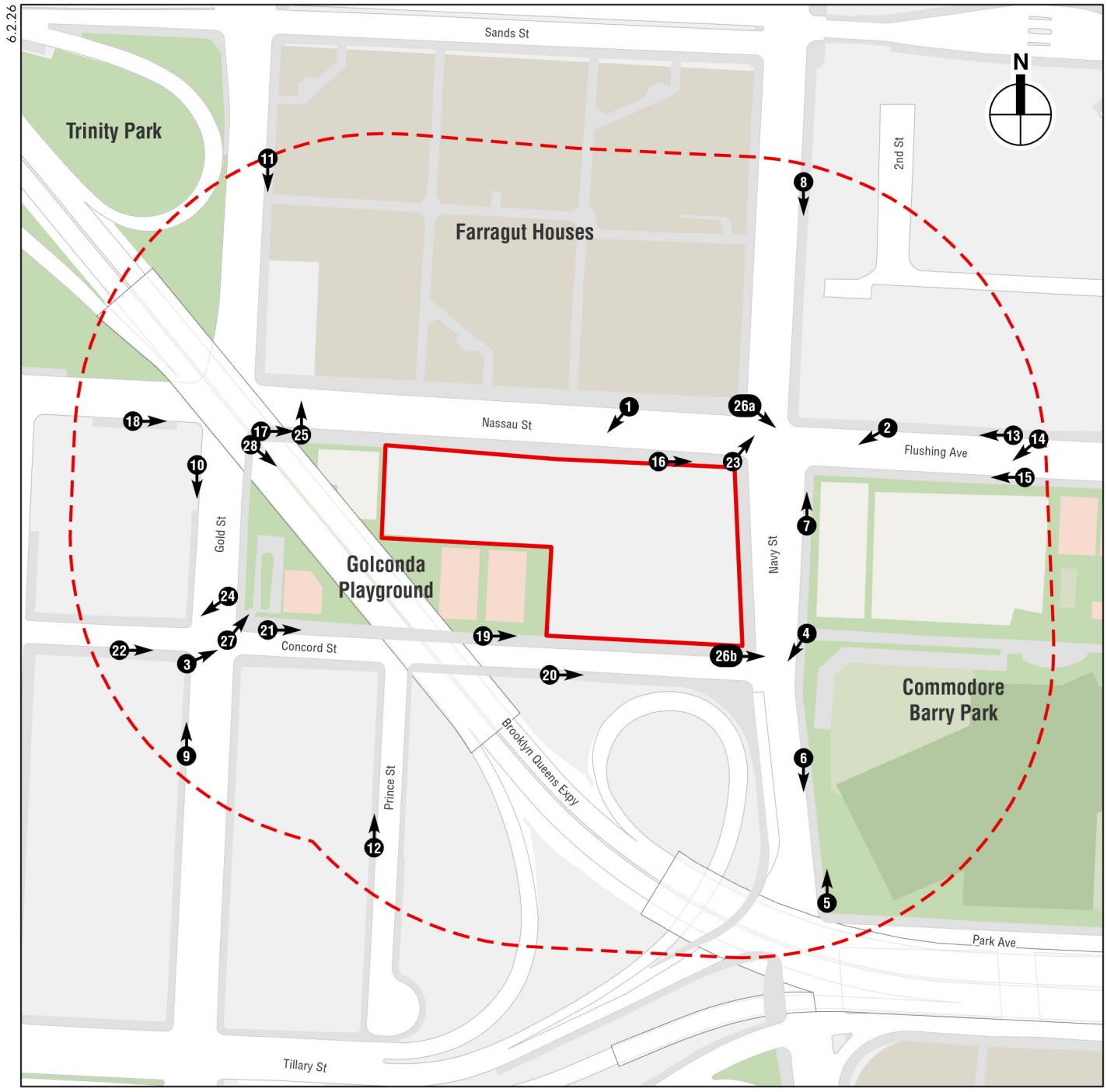
Per Section 230 of the *CEQR Technical Manual's* Urban Design and Visual Resources chapter, an analysis of pedestrian wind conditions may be warranted for projects that result in the construction of multiple tall buildings at or in close proximity to waterfront sites, as they may result in an exacerbation of wind conditions due to "channelization" or "downwash" effects that may affect pedestrian comfort and safety. The Proposed Actions would not result in the construction of multiple tall buildings at locations in close proximity to the waterfront that experience high wind conditions. Therefore, an analysis of wind conditions and their effect on pedestrian comfort and safety is not warranted under CEQR.

C. EXISTING CONDITIONS

URBAN DESIGN

PROJECT SITE

The Project Site contains two buildings—the Madison Square Boys and Girls Club at 240 Nassau Street (Block 110, Lot 25); P.S. 287, the Dr. Bailey K. Ashford school, which is operated by the New York City Department of Education (DOE); and Community Roots Charter School, at 50 Navy Street (Block 111, Lot 1) (see **Figures 8-1 and 8-2**).



NYC Educational Construction Fund

Project Location
Urban Design and Visual Resources

240 NASSAU STREET

Figure 8-1

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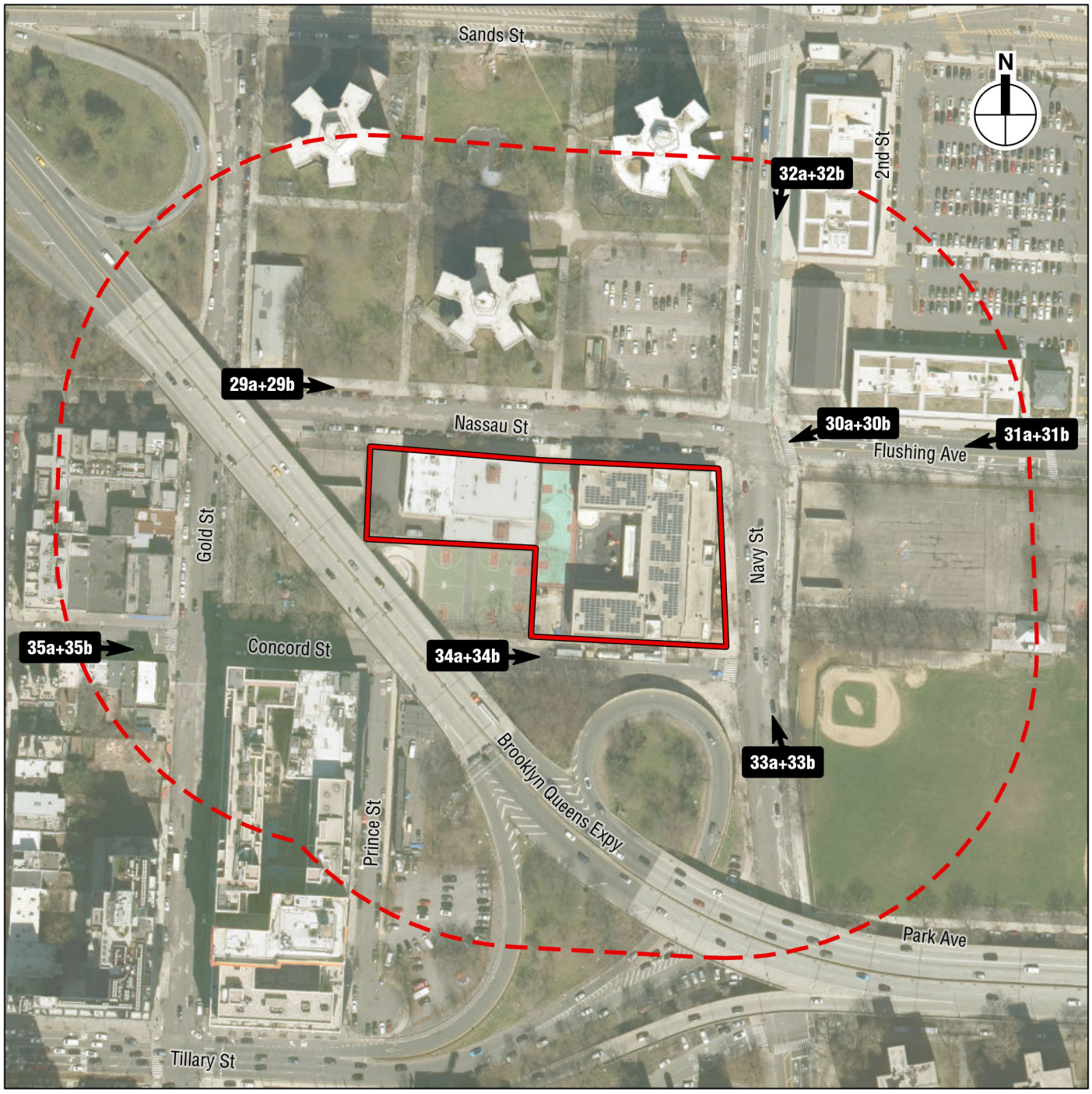

Project Site

Study Area (400-foot perimeter)

27a+27b Photograph View Direction and Reference Number

0 400 FEET

NYC Educational Construction Fund

240 NASSAU STREET

Project Location Aerial

Figure 8-2

Madison Square Boys and Girls Club

The Madison Square Boys and Girls Club is a community facility that occupies a two-story, approximately 24,180-gsf free-standing building (0.99 built FAR) located at 240 Nassau Street that was built ca. 1975. The building is faced in red brick with buff-colored brick detailing. It has two sections with different designs and massings. It is built to the sidewalk except for the eastern portion's windowless recessed first floor that contains the building's primary and secondary entrances that are accessed by stairs and a ramp. The second floor façade cantilevers over the first floor and is supported by squared pilotis, which are column-like structures. The second floor has six bays that extend the alignment of the squared pilotis at the first floor. Grouped window openings are located within the second floor bays. The western portion of the building rises from the sidewalk and has no window or door openings. The façade is separated into three bays by engaged brick pilasters (see View 1 of **Figure 8-3**).

P.S. 287

P.S. 287 is a three-story, approximately 111,439-gsf free-standing school building (2.0 built FAR) located at 50 Navy Street that opened in October 1953 (see View 2 of **Figure 8-3**). The primary façade occupies the entire Navy Street blockfront between Nassau and Concord Streets. Secondary frontages extend west on Nassau and Concord Streets. The building is set back from the sidewalk beyond narrow grassy areas with decorative fencing at the sidewalk line. The building has a U-shaped footprint with the open portion of the U facing west toward the mid-block area. The school building is faced in red brick with gray stone panels and buff-colored stone detailing (see **Figures 8-1 and 8-2**). The school's primary façade faces Navy Street and contains the primary entrance that opens from the center bay that extends above the roof line and has a triple height stone surround, three metal doors, and is accessed by a wide stone stair with two steps. Above the doors is metal lettering identifying "Public School 287." Above the stone surround of the entrance bay there is a metal seal of the Board of Education, City of New York and metal lettering identifying the building as the "Dr. Bailey Kelleigh Ashford School." The entrance bay is flanked by double-height structures that each have five window bays with groupings of five window openings with a gray stone panel below each grouping of windows. The ends of the building are one-story structures that each contain a secondary entrance. The building's massing steps back above the roof of the double-height structures before reaching the third story portion of the building. A modest stone cornice with a metal railing is located at the roof of the double-height structures.

The building's north façade is on Nassau Street and its south façade is on Concord Street. These façades include one-story end portions, double-height massings, and the building's three-story portion that contains the building's classrooms and offices. The north and south façades have 10 window bays plus the stair tower. The first and second floor windows are separated by gray stone panels. The north and south façades have two additional entrances; one is east of a stair tower; the other is at the west end of the building.

STUDY AREA

The study area is characterized by a mix of large, older one- to 14-story mid-rise buildings with large footprints and smaller one- to four-story older buildings with smaller footprints. Newer buildings are also located in the northeast and southwest portions of the study area. Mid-rise buildings are generally buildings with 6 to 15 stories and high-rise buildings have

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View southwest on Nassau Street to the Madison Square Boys and Girls Club at 240 Nassau Street **1**



View southwest on Flushing Avenue to P.S. 287's north and east façades **2**

NYC Educational Construction Fund

240 NASSAU STREET

Project Site

Figure 8-3

more than 15 stories. While there are no high-rise buildings within the study area, many high-rise buildings outside the study area are visible from vantage points in the study area, including high-rise buildings to the west and those of Downtown Brooklyn to the southwest.

The streets follow a grid pattern with north-south and east-west streets, however, there are few streets in the study area because of three superblocks—two north of Nassau Street/Flushing Avenue that contain the Farragut Houses complex and the Brooklyn Navy Yard and one east of Navy Street that contains Commodore Barry Park. The blocks within the study area are rectangular in shape but vary in size and orientation. The Project Site block is rectangular with its longer sides along the east-west streets and its shorter ends along the north-south streets. The three smaller blocks in the southwest portion of the study area are oriented with their short ends at the north and south ends of the blocks and their longer sides along the east and west sides of the blocks (see **Figures 8-1 and 8-2**). Street furniture within the study area includes mast arm streetlamps, bus stop signs and shelters, fire hydrants, bike racks, and sidewalk fences. Citi Bike docking stations are located at the northwest corner of Nassau and Gold Streets and the northwest corner of Nassau and Navy Streets.

The elevated BQE and its support structures, along with access ramps, is a visually prominent roadway that extends northwest-southeast through the study area (see **Figures 8-1 and 8-2**). Between Navy and Gold Streets, the south side of Concord Street is characterized by a curved brick embankment wall that is part of a BQE access ramp with mature trees at the sidewalk line (see Views 3 and 4 of **Figure 8-4**). Other support structures are located in the northwest portion of the study area north of Nassau Street and west of Gold Street.

Streets

Spanning above the western portion of the Project Site block, west of the Project Site, is a portion of the BQE that extends at a northwest-southeast angle through the study area and continues beyond the study area to the north and south. The segment of the BQE in the study area includes steel footings and support structures, in addition to on- and off-ramps, brick structural walls, and footings that are located on the western portion of the Project Site block, the block south of the Project Site, and the block at the northwest corner of Gold and Nassau Streets (see **Figures 8-1, 8-2, and 8-4**). The BQE is a historic resource, as described in Chapter 7, “Historic and Cultural Resources.”

The north-south streets in the study area are Navy, Prince, Gold, and Duffield Streets (see **Figures 8-1 and 8-2**). Navy Street is immediately east of the Project Site and is 100 feet wide but narrows to approximately 75 feet in the area near the intersection with Park Avenue to the south. Navy Street carries one northbound lane and one southbound lane for vehicular traffic, with curbside parking on the west side of the street and a dedicated bike lane on the east side of the street separated from the northbound travel lane by parallel parking. Street trees are located on the Navy Street sidewalks. The urban design of Navy Street is varied. Navy Street is characterized by the BQE overpass and a curved brick embankment wall, Commodore Barry Park and buildings in the Brooklyn Navy Yard to the east, and a surface parking lot, grassy areas, and buildings that are part of the Farragut Houses complex (see **Figures 8-5 through 8-7**).

Gold Street is a 76-foot-wide north-south street that carries one lane of vehicular traffic in each direction and has curbside parking. The BQE spans above Gold Street at the

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View northeast from Gold and Concord Streets to the BQE **3**



View southwest on Navy Street to the BQE ramp embankment **4**

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View north on Navy Street from near Park Avenue **5**



View south on Navy Street from near Concord Street (winter view) **6**



View south on Navy Street from near Concord Street (spring view) **6a**



View north on Navy Street from near Concord Street (winter view) **7**



View north on Navy Street from near Concord Street (spring view) **7a**

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View south on Navy Street from north of Nassau Street/Flushing Avenue **8**



View south on Navy Street from north of Nassau Street/Flushing Avenue **8a**

intersection with Nassau Street to the north. The east side of Gold Street includes Golconda Playground and the newer 13-story residential building at 257 Gold Street; the west side of the street includes one- and two-story garages and a five-story apartment building (see Views 9 and 10 of **Figure 8-8** and View 11 of **Figure 8-9**). Prince Street is a 75-foot-wide north-south street that carries one lane of vehicular traffic in each direction and has curbside parking. The east side of the street is undeveloped and is characterized by a chain-link fence and plant overgrowth; the west side of the street is developed with an older eight-story warehouse at 14 Prince Street and a newer 13-story residential building at 257 Gold Street (see View 12 of **Figure 8-9**). A small portion of Duffield Street is in the western part of the study area. Duffield Street is 60 feet wide and carries one-way northbound vehicular traffic, has curbside parking, and four- and five-story newer residential buildings. Street trees and trees in planters by newer buildings are located along these streets.

The east-west streets in the study area are Nassau Street/Flushing Avenue and Concord Street (see **Figures 8-1 and 8-2**). Navy Street separates Nassau Street to the west and Flushing Avenue to the east. There is a slight jog in the street at this intersection. Nassau Street varies from approximately 81 to approximately 91 feet wide, while Flushing Avenue is 70 feet wide. Nassau Street carries one vehicular travel lane in each direction and has curbside parking. Flushing Avenue also has one vehicular travel lane in each direction, along with a dedicated turning lane near the intersection with Navy Street and at the mid-block entrance to the Brooklyn Navy Yard (see **Figures 8-10 through 8-12**). There is no curbside parking on Flushing Avenue; however, there is a two-way dedicated bike lane on the north side of the street that is separated from the travel lanes by a narrow median and a one-way bike lane on the south side of the street. Nassau Street/Flushing Avenue has mature street trees in addition to mature trees on the edges of the Farragut Houses complex and Commodore Barry Park (see **Figures 8-1 and 8-2**). Nassau Street/Flushing Avenue is characterized by a variety of buildings, including one- and two-story commercial buildings faced in brick and metal and glass, along with three older 14-story mid-rise, brick-faced apartment buildings of the Farragut Houses complex that are set among grassy areas and a surface parking lot. The south side of Flushing Avenue is characterized by mature trees near the sidewalk and the openness of Commodore Barry Park that opens beyond.

At 67 feet wide, Concord Street extends east-west along the south side of the Project Site. It carries one eastbound travel lane and has street trees and curbside parking on both sides of the street. Between Navy and Gold Streets, the south side of Concord Street is characterized by a curved brick embankment wall that is part of a BQE access ramp with mature trees at the sidewalk line. The north side of the street includes basketball courts, a skateboard park below the BQE, and playground equipment at the corner of Gold Street that are part of the Golconda Playground. The area below the BQE on the south side of Concord Street is undeveloped and is characterized by plant overgrowth that continues south along the east side of Prince Street (see **Figures 8-13** and **8-14**).

Buildings

The study area includes a mix of eight- to 14-story mid-rise buildings with large footprints and one- to four-story buildings with smaller footprints (see **Figures 8-1 and 8-2**). No high-rise buildings are located in the study area, however, many high-rise buildings outside the study area to the west and in Downtown Brooklyn to the southwest are visible from vantage points within the study area (see View 6 of **Figure 8-5**, View 8 of **Figure 8-7**, View 10 of **Figure 8-8,** View 11 of **Figure 8-9**, Views 13 and 14 of **Figure 8-10**, and View 15 of **Figure 8-11**).



View north on Gold Street from south of Concord Street **9**



View south on Gold Street from south of Nassau Street **10**

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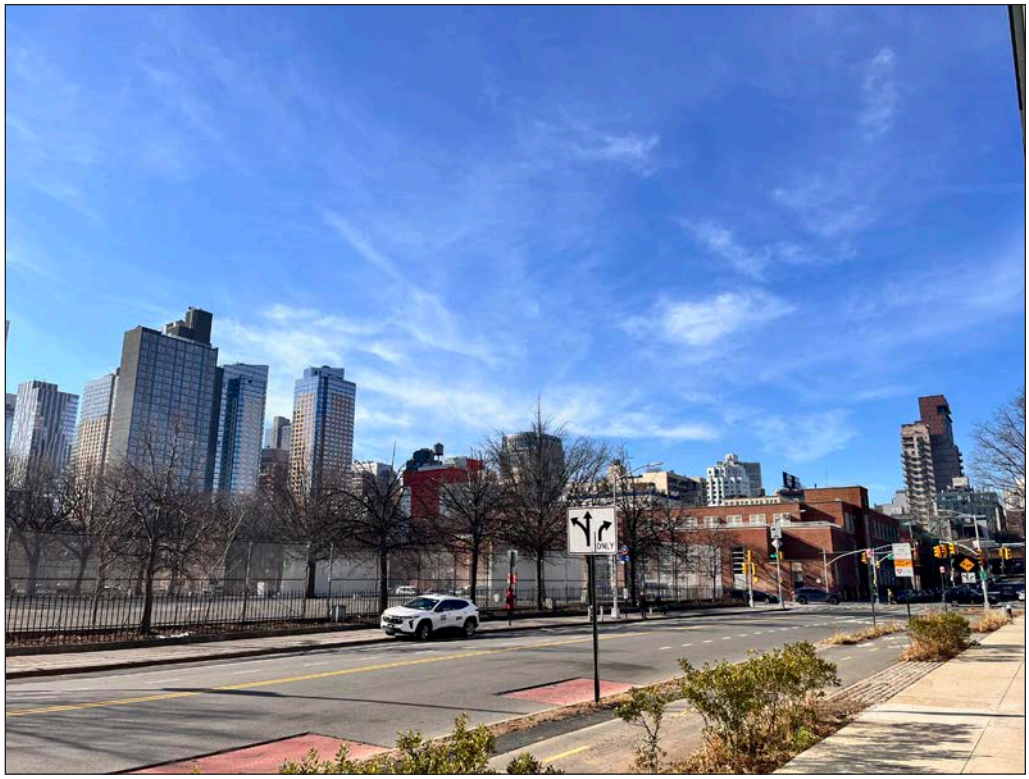
View south on Gold Street from north of Nassau Street **11**



View north on Prince Street from south of Concord Street **12**



View west on Flushing Avenue from east of Navy Street, including tall buildings in the distance to the west **13**



View southwest on Flushing Avenue from east of Navy Street, including tall buildings to the west and southwest **14**



View west on Flushing Avenue from east of Navy Street, including the Farragut Houses on the north side of Nassau Street **15**



View east on Nassau Street/Flushing Avenue from west of Navy Street **16**



View east on Nassau Street from below the BQE near Gold Street **17**



View east on Nassau Street from west of Gold Street **18**

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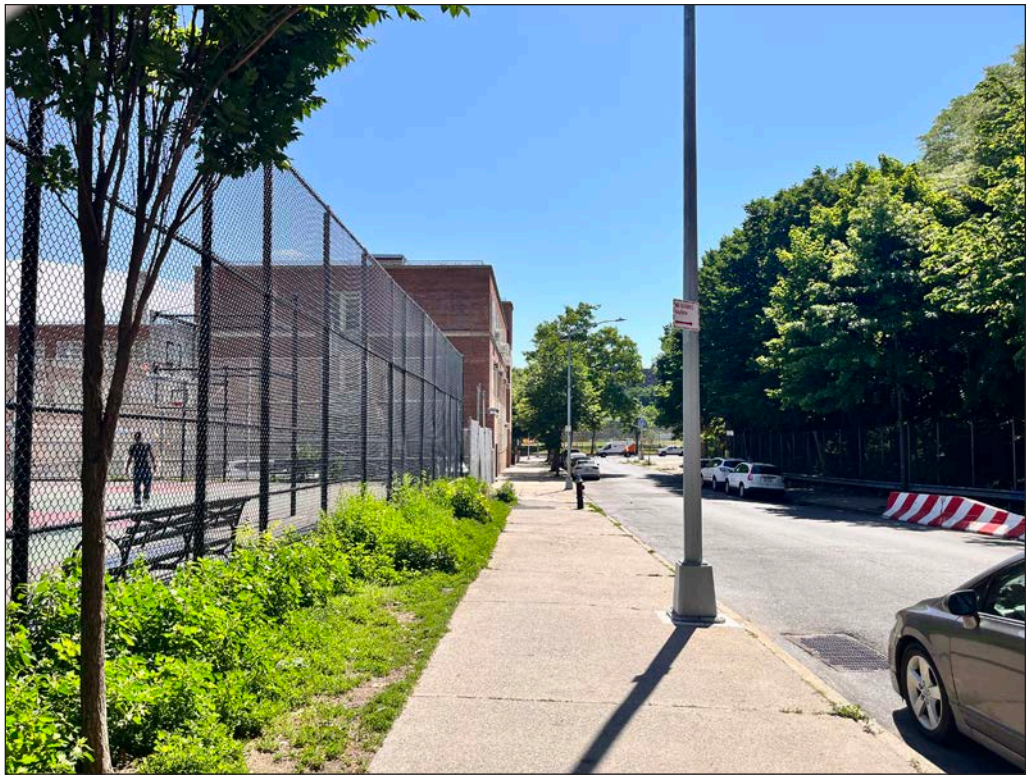
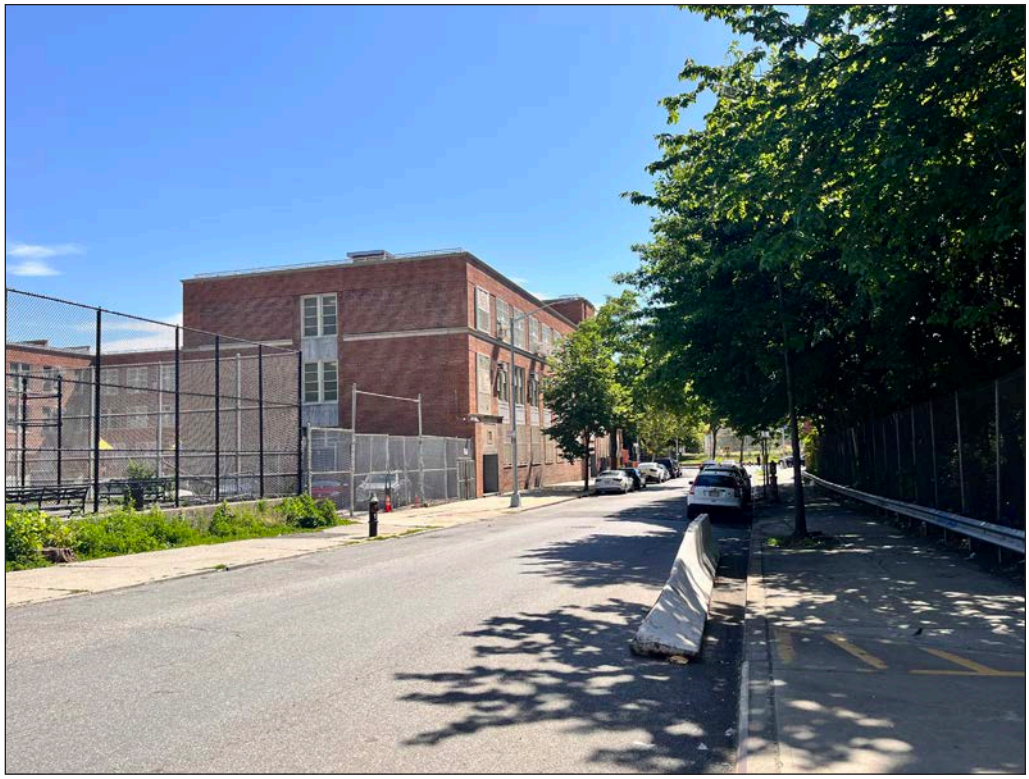


View east on Concord Street from adjacent to Golconda Park and the Project Site **19**



View northeast on Concord Street, including the Project Site **20**



View east on Concord Street from east of Gold Street, including parts of Golconda Playground and the BQE **21**



View east on Concord Street from west of Gold Street, including the BQE in the distance **22**

Mid-rise buildings are primarily residential buildings that are located in the northwest and southwest portions of the study area. Located across Nassau Street from the Project Site are three older 14-story, approximately 178-foot-tall residential buildings that are part of the Farragut Houses complex (overall 1.51 built FAR for the building complex). These mid-20th century buildings have asterisk-shaped footprints and are free-standing structures set within landscaped properties. The closest of these three buildings is approximately 135 feet from the Project Site. The other larger, mid-rise buildings include the older eight-story, approximately 93-foot-tall warehouse at 14 Prince Street (8.32 built FAR) that was built ca. 1905, and the 13-story, approximately 152-foot-tall residential building at 257 Gold Street (8.18 built FAR) that was built ca. 2009. These two buildings have large footprints and wide street frontages and are faced in masonry with punched window openings (see **Figures 8-1, 8-2,** View 5 of **Figure 8-5,** View 7 of **Figure 8-6,** View 15 of **Figure 8-11,** and View 17 of **Figure 8-12**). Further, these buildings are located approximately 200 feet southwest of the Project Site and are physically and visually separated from the Project Site by the elevated BQE.

Three buildings in the study area are located within the Brooklyn Navy Yard, northeast of the Project Site (see **Figures 8-1 and 8-2**). The Timber Shed is a free-standing, one-story approximately 30-foot-tall building at the northeast corner of Navy Street and Flushing Avenue. The Navy Yard has an overall 1.01 built FAR. As described in Chapter 7, "Historic and Cultural Resources," it is located within the Navy Yard Historic District, but it has been reconstructed. The Timber Shed is approximately 150 northeast of the Project Site. It is a one-story building with an approximately 125-foot by 50-foot rectangular footprint with a pitched roof with clerestory windows at the roof ridge. The two-story, approximately 200-foot by 90-foot commercial building to the north was built in 2016 and has ground floor retail, large window openings and an exposed steel structure. It is approximately 300 feet northeast of the Project Site. East of the Timber Shed is a two-story, approximately 55-foot-tall commercial building that was built in 2016. The building has an approximately 215-foot by 80-foot footprint, an exposed steel structure, large window openings, and ground floor retail. This building is approximately 185 feet northeast of the Project Site (see View 23 of **Figure 8-15**).

Other study area buildings include a grouping of older three- and four-story residential buildings (buildings ranging from 1.01 to 1.24 built FAR) on the south side of Concord Street that are faced in brick and wood, with decorative detailing (see View 24 of **Figure 8-15**). One- and two-story older warehouses and garages that are faced in brick and have large garage openings are located on the west side of Gold Street and the north side of Concord Street (buildings ranging from 1.0 to 3.93 built FAR). Two more recent apartment buildings—the four-story building at 177 Concord Street (3.93 built FAR) and the five-story building at 200 Nassau Street (2.95 built FAR)—have masonry cladding, large window openings and balconies, and small planted areas.

One institutional building is located in the study area. On the northeast corner of Nassau and Gold Streets at 201 Gold Street (1.56 built FAR) is the Church of the Open Door, a mid-century Moden building that is faced in brick, has a low, pitched roof with end gables, vertically oriented narrow window openings, and a projecting spire with a cross. It is approximately 200 feet northwest of the Project Site (see View 25 of **Figure 8-16**).

Several high-rise buildings are located outside the study area to the west, with concentrations of much taller high-rises in Downtown Brooklyn farther west and south—which are visible from many vantage points in the study area (see View 6 of **Figure 8-5**, View 8 of **Figure 8-7**,



View northeast from Nassau and Navy Streets to the Timber Shed at the Brooklyn Navy Yard **23**



View southwest on Concord Street to smaller residential buildings **24**



View north to the Church of the Open Door at 201 Gold Street **25**

View 10 of **Figure 8-8,** View 11 of **Figure 8-9**, Views 13 and 14 of **Figure 8-10**, and View 15 of **Figure 8-11**). Outside the study area to the west are three high-rises—the 18-story (approximately 235-foot-tall) residential building at 197 Bridge Street (7.29 built FAR) between Concord and Nassau Streets that was built in 2006; the 34-story (approximately 368-foot-tall) residential building at 203 Jay Street (8.85 built FAR) between Concord and Nassau Streets that was built in 2017; and the 30-story (approximately 371-foot-tall) residential building at 90 Sands Street (22.34 built FAR) that was built in 1992 and altered in 2020. A mix of taller high-rises is concentrated in the areas south and west of Flatbush Avenue and includes, for example, the 57-story, approximately 748-foot-tall tower at 138 Willoughby Street (24.7 built FAR) built in 2017; the 74-story, approximately 1,035-foot-tall tower at 9 Dekalb Avenue (13.31 built FAR) built in 2021; and the 44-story, approximately 490-foot-tall tower at 80 Flatbush Avenue (25.4 built FAR) built in 2022 in the far distance.

Open Space and Natural Features

The study area topography is generally flat. Street trees are located along most sidewalks. Located on the east side of Navy Street is Commodore Barry Park, a portion of which is within the study area. This portion of the park includes a baseball field, handball courts, and a paved open area. Trees are located at the perimeter of the park within a fenced area along Navy Street and Flushing Avenue (see View 5 of **Figure 8-5,** View 14 of **Figure 8-10,** Views 15 and 16 of **Figure 8-11**, Views 26 and 26a of **Figure 8-17**). Golconda Playground is located at the west end of the Project Site block. It includes basketball courts along Concord Street, playground equipment at the corner of Gold and Concord Streets, and skateboard ramps in the areas below the elevated BQE overpass (see Views 27 and 28 of **Figure 8-18**). There is private open space between the buildings on the Farragut Houses complex that includes grassy areas, mature trees, and paved walkways. Cast iron fencing is located at the sidewalks at the perimeter of these open spaces (see **Figures 8-1 and 8-2**). The area below the BQE on the south side of Concord Street at Prince Street is undeveloped and is characterized by plant overgrowth that continues south along the east side of Prince Street.

VISUAL RESOURCES AND VIEW CORRIDORS

Visual resources are an area's unique or important public view corridors, vistas, or natural or built features. These can include historic structures, parks, natural features (such as rivers), or important views.

PROJECT SITE

The two Project Site buildings are not visually prominent or architecturally significant. They are small-scale structures located within the context of the BQE overpass, support structures, and ramp that limit views to these buildings from the west and south. While these buildings can be viewed from other nearby vantage points because of the openness of the area due in part to Commodore Barry Park to the east and the open space at the Farragut Houses complex to the north, the low height and forms of the Project Site buildings limits views to these buildings from longer distances. While the P.S. 287 building has intact architectural elements, it is small in scale and its visibility is limited to adjacent areas (see View 5 of **Figure 8-5,** View 8 of **Figure 8-7**, and Views 13 and 14 of **Figure 8-10**). Further, as described in Chapter 7, "Historic and Cultural Resources," LPC has determined that the buildings on the Project Site are not architectural resources. Therefore, the buildings on the Project Site do not constitute visual resources.

7.21.26



View northeast to Golconda Playground from Gold and Concord Streets **27**



View southeast to Golconda Playground skatepark from Gold and Nassau Streets **28**

Navy Street and Nassau Street/Flushing Avenue are both view corridors located immediately adjacent to Project Site (see **Figures 8-5 through 8-7 and 8-10 through 8-12**). These wide streets provide long, uninterrupted views. Views north on Navy Street include the street trees, the Farragut Houses complex, and buildings in the Brooklyn Navy Yard, along with tall towers in Manhattan in the far distance. Views south on Navy Street also include street trees, the openness of Commodore Barry Park, a portion of the BQE overpass, and tall buildings in Downtown Brooklyn in the distance. Eastward and westward views on Nassau Street/Flushing Avenue include street trees and open spaces associated with the Farragut Houses complex and Commodore Barry Park, and buildings in the Brooklyn Navy Yard and in the Farragut Houses complex; westward views also include the high-rise towers in the distance that are outside the study area to the west and south.

Views from the Project Site along the Navy Street and Nassau Street/Flushing Avenue view corridors do not include any visual resources. While the Farragut Houses complex is a historic resource, the building complex is not considered a visual resource because the buildings are located among other similar buildings in the complex and have minimal decorative elements, are set back from the streets, and are screened by mature trees, all of which limit their visual presence along both the Navy Street and Nassau Street/Flushing Avenue view corridors. The buildings in the Brooklyn Navy Yard are historic resources; however, the Timber Shed is not a visual resource due to its small scale and limited visibility beyond immediately nearby vantage points. Further, as described in Chapter 7, “Historic and Cultural Resources,” the Timber Shed was disassembled and reconstructed using some of the original building materials. The other two buildings in the Brooklyn Navy Yard in the study area are also recent construction and small in scale. Views from the Project Site along these view corridors also include Commodore Barry Park; however, this park is not a visual resource as it is characterized by ball fields and courts and does not include any visually prominent features notable along these view corridors. Portions of the BQE, a historic resource, can be viewed from the sidewalks adjacent to the Project Site, however, this elevated roadway is not a visual resource. The tall buildings in Downtown Brooklyn are notable from vantage points along the view corridors adjacent to the Project Site; however, these tall buildings characterize the density of Downtown Brooklyn and represent a changing skyline. While the buildings are notable due to their scale and density, the buildings in Downtown Brooklyn are not considered a visual resource. Therefore, there are no visual resources along the view corridors adjacent to the Project Site.

STUDY AREA

There are no visual resources in the study area. As described above, the study area has a varied character that includes buildings of different scales, forms, and massings. While there are historic resources in the study area, none are visually prominent from vantage points beyond the immediately surrounding area. As described above, the Farragut Houses complex is a historic resource; however, the building complex is not considered a visual resource because the three 14-story buildings in the study area are located among other similar buildings in the complex, have minimal decorative elements, are set back from the streets, and are screened by mature trees, all of which limit their visual presence within the context of the surrounding area. The three buildings in the study area that are within the Brooklyn Navy Yard, a historic resource, were recently constructed, including the Timber Shed which was disassembled and reconstructed as described in Chapter 7, “Historic and Cultural Resources.” These Brooklyn Navy Yard buildings are small in scale and are not

visually prominent. Commodore Barry Park is not a visual resource as it is characterized by ball fields and courts and does not include any visually prominent features. The BQE, a historic resource, extends through the study area and can be viewed from many different vantage points in the study area; however, as an elevated roadway with support structures, it is not a visual resource.

As described above, Navy Street and Nassau Street/Flushing Avenue are considered view corridors. Views along these wide streets from vantage points in the study area are similar to the views available from vantage points adjacent to Project Site (see **Figures 8-5 through 8-7 and 8-10 through 8-12**). Views north on Navy Street include certain tall buildings in Manhattan; however, due to distance, these buildings are not visually prominent along this view corridor. Views on the Nassau Street/Flushing Avenue view corridor include the Timber Shed of the Brooklyn Navy Yard and buildings in the Farragut Houses complex, but as described above, these historic resources are not visual resources as they are not visually prominent along these view corridors. The Farragut Houses buildings are set back from the streets which limits their visual prominence along both the Navy Street and Nassau Street/Flushing Avenue view corridors. Views west and south along these view corridors include notable tall buildings in Downtown Brooklyn that characterize the density of Downtown Brooklyn and represent a changing skyline. While the buildings are notable due to their scale and density, the buildings in Downtown Brooklyn are not considered a visual resource. Therefore, there are no visual resources along the view corridors in the study area.

D. THE FUTURE WITHOUT THE PROPOSED ACTIONS

URBAN DESIGN

PROJECT SITE

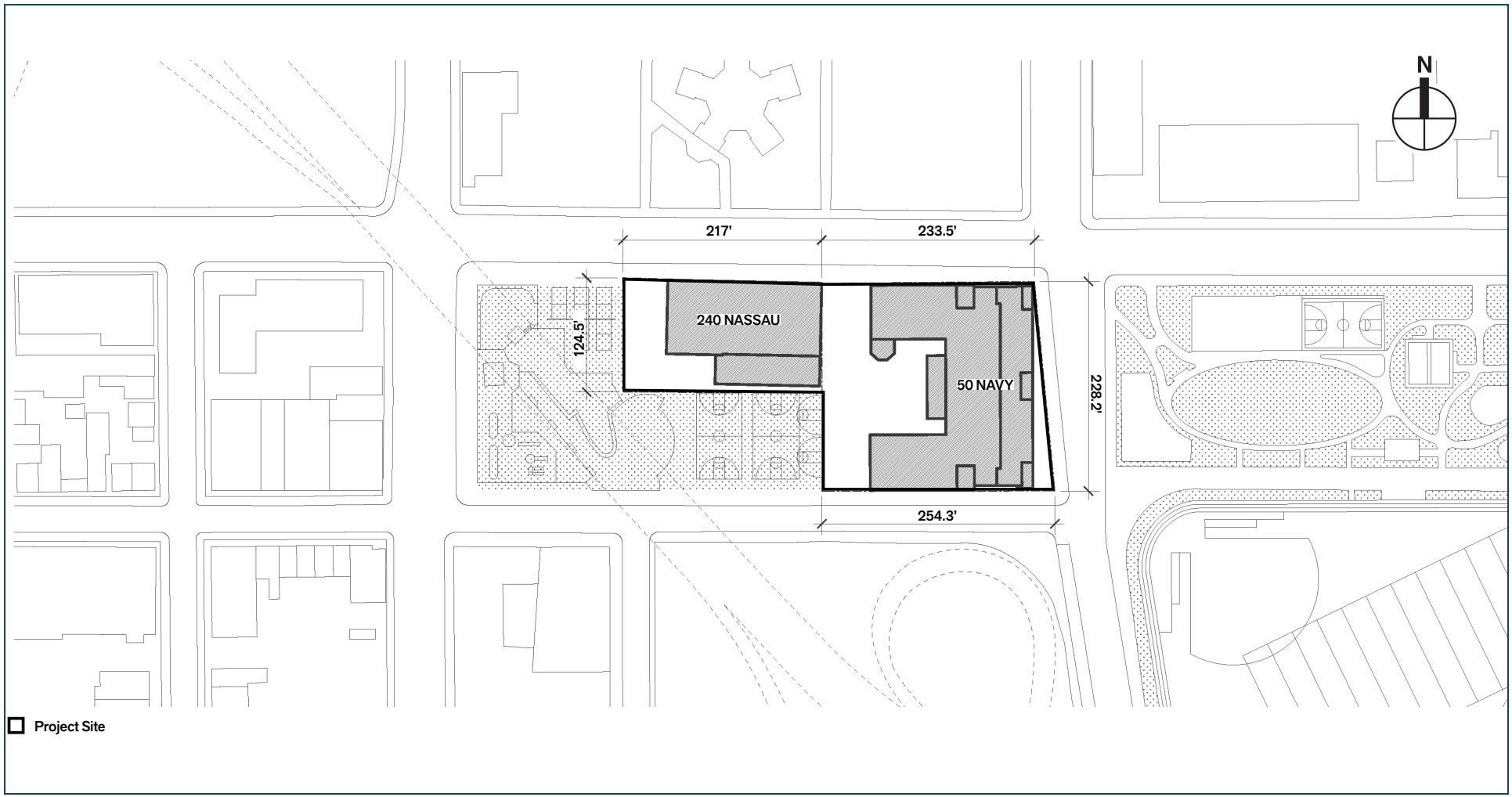
Absent the Proposed Actions, in the No Action condition, the Madison Square Boys and Girls Club on Block 110, Lot 25 (Building/Site 1) would be demolished and that portion of the Project Site would be redeveloped with an as-of-right, approximately 83,500-gsf seven-story, approximately 75-foot-tall (110 feet including bulkhead) primarily residential building (2.91 FAR) with community and cultural space. In the No Action condition, the existing P.S. 287 school building on Block 111, Lot 1 would remain. No other development would occur on the Project Site in the No Action condition (see **Figures 8-19 and 8-20 through 8-27**).

STUDY AREA

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” and shown in **Appendix A’s** Figure A-2, there is one development project in the study area that is anticipated to be complete by the 2033 analysis year. Located just within the southwest portion of the study area is a vacant lot at 236 Gold Street. The site will be developed with an approximately 32,335-gsf, four-story residential building.

The redevelopment of the Madison Square Boys and Girls Club portion of the Project Site with a new seven-story, approximately 75-foot-tall (110 feet including bulkhead) primarily residential building will change the context of nearby portions of the study area as the new building will be taller than the building it would replace. However, the study area is already characterized by a mix of building forms, heights, and massings. These changes under the No Action condition will not result in adverse effects on the urban design of the study area.

7.21.26



Source: Alloy

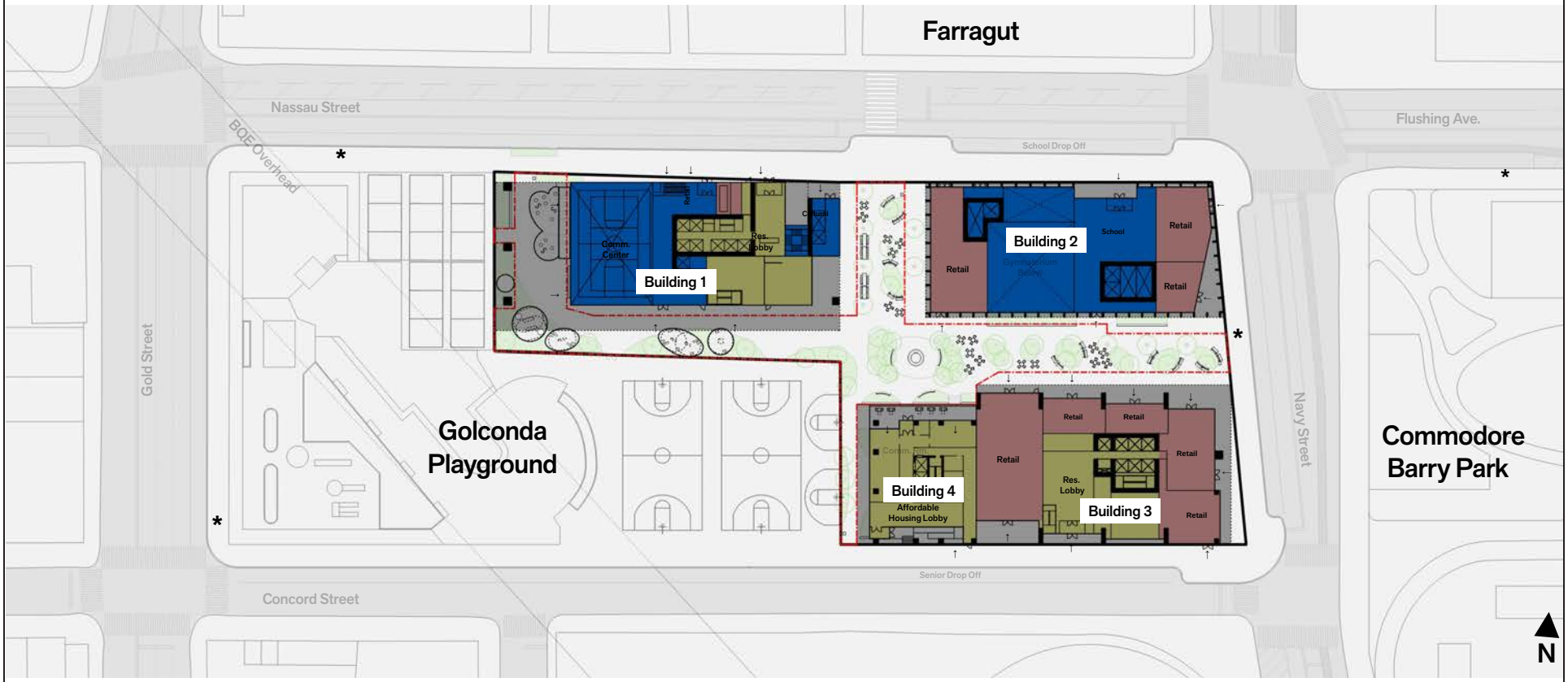
FOR ILLUSTRATIVE PURPOSES ONLY

NYC Educational Construction Fund

240 NASSAU STREET

No Action Site Plan

Figure 8-19



Source: Alloy

FOR ILLUSTRATIVE PURPOSES ONLY

NYC Educational Construction Fund

240 NASSAU STREET

With Action/Proposed Site Plan

Figure 8-20



No Action **29a**



With Action **29b**



NYC Educational Construction Fund

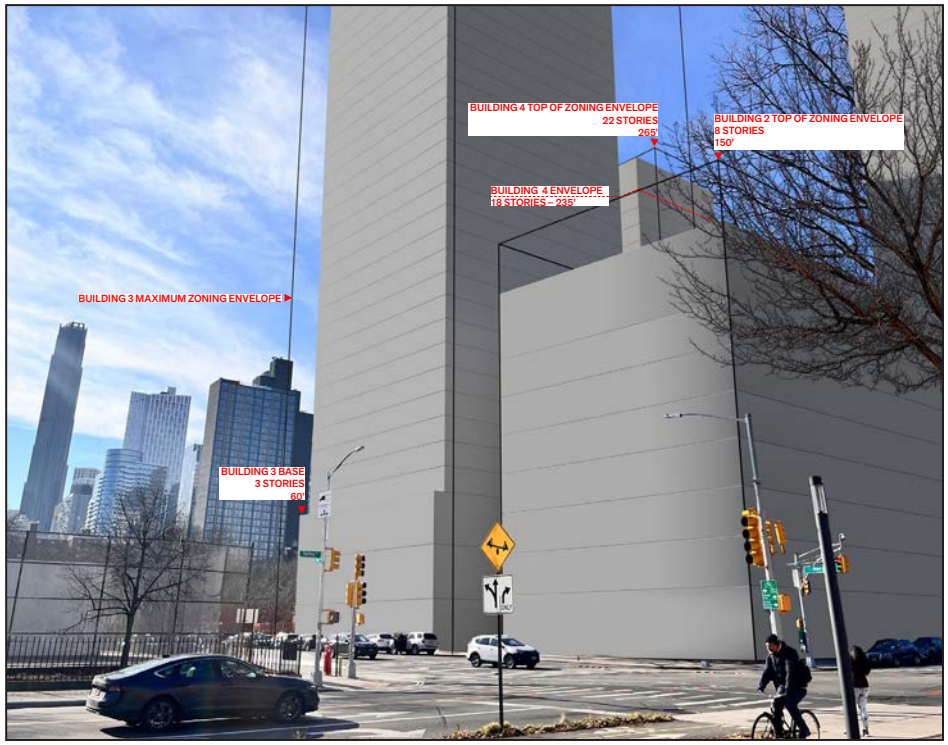
240 NASSAU STREET

View east on Nassau Street from east of Gold Street

Figure 8-21



No Action **30a**



With Action **30b**

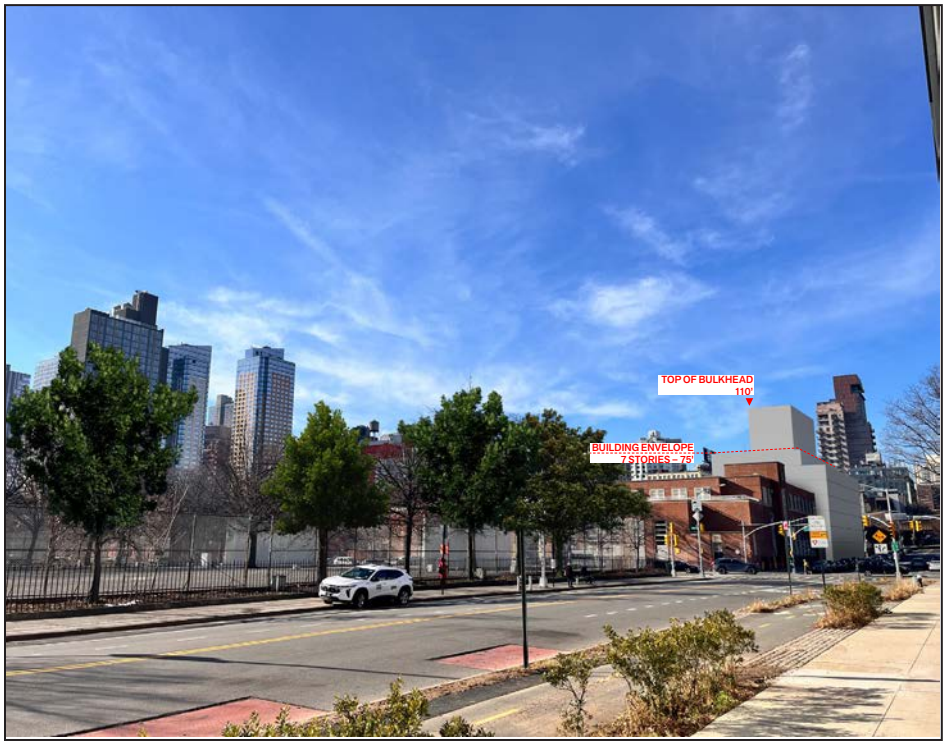


NYC Educational Construction Fund

240 NASSAU STREET

View southwest on Flushing Avenue from Navy Street

Figure 8-22



No Action **31a**



With Action **31b**

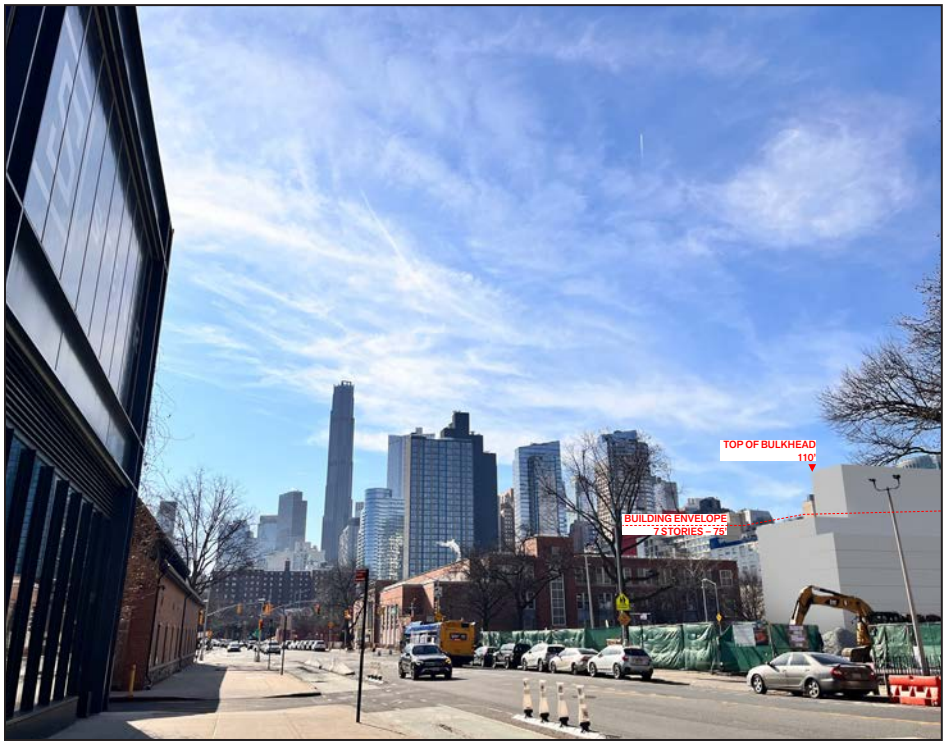


NYC Educational Construction Fund

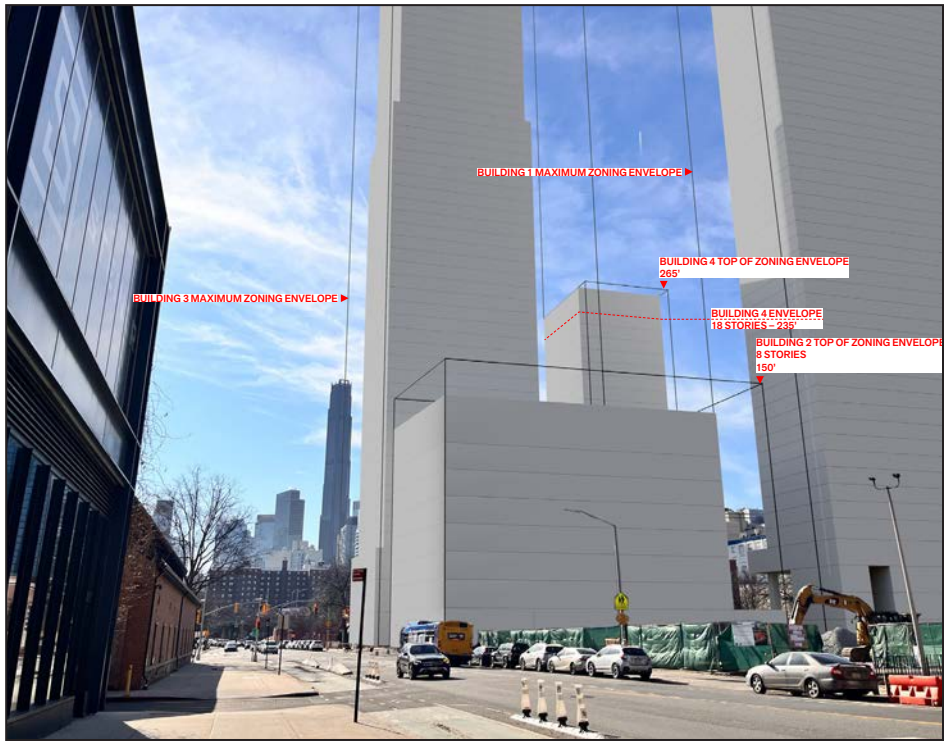
240 NASSAU STREET

View southwest on Flushing Avenue from east of Navy Street

Figure 8-23



No Action **32a**



With Action **32b**



NYC Educational Construction Fund

View southwest on Navy Street from north of Nassau Street/Flushing Avenue

240 NASSAU STREET

Figure 8-24



No Action **33a**



With Action **33b**



NYC
Educational
Construction
Fund

240 NASSAU STREET

View northwest on Navy Street from south of Concord Street

Figure 8-25



No Action **34a**



With Action **34b**



NYC Educational Construction Fund

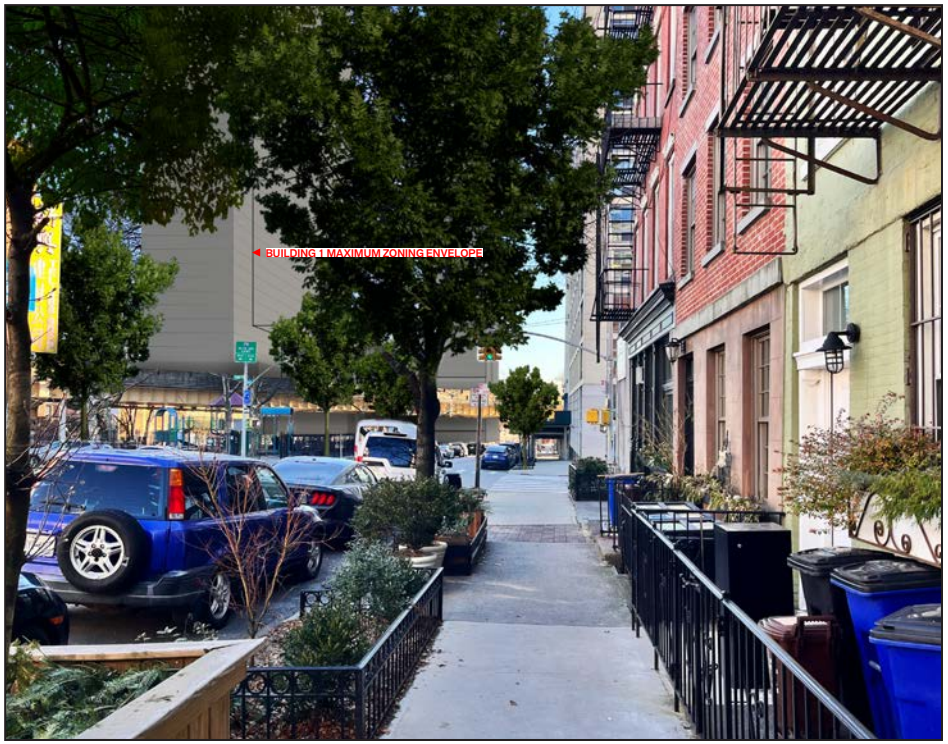
240 NASSAU STREET

View east on Concord Street from east of Prince Street

Figure 8-26



No Action **35a**



With Action **35b**



NYC Educational Construction Fund

240 NASSAU STREET

View east on Concord Street from west of Gold Street

Figure 8-27

VISUAL RESOURCES AND VIEW CORRIDORS

PROJECT SITE

As described above, the Project Site buildings are not visual resources. Therefore, under the No Action condition, no visual resources will be affected. While the Boys and Girls Club will be demolished and the site will be redeveloped with a seven-story, approximately 75-foot-tall (110 feet including bulkhead), the introduction of a new building on the site will not adversely affect any visual resources as there are no visual resources on the Project Site (see **Figure 8-19 and Figures 8-20 through 8-27)**.

STUDY AREA

In the No Action condition, no visual resources or view corridors will be adversely affected as there are no visual resources in the study area. The replacement of the Boys and Girls Club with a new seven-story, approximately 75-foot-tall (110 feet including bulkhead) building will alter certain views along the Nassau Street/Flushing Avenue view corridor, however, views will be maintained along this view corridor.

E. THE FUTURE WITH THE PROPOSED ACTIONS

URBAN DESIGN

PROJECT SITE

As described in Chapter 1, “Project Description,” the Proposed Actions include the following discretionary land use actions: a zoning map amendment to change the zoning on the Project Site from an R6 zoning district to a C6-12 zoning district; a zoning text amendment to map the rezoned Project Site as a Mandatory Inclusionary Housing (MIH) Area; a zoning text amendment to make the provisions applicable to the Project Site and to allow modification of ZR Section 27-10 (Administration of Affordable Housing); and a special permit pursuant to ZR Section 74-752 to allow modification of certain bulk, loading, and affordable housing requirements. The Proposed Actions would facilitate the development of four new buildings on the Project Site—Buildings 1, 2, 3, and 4—that would contain a total of approximately 1.7 million gsf, including approximately 1.5 million gsf of residential space in three of the four buildings (approximately 1,502 DUs, including approximately 302 affordable DUs). Buildings 1, 3, and 4 would be designed with efficient floorplates for residential units of varied unit sizes and Building 2 would be designed to contain a school with large floor plates that would provide flexibility for modern school uses (see **Figure 8-19**). The buildings would also contain approximately 166,000 gsf of community facility use, including approximately 121,000 gsf of public school space, approximately 15,000 gsf of cultural center space, approximately 30,000 gsf of community facility center space. The new buildings would range in height from eight stories (approximately 150 feet, inclusive of the bulkhead) to 73 stories (approximately 820 feet tall, approximately 840 feet to the top of the bulkhead) and would be located on the Project Site to support the development of new at-grade public and private open space with public programming, as described below, and to allow for active ground floor uses that would enhance the pedestrian experience in areas near the Project Site.

As described in Chapter 2, “Land Use, Zoning, and Public Policy,” the Proposed Actions would facilitate the redevelopment of the Project Site, which is an underutilized site that is

well positioned to support new development at a higher density. The proposed zoning map amendment from R6 to C6-12 would allow an increase in the maximum permitted density from 4.8 FAR to 18 FAR for qualifying affordable housing, 15 FAR for commercial uses, and 15 FAR for community facility uses. The Project Site has frontage along three wide streets—Nassau, Navy, and Concord Streets—and is proximate to public transit, including the York Street (F), High Street (A, C), Jay Street-MetroTech (A, C, F, R), and DeKalb Avenue (B, Q, R) subway stations, the NYC Ferry landing within the Brooklyn Navy Yard, and several local bus routes (B57, B62, B67, and B69). Additionally, the Project Site's location at the edge of Downtown Brooklyn adjacent to the BQE, just south of the Brooklyn Navy Yard, and in close proximity to Golconda Playground and Commodore Barry Park makes it an appropriate location to concentrate additional density.

With the Proposed Actions, the Proposed Project would also create approximately 20,896 sf (0.48 acres) of new publicly accessible open space on the Project Site. The new publicly accessible open space would increase neighborhood connectivity to Golconda Playground to the west, Commodore Barry Park to the east, and the Farragut Houses complex to the north. It is intended to enhance pedestrian connectivity throughout the neighborhood and serve as an amenity for residents. The new publicly accessible open space would provide approximately 0.48 acres (20,896 sf) of passive open space, expected to include seating and gathering areas, landscaped areas, and walkways.

The Proposed Actions would reintroduce the historic street grid to the Project Site for pedestrian use, with a north-south public corridor at the historic location of Hudson Avenue on the western portion of the Project Site that would include new, public outdoor space. The Proposed Actions would also introduce a new public corridor that would extend east-west between the proposed buildings fronting on Nassau Street (Buildings 1 and 2) and those fronting on Concord Street (Buildings 3 and 4) that would connect Golconda Playground with Commodore Barry Park. The public corridor would establish midblock visual and physical connections between Golconda Playground to the west and Commodore Barry Park to the east. (see **Figure 8-20**).

Public programming would be located at the most desirable frontages with the new school located in Building 2 at the southwest corner of Nassau and Navy Streets and the community facility, cultural center and senior affordable housing programs in Buildings 1, 3, and 4 extending along the frontages of Golconda Playground. New retail space would be located at entrances to the open space and along the interior public corridors to activate the new public open space. The massings of Buildings 1 and 3 would include lower height portions that would be compatible with the public school and senior affordable housing in Building 4. Buildings 1 and 3 would be located at the edges of the Project Site which would also support the creation of open space across the Project Site.

Illustrative comparative renderings showing development in the No Action and With Action conditions are provided in **Figures 8-21 through 8-27**. With the Proposed Actions, Building 1 would be located midblock on the south side of Nassau Street on the site of the Boys and Girls Club and Buildings 2 and 3 would be developed on the site of P.S. 287 at the southwest corner of Nassau and Navy Streets (see Chapter 1, "Project Description," Figures 1-5 through 1-7). Compared to the seven-story, approximately 75-foot-tall (110 feet including bulkhead) building that would be built on the site of the Boys and Girls Club in the No Action condition, in the With Action condition, Building 1, which would contain approximately 745,500 gsf (8.23 FAR), would have approximately 63 stories (up to approximately 718 feet tall, approximately

738 feet to the top of the bulkhead, which would be substantially taller than the building that would be built in the No Action condition. Buildings 1 and 2 would front on Nassau Street, with Building 2, which would contain approximately 126,500, gsf (1.05 FAR), also having a frontage on Navy Street. Buildings 3 and 4 (approximately 733,000 gsf [7.80 FAR] and approximately 97,000 gsf [0.87 FAR], respectively) would face Concord Street; Building 3 would also have a frontage on Navy Street. Building 1 would be developed on the site of the Boys and Girls Club building. It would be an approximately 745,500-gsf primarily residential building that would also include ground floor retail, community facility space, and cultural center space. Building 1 would have an approximately three-story (approximately sixty-foot-tall) base that would include building entrances. The building's cladding is anticipated to have varied glazing and masonry or metal façade details. A portion of the building's approximately sixty-foot-tall base would contain the entrance to the cultural center space. The tower portion of the building would rise from the base to its full height and would have glazed and metal cladding. Building 2 would be approximately eight stories with a maximum height of 150 feet, inclusive of the bulkhead. Building 2 would contain approximately 126,500 gsf of community facility and commercial space and would include an approximately 121,000-gsf public school. Building 2 would be located east of Building 1 and would have frontages on both Nassau and Navy Streets. As noted above, Building 2 would occupy the northern part of the site of P.S. 287, which would be demolished. Building 2 would have its primary entrance on Nassau Street and a secondary entrance on Navy Street. Along with Building 2, Building 3, which is described below, would be developed on the site of P.S. 287 which has its primary façade occupying the entire Navy Street blockfront between Nassau and Concord Streets. Buildings 2 and 3 would be sited to maximize new open space on the Project Site that would be accessible from Navy Street.

The Proposed Actions would allow for Building 2—which would contain the new school—to be constructed as a free-standing, eight-story building with its primary frontage on Nassau Street. With the Proposed Actions, the residential density would be concentrated in Buildings 1, 3, and 4, which, as described above, would be taller buildings with smaller footprints allowing for the Proposed Project to maximize the creation and placement of open space on the Project Site. The Proposed Project and site plan are being designed to improve connectivity within and through the Project Site and to Golconda Playground to the west.

Building 3 would be located south of Building 2 at the corner of Navy and Concord Streets. The building would be a 73-story, approximately 820-foot-tall (approximately 840 feet to the top of the bulkhead) mixed-use residential and commercial building containing a total of approximately 733,000 gsf. As described above, Building 3, along with Building 2, would occupy part of the blockfront on Navy Street, replacing P.S. 287. Building 4 would be an approximately 97,000-gsf mixed-use residential and community facility building that would rise to 18 stories (approximately 235 feet in height; 265 feet including bulkhead). Building 4 would be located west of Building 3 with its primary façade on Concord Street. Illustrative comparative renderings showing development in the No Action and With Action conditions are provided in **Figures 8-21 through 8-27**.

STUDY AREA

In the With Action condition, the redevelopment of the Project Site with four new buildings would not alter street orientation, street patterns, block shapes, or natural resources in the study area. While the new buildings would be substantially taller than the buildings they would replace, the new buildings would be compatible with the study area's urban design which

does not have a cohesive character but is transitional, comprising a mix of building types with different massings, heights, and forms that have been built over time as the neighborhood has changed. Further, the new buildings would be located within the broader context that includes high-rise buildings to the west and those of Downtown Brooklyn to the south, including 18-story to 44-story buildings (7.29 built FAR up to 25.4 built FAR). The new buildings would range in height from Building 2 with eight stories (approximately 150 feet tall, inclusive of the bulkhead) to Building 3 with 73 stories (approximately 820 feet tall, approximately 840 feet to the top of the bulkhead). The two tallest buildings—Building 1 (approximately 718 feet tall) and Building 3—would have three-story (approximately 60-foot-tall) base heights that would create visual breaks in the massings. Building 2, as described above, and Building 4 (18 stories, approximately 235 feet tall and approximately 265 feet to the top of the bulkhead) would be compatible with the heights of the taller buildings in the study area, including the 14-story (approximately 178-foot-tall) Farragut Houses buildings across Nassau Street to the north, and to the southwest, the 13-story, approximately 152-foot-tall building at 257 Gold Street, and the eight-story, approximately 93-foot-tall warehouse at 14 Prince Street. Further, the siting of the buildings at the perimeter of the Project Site and their programming with ground floor amenities opening toward the adjacent streets maximize the amount of publicly accessible open space on the Project Site, while enhancing the pedestrian experience on the Project Site and in the study area, as described below. Therefore, while the new buildings would introduce new, tall buildings to the study area, these changes would not be adverse as the new buildings would be compatible with the transitional character of the Project Site and the Proposed Project is being designed to enhance the pedestrian experience.

The new publicly accessible open space on the Project Site would provide visual interest and enhance the pedestrian experience in the study area near the Project Site. As described above, with respect to the site plan, the historic street grid would be reintroduced to the Project Site for pedestrian use, with a north-south corridor on the western portion of the Project Site and a new east-west corridor that would establish midblock visual and physical connections to the Farragut Houses complex to the north, Golconda Playground to the west, and Commodore Barry Park to the east. Further, the configuration of the proposed buildings would maximize the creation of on-site publicly accessible open space and increase neighborhood connectivity. The new publicly accessible open space would provide approximately 0.48 acres (20,896 sf) of passive open space, expected to include seating and gathering areas, landscaped areas, and walkways.

In addition, as described above, the new buildings would be located at the edges of the Project Site to maximize the development of open space and amenities. The massings of Buildings 1 and 3 would include lower height portions that would be compatible with the public school in Building 2 and senior affordable housing in Building 4. The new buildings would include public programming elements, with the new school located in Building 2 at the southwest corner of Nassau and Navy Streets and the community facility, cultural center and senior affordable housing programs in Buildings 1, 3, and 4 extending along the frontages of Golconda Playground. New retail space would be located at entrances to the open space and along the interior public corridors to activate the new public open space (see Chapter 1, “Project Description,” Figures 1-6 through 1-8). Further, the open space would be designed with visual cues to support accessibility from the Project Site and study area, enhancing the pedestrian experience of urban design, through new physical and visual connections to study area open spaces.

As stated above, the Project Site's location at the edge of Downtown Brooklyn adjacent to the BQE, south of the Brooklyn Navy Yard, and two mapped Parks is well positioned to support new development at higher densities. Further, the Project Site has frontage along three wide streets and is proximate to transit, including subway stations, the NYC Ferry landing within the Brooklyn Navy Yard, and several local bus routes. Therefore, with the Proposed Actions, the Proposed Project would introduce new, tall buildings to the study area, but would be compatible with the study area's urban design which does not have a cohesive character but is transitional, comprising a mix of building types with different massings, heights, and forms (ranging from 1.01 built FAR to 8.32 built FAR) that have been built over time as the neighborhood has changed. The new buildings would also be located within the broader context that includes high-rise buildings to the west and those of Downtown Brooklyn to the south (including buildings with 7.29 built FAR up to 25.2 built FAR). In addition, the new open space components and corridors on the Project Site would enhance urban design conditions of the study area by activating the public realm with amenities and connections between the Project Site and the study area. Therefore, the Proposed Actions would not result in any significant adverse impacts to urban design.

VISUAL RESOURCES AND VIEW CORRIDORS

PROJECT SITE

The Madison Boys and Girls Club building and existing school building housing P.S. 287 and Community Roots Charter School are not visual resources. Therefore, in the With Action condition, no visual resources would be affected.

In the With Action condition, the redevelopment of the Project Site with four new buildings would not adversely affect views along view corridors or obstruct views to any visual resources from the Project Site as views from the Project Site do not include any visual resources.

STUDY AREA

The Proposed Project would not adversely affect views to any study area visual resources as there are no visual resources in the study area. Buildings 1 and 2 at the northwestern and northeastern edges of the Project Site, respectively, and Buildings 3 and 4 along the southern edge of the Project Site establishes midblock visual and physical connections with the study area (see **Figure 8-20**). In addition, the 20,896 sf (approximately 0.48 acre) of new open space on the Project Site is being designed to include a north-south and east-west corridor that would establish midblock visual and physical connections to Golconda Playground to the west, the Farragut Houses complex to the north, and Commodore Barry Park to the east. Further, the configuration of the proposed buildings would maximize the creation of on-site publicly accessible open space and increase neighborhood connectivity.

In the With Action condition, the Navy Street and Nassau Street/Flushing Avenue view corridors would continue to provide long north-south and east-west views, along with more views that include distant tall buildings that characterize Downtown Brooklyn to the southwest and west (see **Figures 8-21 through 8-24**). Further, Buildings 1 and 3—approximately 718 feet tall and 820 feet tall, respectively—would be located along the Nassau Avenue/Flushing Street and Navy Street view corridors, respectively, within the visual context of taller buildings in the distance along these view corridors to the west and south. The new buildings on the

Project Site would not adversely affect views from existing vantage points along the Navy Street and Nassau Street/Flushing Avenue view corridors in the study area (see **Figures 8-21 through 8-27**). View on the Navy Street view corridor would be altered with the addition of four new buildings on the Project Site, including the eight-story Building 2 and 73-story Building 3 that would have their primary frontages on Navy Street. Views along the Navy Street view corridor would remain available and would include Buildings 2 and 3, along with a mid-block access point to the open space that would be created with the Proposed Project. Views along Navy Street would also include obscured views to the 63-story Building 1 and the 18-story Building 4. Views on the Nassau Street/Flushing Avenue view corridor would be altered with the addition of two new buildings on the Project Site that would front on Nassau Street—63-story Building 1 and eight-story Building 2. While the new buildings would be substantially larger and taller than the buildings they would replace and would also be much taller than nearby buildings in the study area, these changes would not be adverse as the study area does not have a cohesive visual character, but instead is characterized by the context of other taller buildings outside the study area to the west and southwest that are viewed from the Navy Street and Nassau Street/Flushing Avenue view corridors. Due to distance and intervening built structures, the Gold Street view corridor would not be adversely affected by the Proposed Project.

Therefore, changes along the study area view corridors would not be considered adverse as views along these view corridors are already available within the context of buildings of different heights, forms, and massings (see **Figures 8-21 through 8-27**). ✷