441 and 467 Prospect Avenue Rezoning Environmental Assessment Statement (EAS)

June 19, 2024

CEQR No. 24DCP028K
ULURP Nos. 240280ZMK; N240281ZRK; 240282ZSK

Lead Agency:
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Prepared by:
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441 and 467 Prospect Avenue Rezoning EAS

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Environmental Assessment Statement Short Form

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) SHORT FORM

FOR UNLISTED ACTIONS ONLY • *Please fill out and submit to the appropriate agency* (see instructions)

Part I: GENERAL INFORMATION

1. *Does the Action Exceed Any Type I Threshold in 6 NYCRR Part 617.4 or 43 RCNY §6-15(A) (Executive Order 91 of 1977, as amended)?* ☐ YES ☒ NO

If "yes," **STOP** and **complete the FULL EAS FORM**.

2. *Project Name* 441 and 467 Prospect Avenue Rezoning

3. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
24DCP028K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA) N/A
240280ZMK; N240281ZRK; 240282ZSK	

4a. *Lead Agency Information*			**4b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			Arrow Linen Supply Co., Inc		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division			Frank St. Jacques		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 1251 Avenue of the Americas, 37th Floor		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10020
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5. *Project Description*

Arrow Linen Supply Co., Inc (the "Applicant") is seeking one zoning map amendment, one zoning text amendment, and one zoning special permit from the New York City Planning Commission ("CPC") (the "Proposed Actions") to facilitate the development of an approximately 299,051-gross square feet ("gsf") residential development (the "Proposed Project") at 441 and 467 Prospect Avenue (Block 1113, Lots 61 and 73; also known as ("aka") Projected Development Site 1 [Applicant-owned]) in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District ("CD") 7. In addition to Projected Development Site 1 (Applicant-owned), the Proposed Actions would affect 11 lots on Block 1113 not owned or controlled by the Applicant: the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as portions of ("P/O") Lots 60 and 79. Collectively, all lots affected by the Proposed Actions comprise the Project Area.

This Applicant seeks (i) one zoning map amendment to rezone the Project Area from an R5B zoning district to an R7-1 zoning district; (ii) one zoning text amendment to the *Zoning Resolution of the City of New York* ("ZR") Appendix F to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") area (either MIH Option 1 [25% of housing units at an average of 60% AMI] or MIH Option 2 [30% of housing units at an average of 80% AMI]) coterminous with the area to be rezoned to an R7-1 district; and (iii) one zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all dwelling units ("DUs") as income-restricted housing units ("IRHUs"), collectively, the "Proposed Actions."

The Proposed Actions would facilitate the development of two new residential buildings at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

At 441 Prospect Avenue (Lot 73), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building would contain approximately 124,283-zoning square feet ("zsf") (2.3

FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 127 total DUs (32 or 38 affordable DUs pursuant to MIH Option 1 [25% of housing units] or MIH Option 2 [30% of housing units], respectively). For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (25 DUs) of the residential floor area is assumed to be affordable at or below 80% of the Area Median Income ("AMI"). No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

At 467 Prospect Avenue (Lot 61), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building would contain approximately 124,430-zsf (2.3 FAR) and approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 117 total DUs (29 or 35 affordable DUs pursuant to MIH Option 1 [25% of housing units] or MIH Option 2 [30% of housing units], respectively). For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (23 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

The two new buildings would share access to an approximate 21,326-square feet ("sf") landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). Access to the open space would be restricted to residents of the two new buildings.

In sum, the Proposed Project would contain approximately 299,051-gsf of residential uses, comprising approximately 244 total DUs[1], 25-30% (approximately 61-73 DUs) of which would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% AMI. The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% of the residential floor area (approximately 48 DUs) is assumed to be affordable at or below 80% AMI. It is expected that the Proposed Project on Projected Development Site 1 (Applicant-owned) would be completely constructed and fully occupied in 2027.

To present a conservative CEQR analysis, this EAS analyzes a "With-Action condition" that assumes a maximum permitted building height of 145 feet including rooftop bulkhead (for each new building) and a smaller average dwelling unit size of 850-gsf (for all DUs). Therefore, the With-Action condition comprises a higher density and taller development consisting of approximately 352 total DUs, of which either 25% or 30% (either 88 DUs or 106 DUs) would be affordable pursuant to MIH at an average of 60-80% AMI depending on the MIH Option selected. As mentioned, the Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. No accessory parking is assumed under the With-Action condition in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 7	STREET ADDRESS 437, 441, 455, 455A, 457, 459, 459A, 461, 463, 463A, 465, 467, 479 Prospect Avenue
TAX BLOCK(S) AND LOT(S) Block 1113, Lots 60 (P/O), 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 (P/O), 166, and 172		ZIP CODE 11215
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The Project Area is bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th Avenue to the west.		
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R5B		ZONING SECTIONAL MAP NUMBER 16d

6. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT ☐ ZONING CERTIFICATION ☐ CONCESSION

[1] The estimate of total DUs is based on an average unit size of 1,226-gsf per DU; however, for RWCDS analysis purposes, the EAS assumes an average unit size of 850-gsf, which would result in approximately 352 DUs, 25-30% (approximately 88-106 DUs) of which would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% AMI. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (70 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI.

☒ ZONING MAP AMENDMENT ☐ ZONING AUTHORIZATION ☐ UDAAP
☒ ZONING TEXT AMENDMENT ☐ ACQUISITION—REAL PROPERTY ☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY ☐ DISPOSITION—REAL PROPERTY ☐ FRANCHISE
☐ HOUSING PLAN & PROJECT ☐ OTHER, explain:
☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION Appendix F (Zoning Text Amendment); 74-533 (Reduction of parking spaces to facilitate affordable housing)

***Board of Standards and Appeals*:** ☐ YES ☒ NO
☐ VARIANCE (use)
☐ VARIANCE (bulk)
☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO ☐ Cogeneration Facility ☐ Title V Permit

Other City Approvals Subject to CEQR (check all that apply)
☐ LEGISLATION ☐ FUNDING OF CONSTRUCTION, specify:
☐ RULEMAKING ☐ POLICY OR PLAN, specify:
☐ CONSTRUCTION OF PUBLIC FACILITIES ☐ FUNDING OF PROGRAMS, specify:
☐ 384(b)(4) APPROVAL ☐ PERMITS, specify:
☐ OTHER, explain:

Other City Approvals Not Subject to CEQR (check all that apply)
☒ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC) ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

7. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)
Total directly affected area (sq. ft.): Approx. 79,429 sf (Project Area) Waterbody area (sq. ft) and type: N/A
Roads, buildings, and other paved surfaces (sq. ft.): Approx. 79,429 sf (Project Area) Other, describe (sq. ft.): N/A

8. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Proposed Project and With-Action condition: 299,051 gsf
NUMBER OF BUILDINGS: Proposed Project and With-Action condition: 2 (1 on Lot 61 and 1 on Lot 73)
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Proposed Project and With-Action condition: 148,658-gsf on Lot 61 and 150,393-gsf on Lot 73)
HEIGHT OF EACH BUILDING (ft.): Proposed Project: 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead); With-Action condition: 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead)
NUMBER OF STORIES OF EACH BUILDING: Proposed Project and With-Action condition: 13

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 54,085 sf
The total square feet not owned or controlled by the applicant: 25,344 sf

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO
If "yes," indicate the estimated area and volume dimensions of subsurface permanent and temporary disturbance (if known): 108,000 sf (Projected Development Site 1 [Applicant-owned])

AREA OF TEMPORARY DISTURBANCE: 54,085 sq. ft. (width x length)

VOLUME OF DISTURBANCE: (54,085 sf x 10 feet depth) Approx. 540,850 cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 54,085 sq. ft. (width x length)

Description of Proposed Uses (please complete the following information as appropriate)

	Residential	***Commercial***	***Community Facility***	***Industrial/Manufacturing***
Size (in gross sq. ft.)	299,051	0 gsf	0 gsf	0 gsf
Type (*e.g.,* retail, office, school)	352 units	N/A	N/A	N/A

Does the proposed project increase the population of residents and/or on-site workers? ☒ YES ☐ NO

If "yes," please specify: NUMBER OF ADDITIONAL RESIDENTS: 792 NUMBER OF ADDITIONAL WORKERS: 9

Provide a brief explanation of how these numbers were determined: Estimates of the residential population have been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates.[2] Estimates of workers have been calculated based on one worker per 25 DUs and one worker per 50 parking spaces.

Does the proposed project create new open space? ☐ YES ☒ NO If "yes," specify size of project-created open space: sq. ft.

Has a No-Action scenario been defined for this project that differs from the existing condition? ☒ YES ☐ NO

If "yes," see Chapter 2, "Establishing the Analysis Framework" and describe briefly:

In the No-Action condition, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the existing R5B zoning and under the ownership of the Applicant. In the No-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

At 441 Prospect Avenue (Lot 73), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building would contain approximately 36,507-zsf (.675 FAR) and approximately 52,755-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (40,158-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (40,158-gsf) by 850-gsf. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the approximately 12,597-sf cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

At 467 Prospect Avenue (Lot 61), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building would contain approximately 36,508-zsf (.675 FAR) and approximately 57,309-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (40,159-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (40,159-gsf) by 850-gsf. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the approximately 17,150-sf cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

The two new buildings would share access to an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). Access to the open space would be restricted to residents of the two new buildings.

9. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2027

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 21 months

[2] Previously, the RWCDS established for the Proposed Actions, as well as the draft EAS, utilized an average household size of 2.95 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2016-2020 ACS Five-Year Estimates. Subsequent to the preparation of the RWCDS and draft EAS, the 2017-2021 ACS Five-Year Estimates were released. Therefore, the Filed EAS has been updated to reflect the most current average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation).

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO	IF MULTIPLE PHASES, HOW MANY? N/A

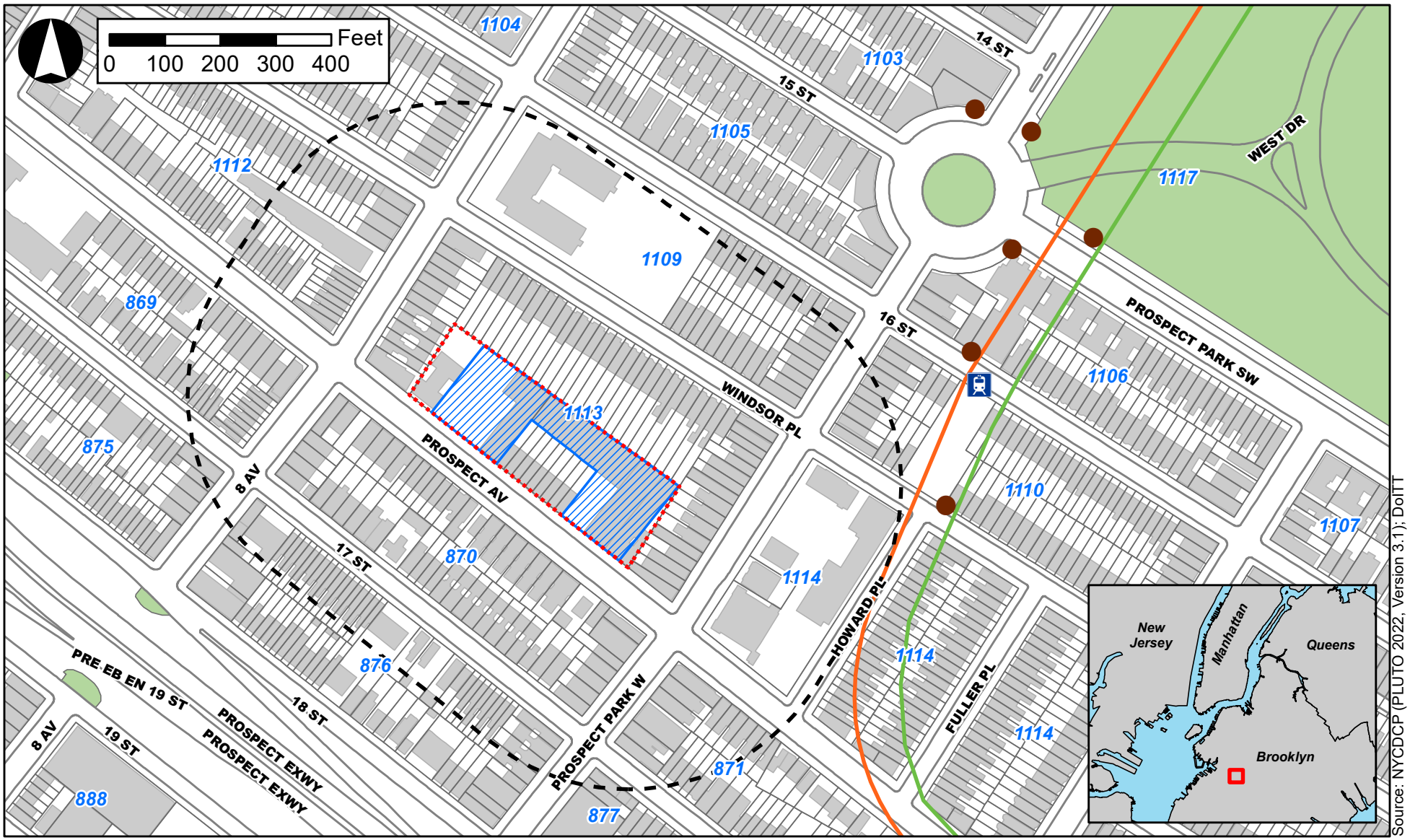
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: Assuming certification of the Proposed Actions in late-2024, it is anticipated that ULURP would be completed in early-2025. Following completion of ULURP in early-2025, it is expected that the With-Action condition would be constructed in a single phase over an approximately 21-month period beginning in late-2025, with completion and occupancy expected to occur in 2027.

The With-Action condition, comprising two separate buildings with a total of approximately 299,051-gsf of total residential building space (248,713-zsf), would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is considered short-term. At 441 Prospect Avenue (Lot 73), the approximately 150,393-gsf (124,283-zsf) building would be constructed in approximately 21-months. At 467 Prospect Avenue (Lot 61), the approximately 148,658-gsf (124,430-zsf) building would also be constructed in approximately 21-months. The two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed simultaneously and implemented in a single phase. These construction durations are based on a generic schedule and are illustrated in **Figure B-4** in **Attachment B, "Supplemental Screening."**

Demolition, excavation, and foundation activities on Projected Development Site 1 (Applicant-owned) would commence first, occurring simultaneously for each building over a period of approximately four months on Lots 61 and 73. Following construction of the With-Action condition's foundations, the With-Action condition's superstructure- and exterior envelope-related construction activities would commence on Projected Development Site 1 (Applicant-owned), occurring simultaneously for the two separate buildings over a period of approximately eight months. Following construction of the With-Action condition's superstructure and exterior envelope, the With-Action condition's interior fit-out construction activities would commence on Projected Development Site 1 (Applicant-owned), occurring simultaneously for the two separate buildings over a period of approximately nine months.

10. ***Predominant Land Use in the Vicinity of the Project*** (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☒ OTHER, specify: Mixed-use Commercial/Residential, Public Facility & Institutional

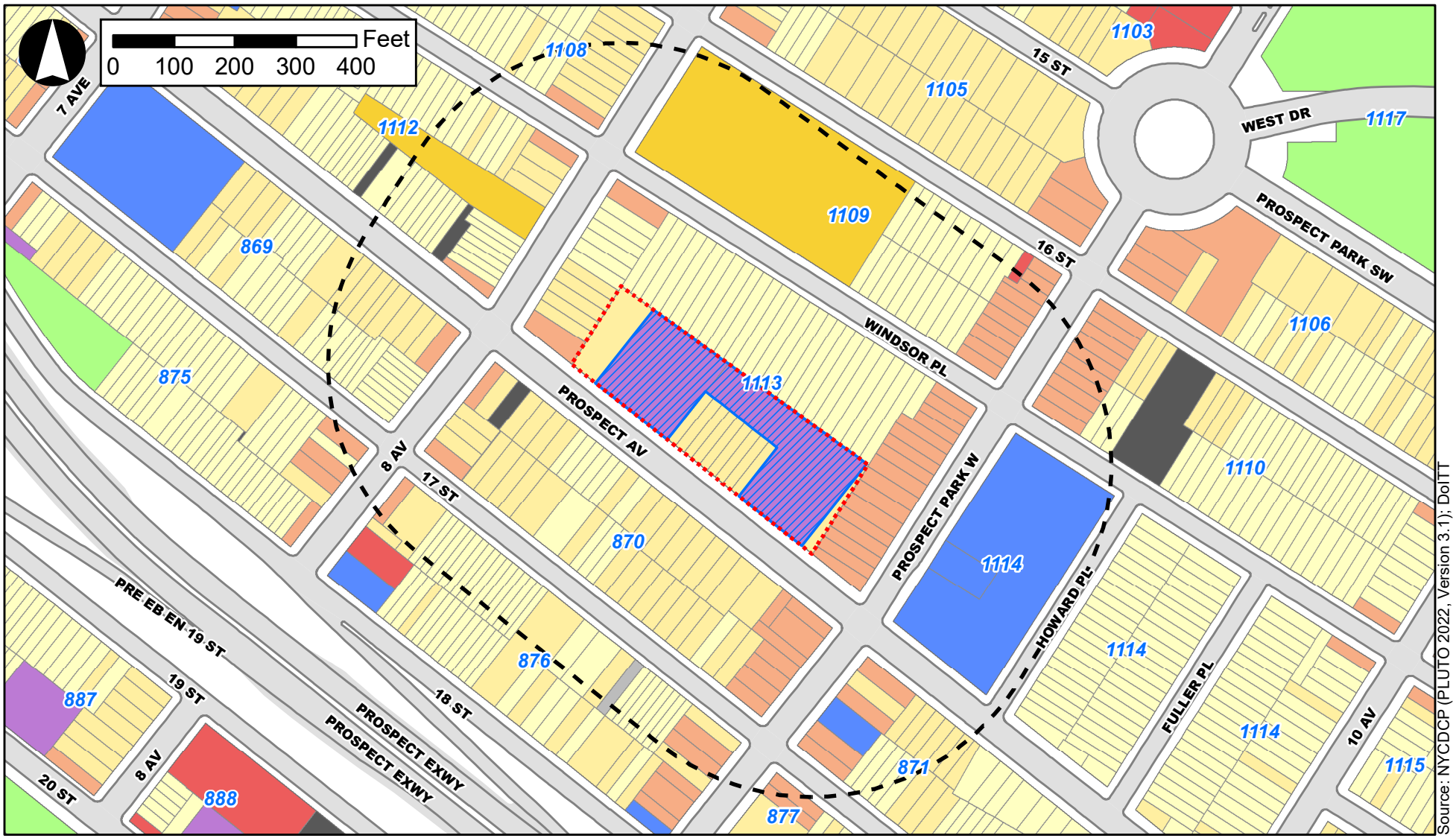


Legend

- Project Area
- Development Site
- 400-Foot Radius
- Existing Building Footprints
- Open Space
- 1113 Tax Blocks
- 15 St. - Prospect Park Subway Station
- Subway Entrances
- F Train
- G Train

441 and 467 Prospect Avenue Rezoning EAS

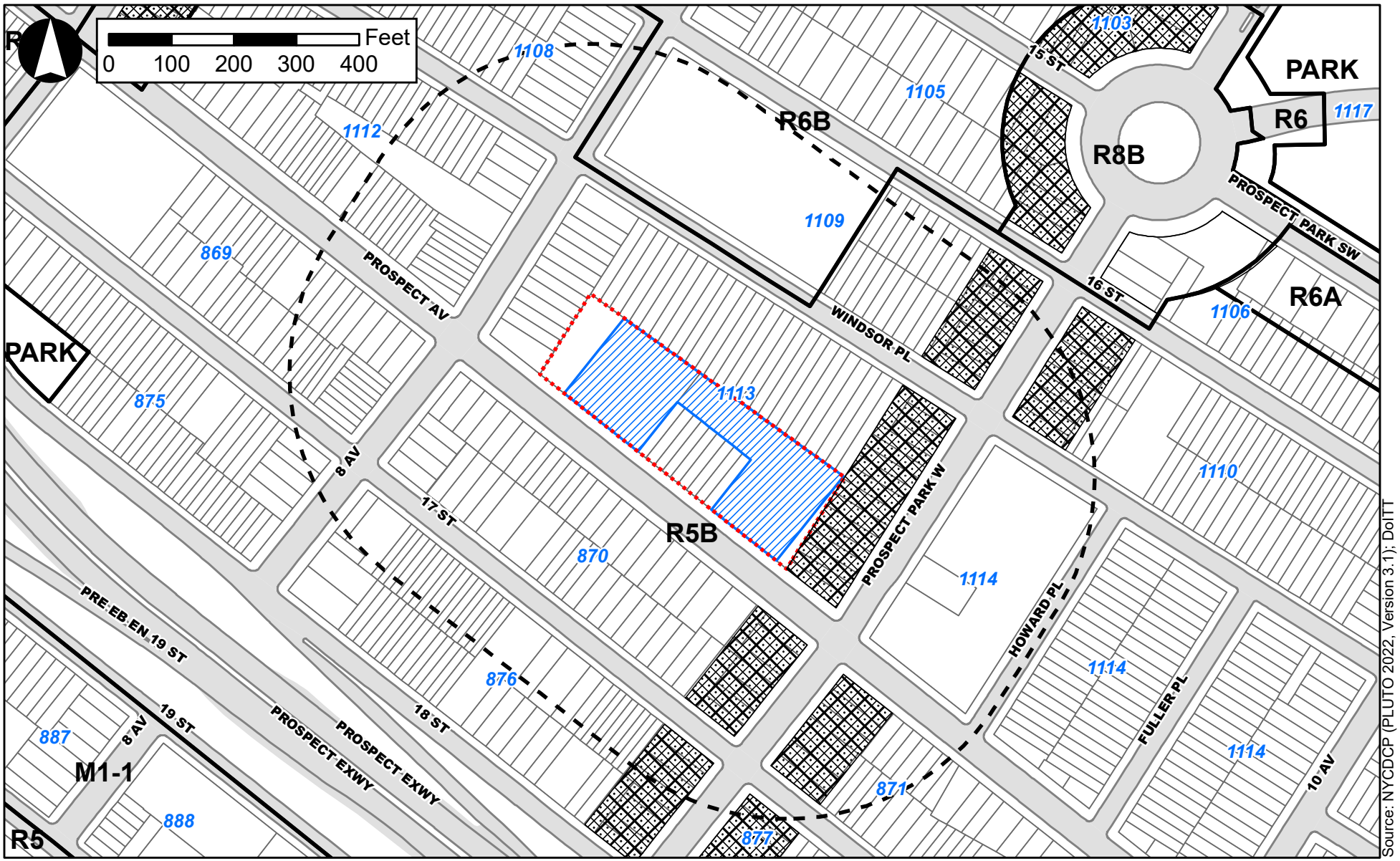
Figure 1
Project Location Map



Legend

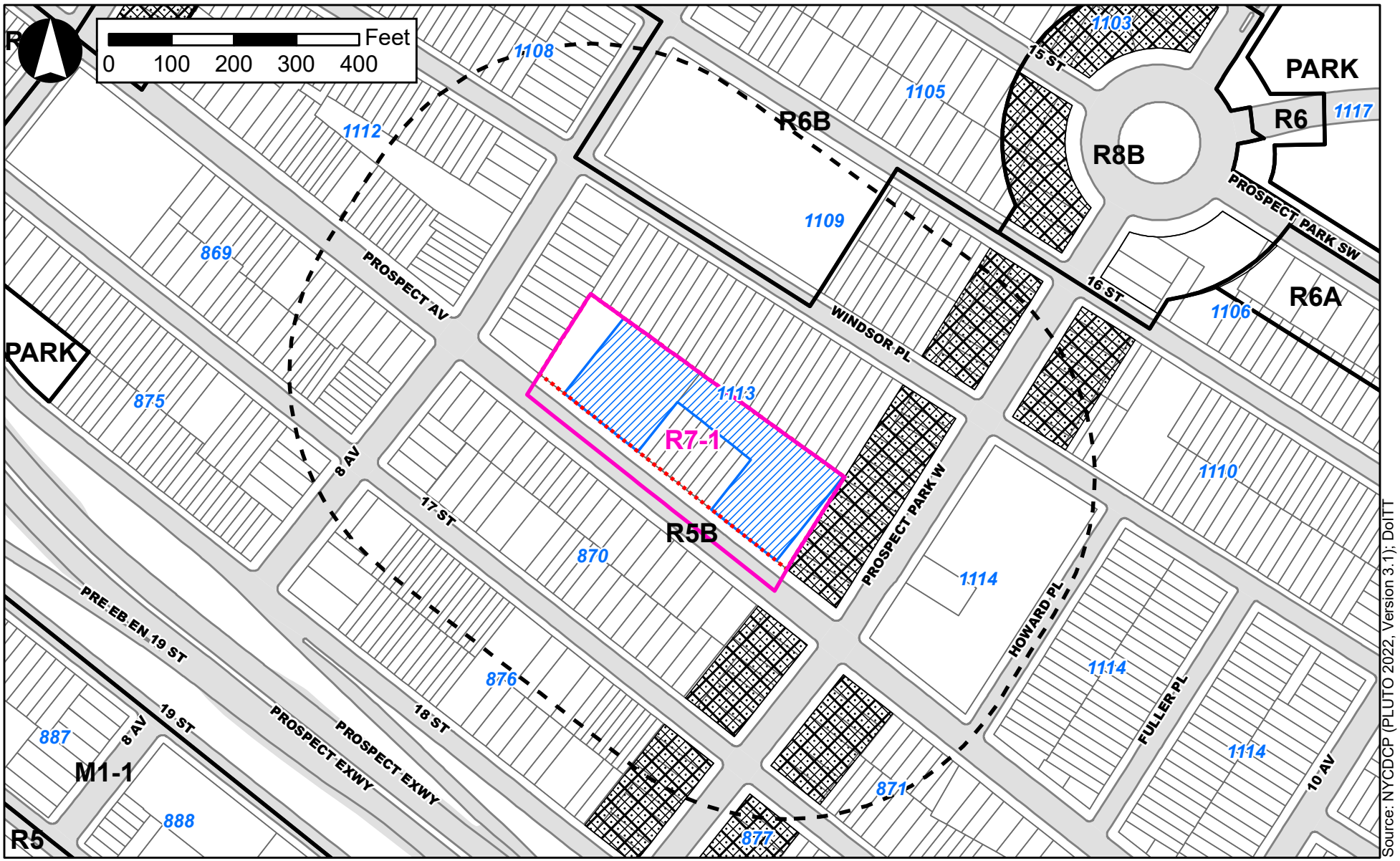
- Project Area
- Development Site
- 400-Foot Radius
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Figure 2
Land Use Map



Legend

Project Area | Development Site | 400-Foot Radius | R5B Existing Zoning Districts | C2-4 Overlay

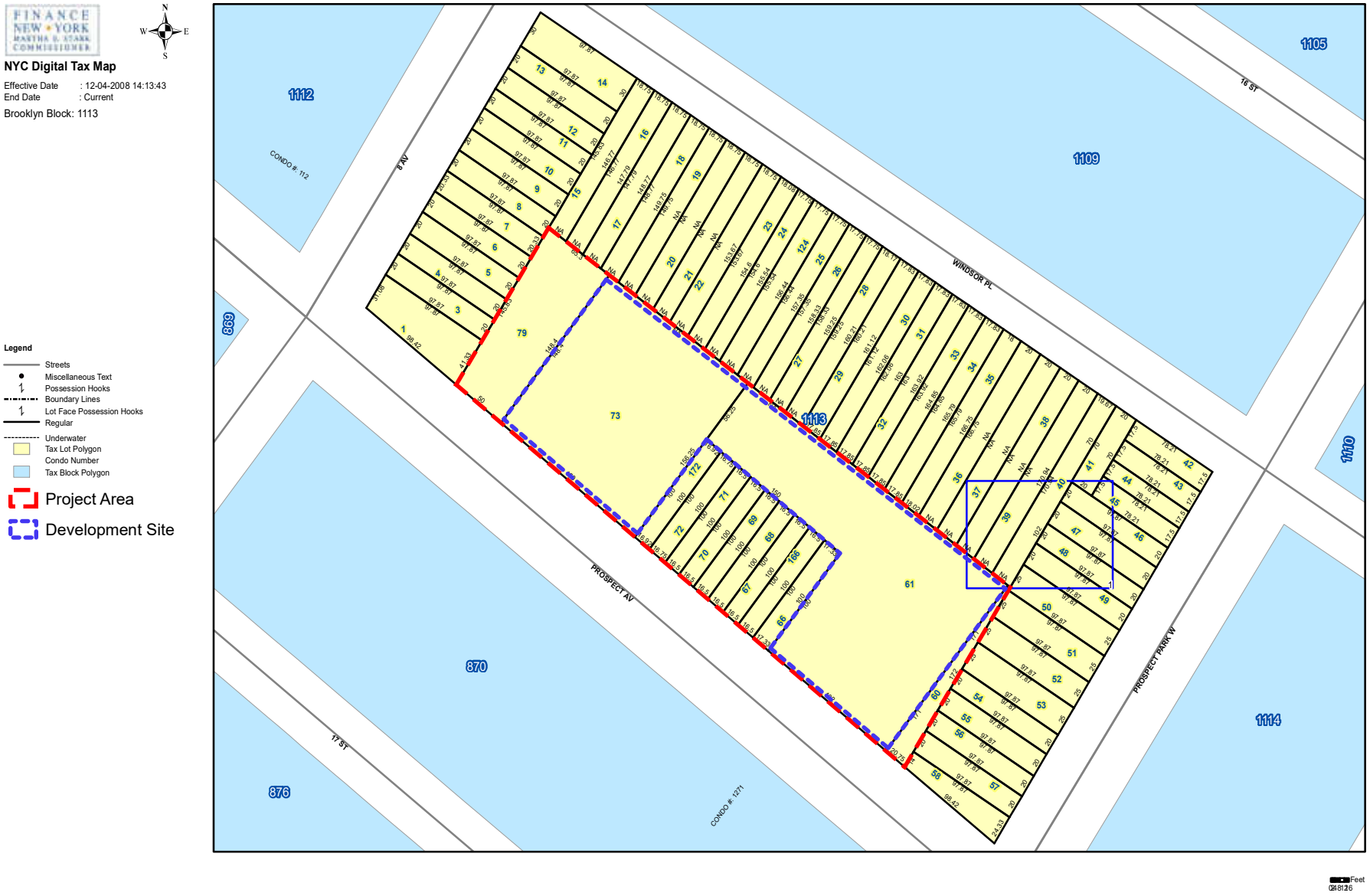


Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

Project Area | Development Site | 400-Foot Radius | R5B Existing Zoning Districts | C2-4 Overlay | R7-1 Proposed R7-1 Zoning District

Figure 4
Proposed Zoning Map



441 and 467 Prospect Avenue Rezoning EAS

Figure 5
Tax Map



1. View of the Project Area looking northwest from the north side of Prospect Avenue. Photo Date: May 2023.



2. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



3. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.



4. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



5. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



6. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.



7. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



8. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



9. View of the Project Area looking southeast from the north side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Short EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☐	☒
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☒	☐
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach. **See Attachment C**		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of 200 or more residential units?	☒	☐
○ Generate a net increase of 200,000 or more square feet of commercial space?	☐	☒
○ Directly displace more than 500 residents?	☐	☒
○ Directly displace more than 100 employees?	☐	☒
○ Affect conditions in a specific industry?	☐	☒
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
○ **Early Childhood Programs:** Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ **Public Schools:** Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☒	☐
○ **Libraries:** Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ **Health Care Facilities and Fire/Police Protection:** Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Would the project generate more than 200 additional residents or 500 additional employees?	☒	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☒	☐
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		

	YES	NO
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☐	☒
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☒	☐
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. **See Attachment B**		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☒	☐
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☒	☐
○ If "yes," complete the Jamaica Bay Watershed Protection Plan Project Tracking Form, and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☒	☐
(b) Would the proposed project introduce new activities or processes using hazardous materials and increase the risk of human or environmental exposure?	☐	☒
(c) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(d) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in the Hazardous Materials Appendix (including nonconforming uses)?	☒	☐
(e) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☒	☐
(f) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☒	☐
(g) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(h) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(i) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: **See Attachment B**	☒	☐
(j) Based on the Phase I Assessment, is a Phase II Investigation needed?	☒	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day? Projected Development Site 1 (Applicant-owned) RWCDS: (1,081 residents [With-Action condition] x 100 gallons per day per person) = 108,100 gallons per day	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than the amounts listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the proposed project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒

	YES	NO
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or generate contaminated stormwater in a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): Projected Development Site 1 (Applicant-owned) RWCDS: (352 DUs x 41 pounds per week) = 14,432 pounds per week		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): Projected Development Site 1 (Applicant-owned) RWCDS: (299,051-gsf residential x 126.7 MBtu/sf [the source energy for the large residential building type]) = 37,889,762 annual BTUs		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☒	☐
(b) If "yes," conduct the screening analyses, attach appropriate back up data as needed for each stage and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☒
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail, bus trips, or 50 Citywide Ferry Service ferry trips per project peak hour?	☐	☒
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction), 200 subway/rail trips per station or line, or 25 or more Citywide Ferry Service ferry trips on a single route (in one direction), or 50 or more passengers at a Citywide Ferry Service landing?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☒
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop, or Citywide Ferry Service landing?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☒	☐
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed) **See Attachment B**	☒	☐
(c) Does the proposed project involve multiple buildings on the project site?	☒	☐
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) If "yes" to any of the above, would the project require a GHG emissions assessment based on the guidance in Chapter 18?	☐	☐
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☒	☐
(b) Would the proposed project introduce new or additional receptors (see Section 114 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☒	☐
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒

	YES	NO
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☒	☐
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary. **The Proposed Actions would not result in any significant adverse impacts in any of the technical areas related to public health (air quality, hazardous materials, or noise). Therefore, the Proposed Actions would not result in a significant adverse impact to public health, and further analysis is not warranted.**		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **The Proposed Actions would not result in any significant adverse impacts or a combination of moderate effects (pursuant to Chapter 21, Section 220 of the 2021 *CEQR Technical Manual*) in more than one of the technical areas related to neighborhood character, including land use, zoning, and public policy, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise. Therefore, the Proposed Actions would not result in a significant adverse impact to neighborhood character, and further analysis is not warranted.**		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☒	☐
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☐	☒
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☒	☐
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. **The With-Action condition on Projected Development Site 1 (Applicant-owned), comprising two separate buildings with a total of approximately 299,051-gsf of total residential building space (248,713-zsf), would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is considered short-term. At 441 Prospect Avenue (Lot 73), the approximately 150,393-gsf (124,283-zsf) building would be constructed in approximately 21-months. At 467 Prospect Avenue (Lot 61), the approximately 148,658-gsf (124,430-zsf) building would also be constructed in approximately 21-months. The two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed simultaneously and implemented in a single phase.** **Demolition, excavation, and foundation activities on Projected Development Site 1 (Applicant-owned) would commence first, occurring simultaneously for each building over a period of approximately four months on Lots 61 and 73. Following construction of Projected Development Site 1 (Applicant-owned)'s foundations, the Projected Development Site 1 (Applicant-owned)'s superstructure- and exterior envelope-related construction**		

YES	NO

activities would commence, occurring simultaneously for the two separate buildings over a period of approximately eight months. Following construction of the Projected Development Site 1 (Applicant-owned)'s superstructure and exterior envelope, the Projected Development Site 1 (Applicant-owned)'s interior fit-out construction activities would commence, occurring simultaneously for the two separate buildings over a period of approximately nine months.

As with all construction projects, work at Projected Development Site 1 (Applicant-owned) would result in temporary disruptions to the surrounding area, including occasional noise and dust. However, such effects would be temporary and would be limited to the single construction period that would occur simultaneously for the two separate buildings comprising the With-Action condition on Projected Development Site 1 (Applicant-owned). Construction of the Projected Development Site 1 (Applicant-owned) would be carried out in accordance with New York City laws and regulations, which allow construction activities to occur between 7 AM and 6 PM on weekdays. If work is required outside of normal construction hours, necessary approvals would be obtained from the appropriate agencies (i.e., DOB and DEP). Projected Development Site 1 (Applicant-owned) is not located within 90 linear feet of a historic or cultural resource; therefore, DOB's Technical Policy and Procedure Notice ("TPPN") #10/88 would not apply to Projected Development Site 1 (Applicant-owned). Prospect Avenue, located adjacent to Projected Development Site 1 (Applicant-owned), is an arterial thoroughfare. However, given the size of Projected Development Site 1 (Applicant-owned), it is anticipated that all staging would be accommodated on-site, and no closures of adjacent sidewalks or roadway curb-lanes are expected during construction of the Projected Development Site 1 (Applicant-owned). However, if construction activities result in short-term disruption of traffic and pedestrian movements in the vicinity of Projected Development Site 1 (Applicant-owned), detailed Maintenance and Protection of Traffic plans would be developed for any curb-lane and/or sidewalk closures that may be required. Approval of these plans and implementation of all temporary closures during construction would be coordinated with NYCDOT's OCMC. Overall, because the construction activities associated with Projected Development Site 1 (Applicant-owned) are considered short-term (i.e., would not last longer than two years), no significant adverse effects on traffic and pedestrian transportation conditions associated with the proposed construction activities would occur. Accordingly, the Proposed Actions would not result in significant adverse impacts during construction, as further described in Attachment B.

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	DATE
Philip Habib, P.E. | Philip Habib & Associates	6/19/2024

SIGNATURE



PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☒
Socioeconomic Conditions	☐	☒
Community Facilities and Services	☐	☒
Open Space	☐	☒
Shadows	☐	☒
Historic and Cultural Resources	☐	☒
Urban Design/Visual Resources	☐	☒
Natural Resources	☐	☒
Hazardous Materials	☐	☒
Water and Sewer Infrastructure	☐	☒
Solid Waste and Sanitation Services	☐	☒
Energy	☐	☒
Transportation	☐	☒
Air Quality	☐	☒
Greenhouse Gas Emissions	☐	☒
Noise	☐	☒
Public Health	☐	☒
Neighborhood Character	☐	☒
Construction	☐	☒

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☒ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration**: If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☒ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	City Planning Commission
NAME Evren Ulker-Kacar, AICP	June 21, 2024
SIGNATURE 	

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Arrow Linen Supply Co., is seeking a Zoning Map Amendment to rezone Brooklyn Block 1113, Lots 60 (p/o), 61, 66, 166, 67, 68, 69, 70, 71, 72, 172, 73, and 79 (p/o) (the "Project Area") from an R5B zoning district to an R7-1 zoning district, a zoning Text Amendment pursuant to Zoning Resolution (ZR) Appendix F to establish the Project Area as a Mandatory Inclusionary Housing (MIH) area, and a Zoning Special Permit pursuant to ZR section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the required accessory off-street parking spaces (collectively the "Proposed Actions") in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District 7. The Project Area is generally bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th avenue to the west. The Proposed Actions would facilitate the Applicant's proposed development of two new residential buildings (the "Proposed Project") at 441 and 467 Prospect Avenue (applicant-owned Block 1113, Lots 61 and 73). The Proposed Project includes: on Lot 73, a 13-story 130-foot-tall (140 ft tall including 10 ft bulkhead) 150,393 gross square foot (GSF) 2.3 Floor Area Ratio (FAR) residential building consisting of 127 total dwelling units (DUs) of which 25%-30% (32-38 DUs) would be affordable pursuant to MIH options 1 or 2, respectively, and on Lot 61, a 13-story 130-foot-tall (140 ft tall including 10 ft bulkhead) 148,658 GSF 2.3 FAR residential building consisting of 117 total DUs of which 25%-30% (29-35) DUs would be affordable. There would be no parking provided pursuant to the parking Special Permit. To present a conservative analysis in the EAS, the Reasonable Worst Case Development Scenario (RWCDS) associated with the Proposed Project assumes taller buildings with a smaller average dwelling unit size; a 13-story 135-foot-tall (145 ft including bulkhead) 148,658 GSF 2.3 FAR residential building consisting of 175 total DUs including 25%-30% (44-53 DUs) affordable DUs on Lot 61, and a 13-story 135-foot-tall (145 ft tall including a 10 ft bulkhead) 150,393 GSF 2.3 FAR residential building consisting of 177 total DUs including 25%-30% (44 or 53 DUs) affordable DUs on Lot 73. The Proposed Actions would facilitate a residential land use that is consistent with the study area (400-ft radius from the Project Area) which is characterized by mostly residential land uses where several multi-family buildings are located along Prospect Avenue and 8th Avenue within the study area. The Proposed Actions would result in a medium-density zoning district that would be compatible with the R6B district mapped along Windsor Place to the north of the Project Area, the C2-4 commercial overlay along Prospect Park West which are found throughout the City's medium- and high- density neighborhoods, and the R5B zoning district that the study area is primarily zoned which permits for multi-family residential uses. Additionally, the Project Area is located in the Transit Zone and the Proposed Actions would facilitate the creation of affordable housing through the establishment of an MIH area and therefore is consistent with the Special Permit pursuant to ZR section 74-533 to waive accessory parking requirements. Overall, the Proposed Actions are consistent with the study area's existing residential character, zoning, and public policies. Therefore, the Proposed Actions would not result in a significant adverse impact to land use, zoning, or public policy.

Community Facilities and Services

A detailed analysis related to community facilities is included in the EAS. The Proposed Actions would generate 12 eligible children under the age of five which is below the 20 eligible children CEQR Technical Manual threshold for means-tested early childhood programs analysis and no further analysis is warranted. The Proposed Actions would introduce 55 combined elementary and middle school students which surpasses the 50 or more elementary/middle school student threshold for a public schools analysis. The Project Area is located within sub-district 2 of Community School District (CSD) 15. CSD 15 also features a "middle school choice" program and therefore a detailed analysis was performed for middle schools at the CSD level. Therefore, the analysis considers two study areas; CSD 15, sub-district 2 for elementary and middle schools, and CSD 15 for middle schools. For elementary schools in CSD 15, sub-district 2, the addition of 45 elementary school students would increase the utilization rate by 0.9% to 85.3%. For middle schools in CSD 15, sub-district 2, the addition of 10 middle school students would increase the utilization rate by 0.3% to 71.3%. For middle schools in CSD 15, the addition of 10 middle school students would increase the utilization rate by 0.2% to 67.9%. The utilization rate of each study area would not be equal to or greater than 100%, which is the CEQR Technical Manual threshold for a potential significant adverse impact. Therefore, the Proposed Actions would not result in any significant adverse impacts to community facilities and services.

Open Space

A detailed analysis related to open space is included in the EAS. The projected increase of 792 residents exceeds the CEQR Technical Manual threshold of 200 new residents for a detailed indirect open space analysis. The detailed analysis shows that between the no-action and with-action conditions, the total Open Space Ratio (OSR) would decrease from 5.153 to 5.040 per 1,000 residents, the passive OSR would decrease from 3.752 to 3.669 per 1,000 residents, and the active would decrease from 1.401 to 1.370 per 1,000 residents, or a 2.20% decease in each total, active, and passive OSRs. With the Proposed Actions, the study area's total and passive open space ratios per 1,000 residents would continue to exceed the City's optimal planning guidelines for total and passive open space ratios per 1,000 residents (2.5 and .5, respectively), while the study area's active open space ratio per 1,000 residents would continue to be below the City's optimal planning guideline for active open space per 1,000 residents (2.0). The percent changes in the total (-2.20%), passive (-2.20%), and active (-2.20%) would not exceed the percentage changes in the total, passive, and active open space ratios (5%, 5%, and 4%, respectively). In addition, the study area would continue to be served by Prospect Park and Green-Wood Cemetery which are accessible to residents of the study area. Therefore, the Proposed Actions would not result in any significant adverse impacts to open space.

Project Name: 441 & 467 Prospect Avenue Rezoning
CEQR # 24DCP028K
SEQRA Classification: Unlisted

Hazardous Materials and Air Quality
An (E) designation (E-759) related to hazardous materials and air quality would be established as part of the approval of the proposed actions. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials and air quality analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials and air quality.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Erin Whitney at ewhitney@planning.nyc.gov.

TITLE	LEAD AGENCY
Deputy Director, Environmental Assessment and Review Division	Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31st Fl. New York, NY 10271 | 212.720.3493
NAME Evren Ulker-Kacar, AICP	DATE 6/21/2024
SIGNATURE	

TITLE	
Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 6/24/2024
SIGNATURE	

Project Name: 441 & 467 Prospect Avenue Rezoning
CEQR # 24DCP028K
SEQRA Classification: Unlisted

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Projected Development Site 1	Brooklyn	Block 1113, Lots 61 & 73

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to hazardous materials and air quality an (E) designation (**E-759**) would be established as part of approval of the proposed actions on **Projected Development Site 1** as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Projected Development Site 1	X	X	

Hazardous Materials

The (E) designation requirements applicable to **Projected Development Site 1 (Block 1113, Lots 61 and 73)** for hazardous materials would apply as follows:

Task 1: Sampling Protocol
Prior to construction, the Applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.

No sampling should begin until written approval of a protocol is received by OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.

Task 2: Remediation Determination and Protocol
A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.

If remediation is indicated for the test results, a proposed remedial action plan (RAP) must be submitted by OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.

An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts

associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.

Air Quality

The (E) designation requirements applicable to **Projected Development Site 1** for air quality would apply as follows:

Block 1113, Lot 61: Any new residential and/or community facility development must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems and hot water equipment, and the HVAC system and hot water equipment stack must be located at the highest tier and at least 133 feet above grade and at least 150 feet from the western lot line abutting Lot 73 to avoid any potential significant adverse air quality impact.

Block 1113, Lot 73: Any new residential and/or community facility development must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems and hot water equipment, and the HVAC system and hot water equipment stack must be located at the highest tier and at least 133 feet above grade and at least 150 feet from the eastern lot to avoid any potential significant adverse air quality impact.

Attachment A:

Project Description

I. INTRODUCTION

The Applicant, Arrow Linen Supply Co., Inc., is seeking the approval of the following actions to facilitate the development of an approximately 299,051-gross square feet ("gsf") residential development (the "Proposed Project") at 441 and 467 Prospect Avenue (Block 1113, Lots 61 and 73; also known as ("aka") Projected Development Site 1 [Applicant-owned]) in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District ("CD") 7:

(1) a zoning map amendment to rezone Block 1113, Lots 60 (portion of ["P/O"]), 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 (P/O), 166, and 172 (the "Project Area") from an R5B zoning district to an R7-1 zoning district;
(2) a zoning text amendment to Appendix F of the *Zoning Resolution of the City of New York* ("ZR") to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") area (either MIH Option 1 [25% of housing units at an average of 60% AMI] or MIH Option 2 [30% of housing units at an average of 80% AMI]) coterminous with the area to be rezoned to an R7-1 district; and
(3) a zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all dwelling units ("DUs") as income-restricted housing units ("IRHUs"), collectively, the "Proposed Actions."

This attachment provides a description of the Proposed Actions, including information about the Project Area and Projected Development Site 1 (Applicant-owned), existing conditions, project purpose and need, the analysis framework and Reasonable Worst Case Development Scenario ("RWCDS"), and the governmental approvals required. The attached supplemental studies examine the potential for the Proposed Actions to result in significant adverse impacts in any City Environmental Quality Review ("CEQR") technical areas, including separate attachments with preliminary and/or detailed analyses of land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; shadows; historic and cultural resources; urban design and visual resources; and noise in Attachments C through J, respectively. All other preliminary screening analyses are summarized in **Attachment B, "Supplemental Screening."**

The New York City Department of City Planning ("DCP") is proposing a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest density districts to the highest, to address the housing shortage and high cost of housing in New York City. This proposed zoning text amendment is currently in public review. Given that this project may be affected by the proposals included in the proposed zoning text amendment, a technical memorandum has been included in **Appendix 5** that assesses whether the conclusion of the environmental review would by altered by CHO.

II. EXISTING CONDITIONS

Project Area

As shown in **Figure A-1**, the Project Area measures approximately 79,429-square feet ("sf"), comprising the approximate 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as P/O Lots 60 and 79. The Project Area is bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th Avenue to the west. The Project Area occupies approximately 502.75 feet of frontage on the north side of Prospect Avenue.

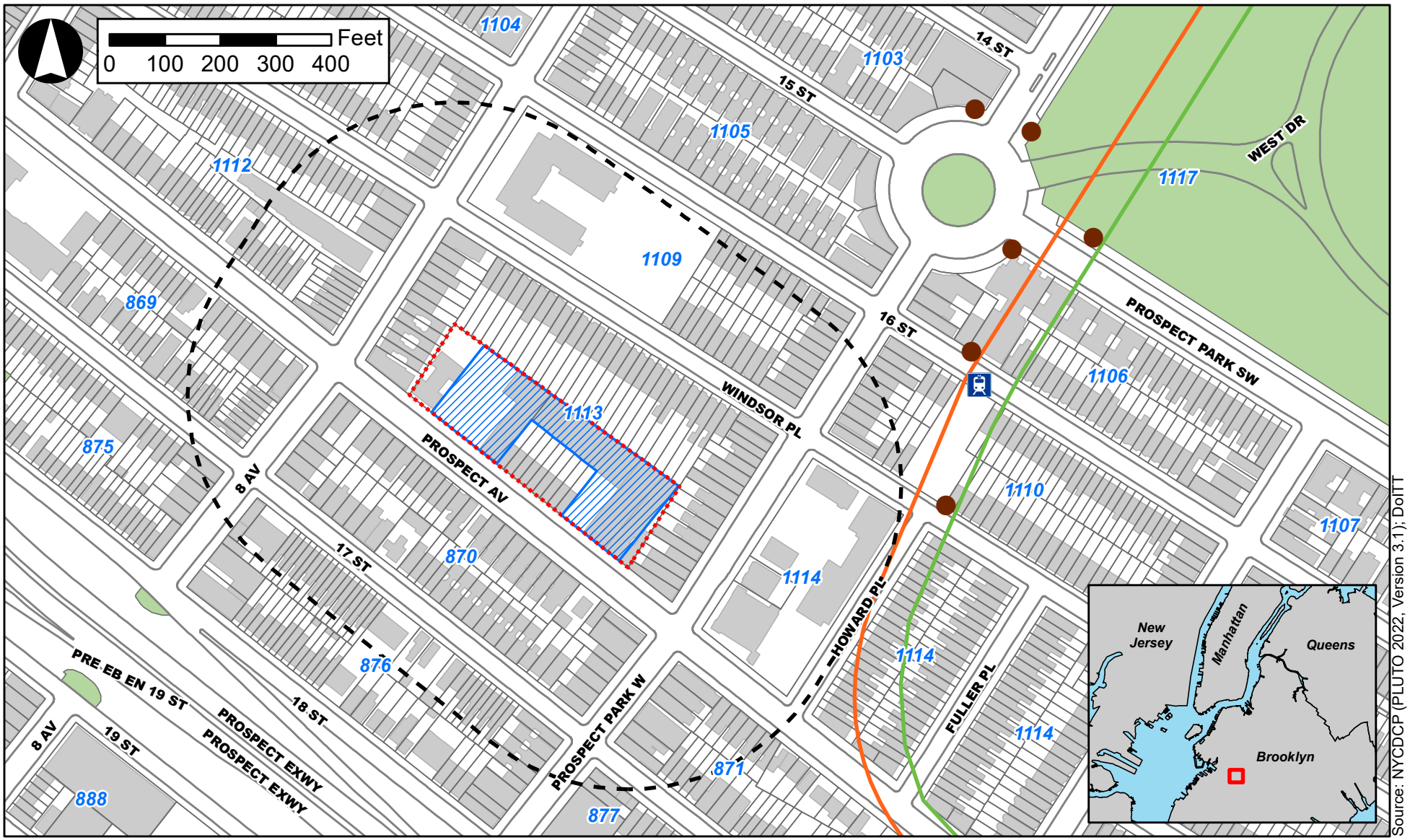
As shown in **Figure A-2**, the Project Area is zoned R5B. An R5B contextual zoning district, which permits a maximum FAR of 1.35 for residential uses and a maximum FAR of 2.0 for community facility uses, is primarily a three-story row house district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. The FAR normally produces a building, either detached or semi-detached, with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum building height of 33 feet. Front yards are required in R5B districts and must be at least five feet deep and at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached row houses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lots with less than 40 feet of frontage. Where off-street parking is required, on-site spaces must be provided for two-thirds (66 percent) of DUs. Parking can be waived when only one space is required. Parking is prohibited in front yards. In the Transit Zone, no parking is required for IRHUs; the Project Area is located within the Transit Zone.

Applicant-Owned Projected Development Site 1

Projected Development Site 1 (Applicant-owned) measures approximately 54,085-sf. Projected Development Site 1 (Applicant-owned) contains a total of approximately 282 feet of total frontage on the north side of Prospect Avenue. As shown in **Table A-1**, and in **Figures A-3a**, **A-3b**, and **A-3c**, Projected Development Site 1 (Applicant-owned) contains four low-rise industrial buildings totaling approximately 42,850-gsf, as well as two existing curb cuts.

Lot 61 is an approximately 31,182-sf lot situated at the southeastern portion of the Project Area. Lot 61 contains approximately 132 feet of frontage on the north side of Prospect Avenue. Lot 61 contains three industrial/manufacturing buildings, which range in height from one- to three-stories and total approximately 38,650-gsf (1.08 FAR). These buildings are occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 61 is also occupied by a concrete-paved area utilized for loading and storage. There are no parking spaces located on this lot.

Lot 73 is an approximately 22,903-sf lot situated at the northern portion of the Project Area. Lot 73 contains approximately 150 feet of frontage on the north side of Prospect Avenue. Lot 73 contains one single-story industrial/manufacturing building, which totals approximately 4,200-gsf (0.16 FAR). This building is also occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 73 is also occupied by a large concrete-paved area utilized for loading, storage, and parking. There are approximately 12 parking spaces located on this lot.

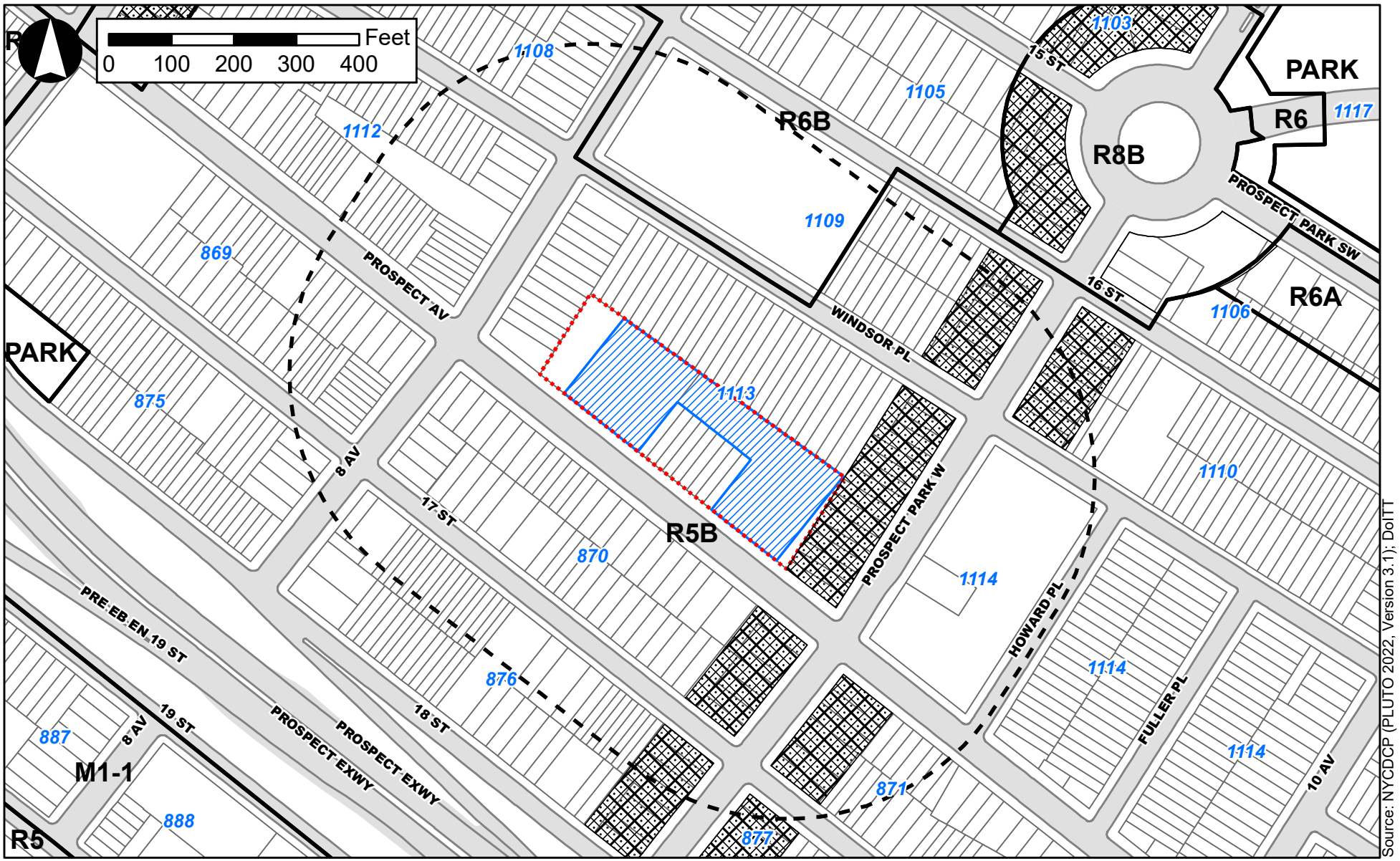


Legend

- Project Area
- Development Site
- 400-Foot Radius
- Existing Building Footprints
- Open Space
- 1113 Tax Blocks
- 15 St. - Prospect Park Subway Station
- Subway Entrances
- F Train
- G Train

441 and 467 Prospect Avenue Rezoning EAS

Figure A-1
Project Location Map



Legend

Project Area | Development Site | 400-Foot Radius | R5B Existing Zoning Districts | C2-4 Overlay



1. View of the Project Area looking northwest from the north side of Prospect Avenue. Photo Date: May 2023.



2. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



3. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.



4. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



5. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



6. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.



7. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



8. View of the Project Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



9. View of the Project Area looking southeast from the north side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Project Area is outlined by a red dashed line.
2. The Development Site is indicated in blue hatch symbology.

Non-Applicant-Owned Properties

As shown in **Table A-1**, 11 properties not owned or controlled by the Applicant are located within the Project Area; all are occupied by multi-family residential buildings. In sum, these 11 lots comprise approximately 41,996-gsf of total building space and approximately 46 total DUs.

Table A-1: Project Area – Existing Conditions

Lot[1]	Total Lot Area SF	Address	Owner	Zoning	Land Use	Total Building GSF	Built FAR[2]	Residential GSF	Construction Year	Industrial GSF	Parking
Applicant-Owned											
61	31,182	467 Prospect Avenue	ARROW LINEN SUPPLY CO INC	R5B	Industrial/ Manufacturing	38,650	1.08	0	1910	38,650	0 spaces
73	22,903	441 Prospect Avenue	ARROW LINEN SUPPLY CO INC		Industrial/ Manufacturing	4,200	0.16	0	1965	4,200	12 spaces
Non-Applicant Owned											
60 (P/O)	1,892	479 Prospect Avenue	DBAP OF NY LLC	R5B	Multi-Family Walkup Building	3,564	1.71	3,564	1910	0	0 spaces
66	1,733	465 Prospect Avenue	465 PROSPECT ASSOCIATES LLC		Multi-Family Walkup Building	2,520	1.32	2,520	1910	0	0 spaces
67	1,650	463 Prospect Avenue	CRESPO, LOUIS		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
68	1,650	461 Prospect Avenue	BEAL, JAMIE		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
69	1,650	459A Prospect Avenue	PLOTKIN, ANNABELLE C		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
70	1,650	459 Prospect Avenue	PROSPECTION LLC		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
71	1,650	457 Prospect Avenue	LUZ TERESA TORRES TRUST, DATED JUNE 28, 2016		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
72	1,675	455A Prospect Avenue	CHOI, SUNG JIN		Multi-Family Walkup Building	2,376	1.29	2,376	1910	0	0 spaces
79 (P/O)	8,452	437 Prospect Avenue	437 PROSPECT AVENUE A		Multi-Family Walkup Building	17,000	1.83	17,000	1920	0	0 spaces
166	1,650	463A Prospect Avenue	PERRELLI, JOSEPH		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
172	1,692	455 Prospect Avenue	455 PROSPECT AVENUE LLC		Multi-Family Walkup Building	2,280	1.23	2,280	1910	0	0 spaces
Total SF	**79,429**										

Notes:

[1] Properties owned by the Applicant (comprising Projected Development Site 1) are highlighted in gray.

[2] The built FAR is calculated based on the ZSF for each lot. The ZSF for each lot was calculated by dividing the GSF for each lot by 1.1 (for residential properties) and by 1.15 (for non-residential properties).

Sources: DCP 2023 PLUTO Data (Version 3.1); Field observations (April 2023).

Surrounding Area

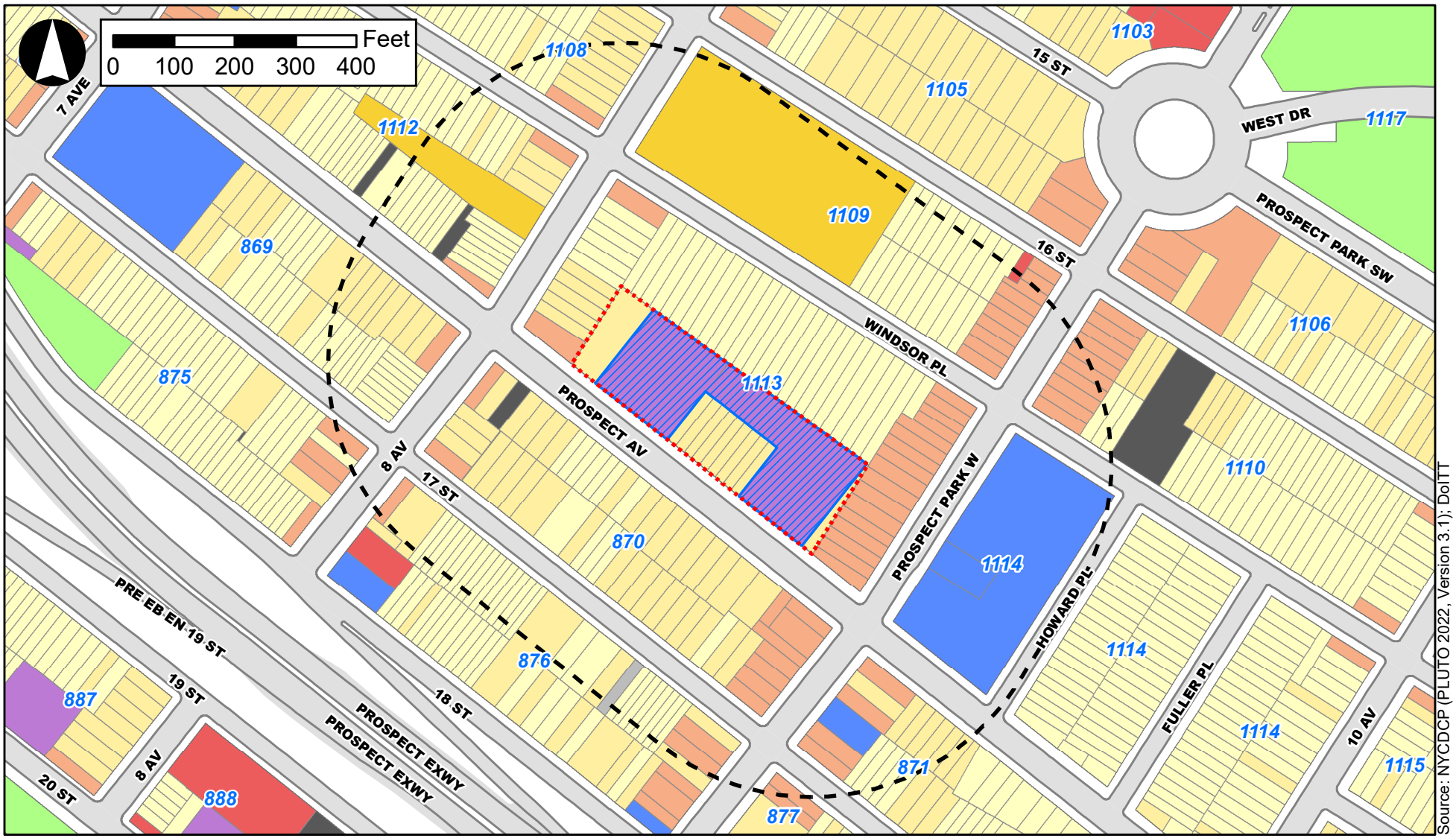
Land Use

As shown in **Figure A-4**, the area surrounding the Project Area is a dense urban setting consisting predominantly of residential and mixed-use commercial/residential land uses. Residential buildings, of which one- and two-family buildings and multi-family walkup buildings are the predominant building types, are located throughout the surrounding area. Mixed-use commercial/residential buildings are primarily clustered along Prospect Park West and 8th Avenue, which serve as commercial corridors near the Project Area. Along these commercial corridors, commercial uses are typically local restaurant and retail establishments located on the ground floors of low-rise buildings with residential uses located above the commercial uses. Public facility and institutional land uses in the surrounding area include three religious facilities, a health care facility, an American Legion Post 1380, and a public school (P.S. 10 – Magnet School of Math, Science, and Design Technology). Open space land uses in the surrounding area include the 1.71-acre Bartel-Pritchard Square and the westernmost access point to the 526-acre Prospect Park; these open spaces are located approximately three blocks to the northeast of the Project Area. The surrounding area also features a private garage and three parcels of vacant land.

The Project Area is well-served by mass transit. In terms of rail transit, the 15th Street – Prospect Park Subway Station (serviced by the F and G trains) is located approximately two blocks to the east of the Project Area. In terms of bus transit, numerous bus routes are located near the Project Area, including: the B61 (connecting Park Slope and Downtown Brooklyn), which runs north and south along Prospect Park West, the B67 (connecting Kensington and Downtown Brooklyn), which runs north and south along 7th Avenue, the B68 (connecting Coney Island and Windsor Terrace), which runs east and west along Prospect Park Southwest, and the B69 (connecting Kensington and Downtown Brooklyn), which runs north and south along 7th Avenue. Two Citi Bike stations are located within a one block radius of the Project Area; one Citi Bike station is located to the north of the Project Area, at Windsor Place and 8th Avenue, while one Citi Bike station is located to the east of the Project Area, at Windsor Place and Howard Place.

Zoning

As described above, the Project Area is zoned R5B; much of the surrounding area is also zoned R5B. Additionally, as shown in **Figure A-2**, an R6B contextual zoning district is mapped along Windsor Place, less than one block to the north of the Project Area. R6B districts are traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill, and Bedford Stuyvesant. R6B districts permit a maximum FAR of 2.0 for residential uses and Quality Housing Program regulations are mandatory; a higher FAR of 2.2 is available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. R6B districts also permit a maximum FAR of 2.0 for community facility uses. The base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a qualifying ground floor ["QGF"]). Rear yards at a minimum depth of 30 feet are required in R6B districts. Curb cuts are prohibited on zoning lots with less than 40 feet of frontage. Where off-street parking is required, on-site spaces must be provided for 50 percent of DUs; off-street parking is not allowed in front of a building. Parking requirements are lower for IRHUs and are further modified in certain



Legend

- Project Area
- Development Site
- 400-Foot Radius
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Figure A-4
Land Use Map

areas of the city, such as the Transit Zone or the Manhattan Core. Parking can be waived if five or fewer spaces are required.

Properties located along 7th Avenue and Prospect Park West are mapped with C2-3 and C2-4 commercial overlays. C2 commercial overlays are mapped along streets that serve local retail needs and are found extensively throughout the city's medium-density neighborhoods. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors; C2 commercial overlays also permit funeral homes and repair services. Commercial overlays mapped within R1 to R5 districts are subject to a maximum commercial FAR of 1.0, while commercial overlays mapped within R6 to R10 districts are subject to a maximum commercial FAR of 2.0.

III. THE PROPOSED ACTIONS

The Applicant is seeking one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 from the New York City Planning Commission ("CPC"). The Proposed Actions are discretionary actions that are subject to both the Uniform Land Use Review Procedure ("ULURP") and CEQR.

Zoning Map Amendment

The Applicant proposes one zoning map amendment, which would rezone the Project Area from an R5B zoning district to an R7-1 zoning district (refer to **Figure A-5**). As shown in **Table A-2**, the proposed zoning map amendment would increase the maximum permitted residential FAR to 4.6 (with MIH bonuses) from 1.35 and the maximum permitted community facility FAR to 4.8 from 2.0.

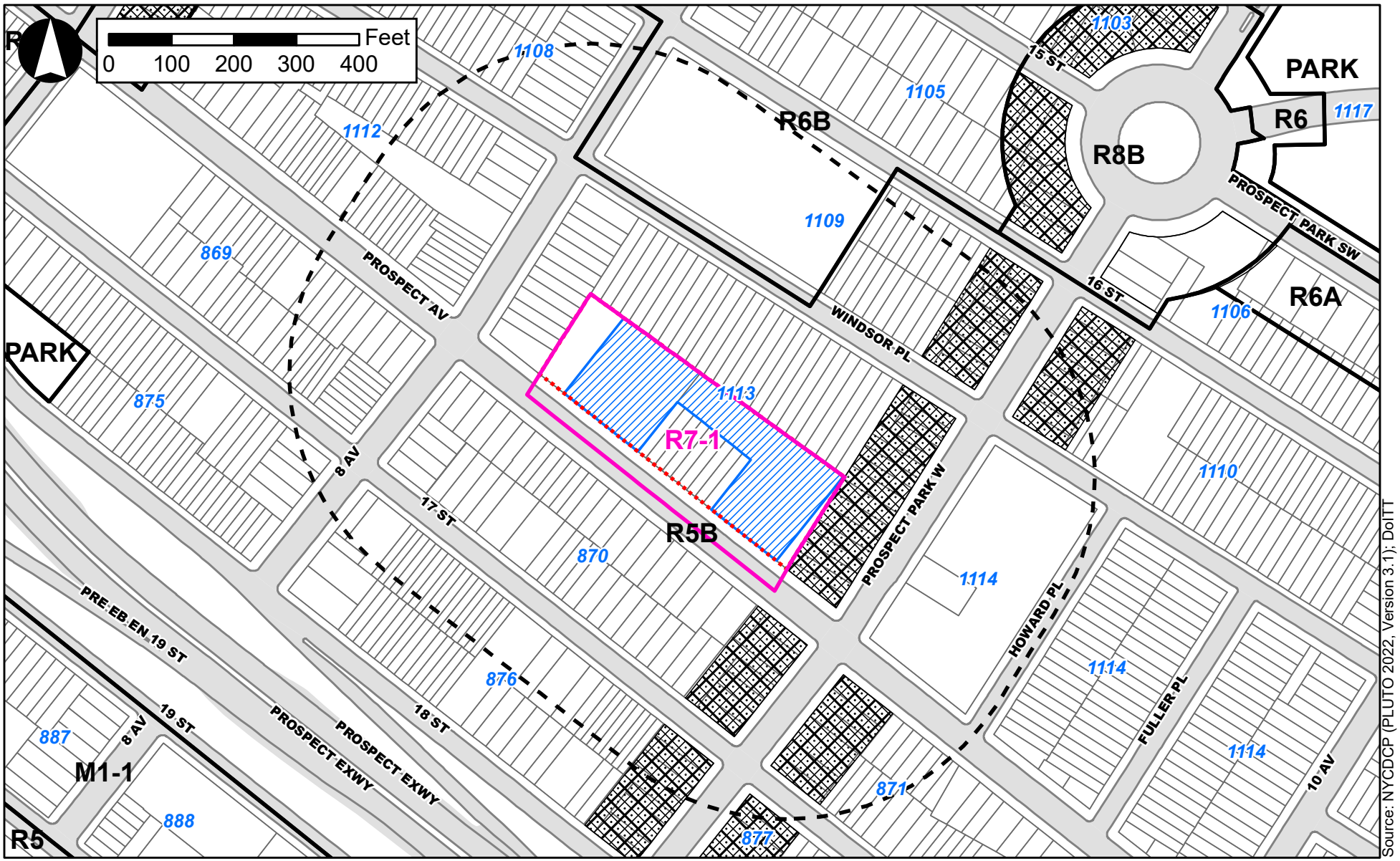
Table A-2: Comparison of Existing and Proposed Zoning

	Existing R5B	**Proposed R7-1 (MIH)**
Use Groups	1-4	1-4
Maximum Permitted FAR		
Residential	1.35	4.6[1]
Community Facility	2.0	4.8
Commercial	Not Permitted	Not Permitted
Manufacturing	Not Permitted	Not Permitted

Source: *Zoning Resolution of the City of New York*.
Note:
[1] With MIH.

Zoning Text Amendment

The Applicant is proposing one zoning text amendment to Appendix F of the ZR to establish the Project Area as an MIH area. An MIH area requires compliance with one of the affordable housing options provided in ZR Section 23-154(d)(3) if the property is developed with residential uses. The final MIH option will be determined by the City Council during ULURP.



Legend

Project Area | Development Site | 400-Foot Radius | R5B Existing Zoning Districts | C2-4 Overlay | R7-1 Proposed R7-1 Zoning District

Figure A-5
Proposed Zoning Map

Zoning Special Permit

The Applicant is proposing one zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the number of required accessory off-street parking spaces for the Proposed Project. Pursuant to ZR Section 74-533, for zoning districts located in the Transit Zone, the CPC may permit a waiver of, or a reduction in, the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all DUs as IRHUs, provided the application meets certain findings. Projected Development Site 1 (Applicant-owned) is located within the Transit Zone and the Proposed Project on Projected Development Site 1 (Applicant-owned) would provide at least 20 percent of all DUs as IRHUs.

IV. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

The requested zoning map amendment to rezone the Project Area from an R5B zoning district to an R7-1 zoning district would permit higher density residential uses in the Project Area. Although the existing R5B zoning district permits multi-family residential development up to 1.35 FAR, off-street parking requirements are high and there is no zoning requirement to provide IRHUs. The area surrounding the Project Area has not experienced a significant amount of new multi-family residential development in recent years. According to 2017-2021 American Community Survey ("ACS") Five-Year Estimates data, in BK07 Sunset Park-Windsor Terrace (approximate to the boundaries of Brooklyn CD 7) the housing stock is older: Approximately 92 percent of housing units in Brooklyn CD 7 were built before 2000. Similar to Brooklyn and New York City, households within Brooklyn CD 7 are disproportionately rent burdened. Approximately 50.8 percent of the households pay 30 percent or more of their household income on rent in Brooklyn CD 7; approximately 52.6 percent of households in Brooklyn are rent burdened and approximately 52.2 percent of households in New York City are rent burdened. Brooklyn CD 7 also exhibits a low rental vacancy rate (3.4 percent), similar to low vacancy rates for Brooklyn (3.2 percent) and New York City (3.6 percent).

Furthermore, it is the Applicant's opinion that the requested zoning map amendment would be consistent with the existing land use and zoning character of the surrounding area, including the R7A zoning district mapped along Prospect Park West approximately four blocks to the northeast of the Project Area and the R8B zoning district mapped around Bartel-Pritchard Square approximately two blocks to the northeast of the Project Area.

The requested zoning text amendment to Appendix F of the ZR to designate the Project Area as an MIH area would require compliance with one of the affordable housing options provided in ZR Section 23-154(d)(3). Projected Development Site 1 (Applicant-owned) would include approximately 244 DUs, of which either 25% or 30% (either 61 DUs or 73 DUs) would be affordable pursuant to MIH at an average of 60-80% of the Area Median Income ("AMI") depending on the MIH Option selected. The final MIH option will be selected by the City Council during ULURP. The requested zoning text amendment would promote the creation of IRHUs in an area of New York City where approximately half of all households are rent burdened. In addition, the Project Area is located in close proximity to mass transit (the 15th Street – Prospect Park Subway Station [serviced by the F and G trains] is located approximately two blocks to the east of the Project Area).

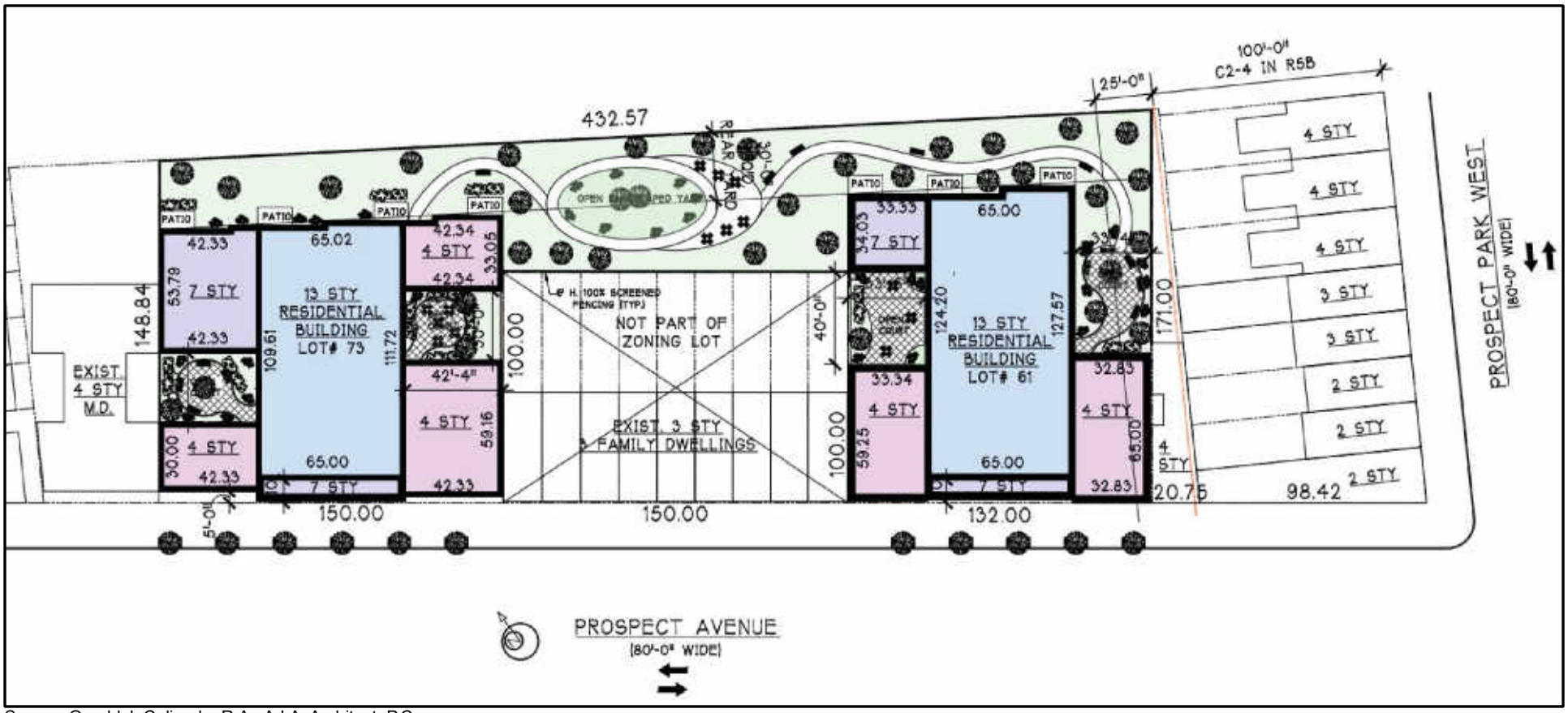
Additionally, the Applicant intends to relocate the existing, legal non-conforming industrial use (Arrow Linen Supply Co., Inc.) in operation on Projected Development Site 1 (Applicant-owned) to a more appropriate location within an area of Brooklyn zoned for industrial use. As such, in the With-Action condition, a legal non-conforming industrial land use would be replaced by a conforming residential land use compatible with the predominant residential character of the Project Area and the subject block, as well as the larger surrounding area.

The requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" is requested to waive the number of required accessory off-street parking spaces for the Proposed Project. Pursuant to ZR Section 74-533, for zoning districts located in the Transit Zone, the CPC may permit a waiver of, or a reduction in, the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all DUs as IRHUs, provided the application meets certain findings. Projected Development Site 1 (Applicant-owned) is located within the Transit Zone and the Proposed Project on Projected Development Site 1 (Applicant-owned) would provide at least 20 percent of all DUs as IRHUs.

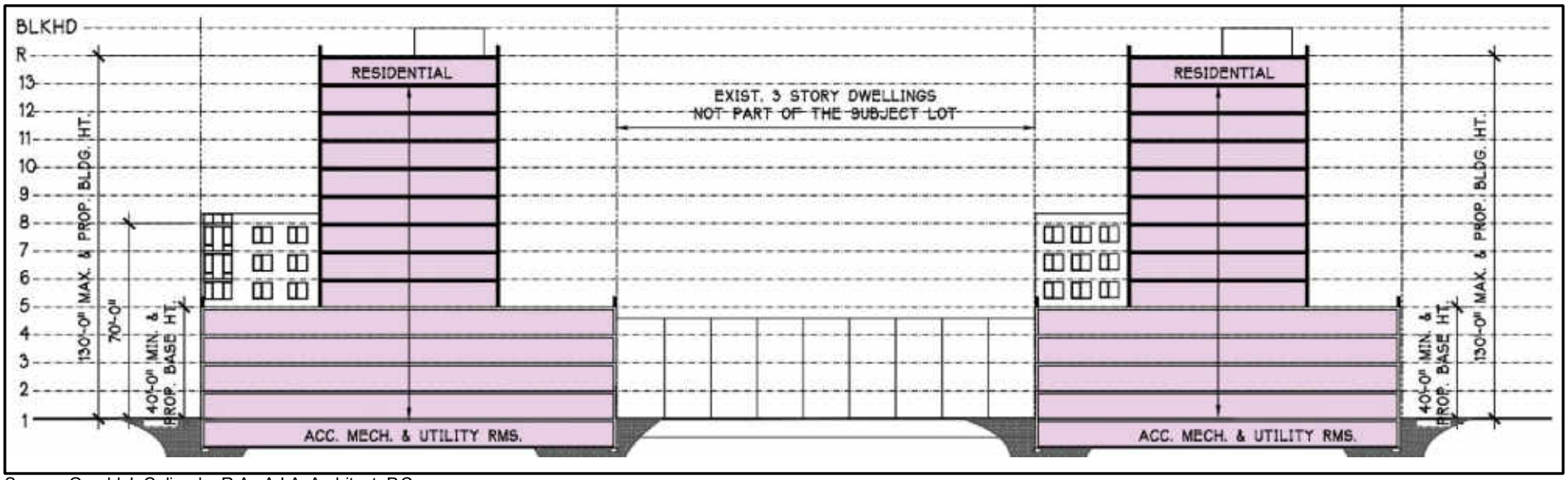
V. DESCRIPTION OF THE PROPOSED PROJECT

The Applicant proposes to develop Projected Development Site 1 (Applicant-owned) with two new residential buildings. One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot. Refer to **Figure A-6** for an illustrative site plan of the Proposed Project, **Figure A-7** for an illustrative schematic section of the Proposed Project, and **Figure A-8** for an illustrative massing diagram of the Proposed Project.

At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building footprint would measure approximately 15,291-sf (the proposed lot coverage is approximately 54 percent); the cellar would also measure approximately 15,291-sf. The new building would feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue. No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,283-zoning square feet ("zsf") (2.3 FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 127 total DUs (32 or 38 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (25 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. The Proposed Project's cellar would contain storage space, a laundry room, a bike room containing 64 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 150,393-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.



Source: Gerald J. Caliendo, R.A., A.I.A. Architect, P.C.
Note: For Illustrative Purposes Only. Drawing is Not to Scale.



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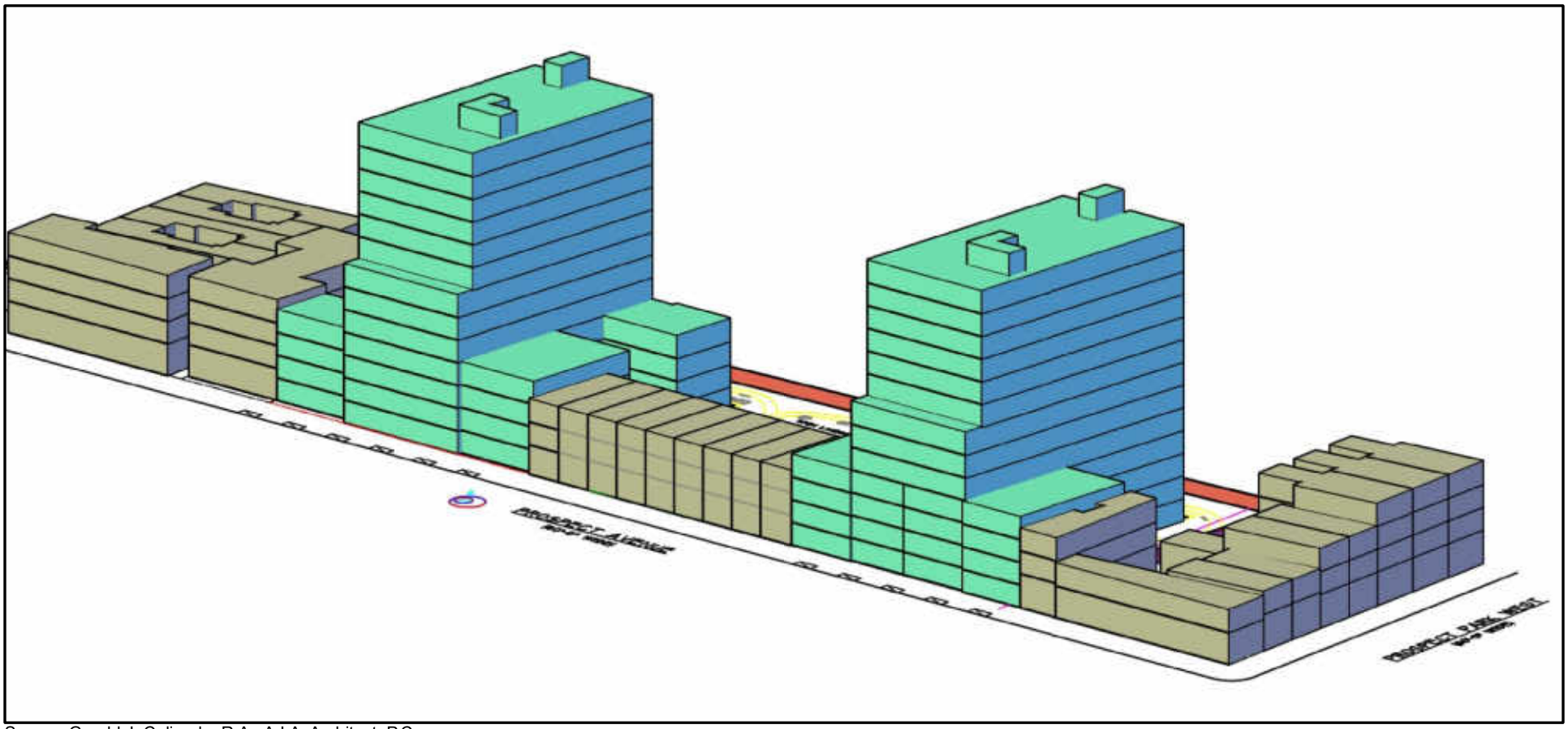

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At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building's footprint would measure approximately 13,987-sf (the proposed lot coverage is approximately 45 percent); the cellar would also measure approximately 13,987-sf. The new building would feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue. No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,430-zsf (2.3 FAR) and approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 117 total DUs (29 or 35 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (23 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. The Proposed Project's cellar would include a cellar, which would contain storage space, a laundry room, a bike room containing 59 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 148,658-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

The two new buildings would share access to an approximate 21,326-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned) (refer to **Figure A-6**). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

VI. ANALYSIS FRAMEWORK AND RWCDS

Build Year

Assuming certification of the Proposed Actions in late-2024, it is anticipated that ULURP would be completed in early-2025. Following completion of ULURP in early-2025, it is expected that Projected Development Site 1 (Applicant-owned) would be constructed in a single phase over an approximately 21-month period beginning in late-2025, with completion and occupancy expected to occur in 2027.

The With-Action condition on Projected Development Site 1 (Applicant-owned), comprising two separate buildings with a total of approximately 299,051-gsf of total residential building space (248,713-zsf), would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is considered short-term. At 441 Prospect Avenue (Lot 73), the approximately 150,393-gsf (124,283-zsf) building would be constructed in approximately 21-months. At 467 Prospect Avenue (Lot 61), the approximately 148,658-gsf (124,430-zsf) building would also be constructed in approximately 21-months. The two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed simultaneously and implemented in a single phase. These construction durations are based on a generic schedule and are illustrated in **Figure B-4** in **Attachment B, "Supplemental Screening."** No other properties within the Project Area, other than Projected Development Site 1 (Applicant-owned), would be developed as a result of the Proposed Actions. Accordingly, the RWCDS uses a 2027 build year for analysis purposes.

Identification of Development Sites

According to 2021 *CEQR Technical Manual* guidance, the following factors, commonly referred to as "soft site criteria," are generally considered when evaluating whether some amount of development would likely be constructed by the build year as a result of a proposed action:

- The uses and bulk allowed: Lots located in areas where changes in use would be permitted and/or contain buildings built to substantially less than the maximum allowable FAR under the existing zoning are considered "soft" enough, such that there would likely be sufficient incentive to develop in the future, depending on other factors specific to the area (e.g., the amount and type of recent as-of-right development in the area, recent real estate trends, recent and expected future changes in residential population and employment in the study area, government policies or plans (such as a building on site being identified for a landmark designation) that may affect the development potential of a site or sites, site-specific conditions that make development difficult, and issues related to site control or site assemblage that may affect redevelopment potential; and

- Size of the development site: Lots must be large enough to be considered "soft." Generally, lots with a small lot size are not considered likely to be redeveloped, even if currently built to substantially less than the maximum allowable FAR. A small lot is often defined for this purpose as 5,000 sf or less, but the lot size criteria is dependent on neighborhood-specific trends, and common development sizes in the surrounding area should be examined prior to establishing these criteria.

However, the following uses and types of buildings that meet the soft site criteria are typically excluded from development scenarios because they are unlikely to be redeveloped as a result of a proposed action:

- Full block and newly constructed buildings with utility uses, as these uses are often difficult to relocate;

- Long-standing institutional uses with no known development plans; or

- Residential buildings with six or more units constructed before 1974. These building are likely to be rent-stabilized and difficult to legally demolish due to tenant relocation requirements.

Definition of Projected and Potential Development Sites

To produce a reasonable, conservative estimate of future growth, identified development sites are typically divided into two categories: projected development sites and potential development sites. Projected development sites are considered more likely to be developed within the analysis period for the Proposed Actions (i.e., by 2027), while potential sites are considered less likely to be developed over the same period.

The Project Area includes Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73) as well as 11 lots not owned or under the control of the Applicant: the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as P/O Lots 60 and 79. As detailed below, none of the 11 non-Applicant-

owned lots meet the soft site criteria defined by the 2021 *CEQR Technical Manual*. In addition, none of the 11 non-Applicant-owned lots were identified as projected or potential development sites in the South Park Slope Rezoning (CEQR No: 06DCP014K; ULURP Nos: N060053 ZRK and 060054 ZMK).

Lot 60 (P/O) is an approximate 1,892-sf lot that contains an approximate 1,892-gsf residential building with three DUs (1.71 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 66 is an approximate 1,733-sf lot that contains an approximate 2,520-gsf residential building with three DUs (1.32 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 67 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 68 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 69 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 70 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 71 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 72 is an approximate 1,675-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.29 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 79 (P/O) is an approximate 8,452-sf lot that contains an approximate 17,000-gsf residential building with 16 DUs (1.83 FAR). This property meets the minimum lot size criteria for projected or potential development sites (at least 5,000-sf). In addition, the existing building contains 16 DUs constructed before 1974. According to 2021 *CEQR Technical Manual* guidance, buildings containing six or more DUs

constructed before 1974 are likely to be rent-stabilized and difficult to legally demolish due to tenant relocation requirements. Therefore, this property would not be considered a projected or potential development site.

Lot 166 is an approximate 1,650-sf lot that contains an approximate 2,376-gsf residential building with three DUs (1.31 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

Lot 172 is an approximate 1,692-sf lot that contains an approximate 2,280-gsf residential building with three DUs (1.23 FAR). Although under-built pursuant to the existing zoning, this property would not be considered a projected or potential development site as the lot size does not meet the minimum lot size criteria for projected or potential development sites (at least 5,000-sf).

In addition, Lots 60 (P/O), 66, 67, 68, 69, 70, 71, 72, 79 (P/O), 166, and 172 are not under common ownership and the lot assemblage of Lots 60 (P/O), 66, 67, 68, 69, 70, 71, 72, 79 (P/O), 166, and 172 is unlikely to occur by the build year. Therefore, Lots 60 (P/O), 66, 67, 68, 69, 70, 71, 72, 79 (P/O), 166, and 172 are not likely to be developed in the future with the Proposed Actions.

The Future without the Proposed Actions (No-Action Condition)

Project Area

In the future without the Proposed Actions, the Project Area's existing R5B zoning district would remain. Under the No-Action condition, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. The Applicant intends to relocate the existing, legal non-conforming industrial use (Arrow Linen Supply Co., Inc.) in operation on Projected Development Site 1 (Applicant-owned) to a more appropriate location within an area of Brooklyn zoned for industrial use. As such, in the With-Action condition, a legal non-conforming industrial land use would be replaced by a conforming residential land use compatible with the predominant residential character of the Project Area and the subject block, as well as the larger surrounding area.

Within the remainder of the Project Area, Lots 60 (P/O), 66, 67, 68, 69, 70, 71, 72, 79 (P/O), 166, and 172 on Block 1113 are expected to remain as under existing conditions, as these properties do not classify as soft sites as defined by the 2021 *CEQR Technical Manual*. Further, in the surrounding neighborhoods, properties with similar characteristics (i.e., lots measuring less than 2,500-sf containing pre-war residential buildings containing five or fewer DUs) have not been redeveloped as a result of previous area-wide rezonings (e.g., the South Park Slope Rezoning and the Park Slope Rezoning [CEQR No: 03DCP030K; ULURP No: 030194 ZMK]). Park Slope and South Park Slope, as well as Windsor Terrace, remain characterized by residential buildings set on narrow lots.

In the No-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

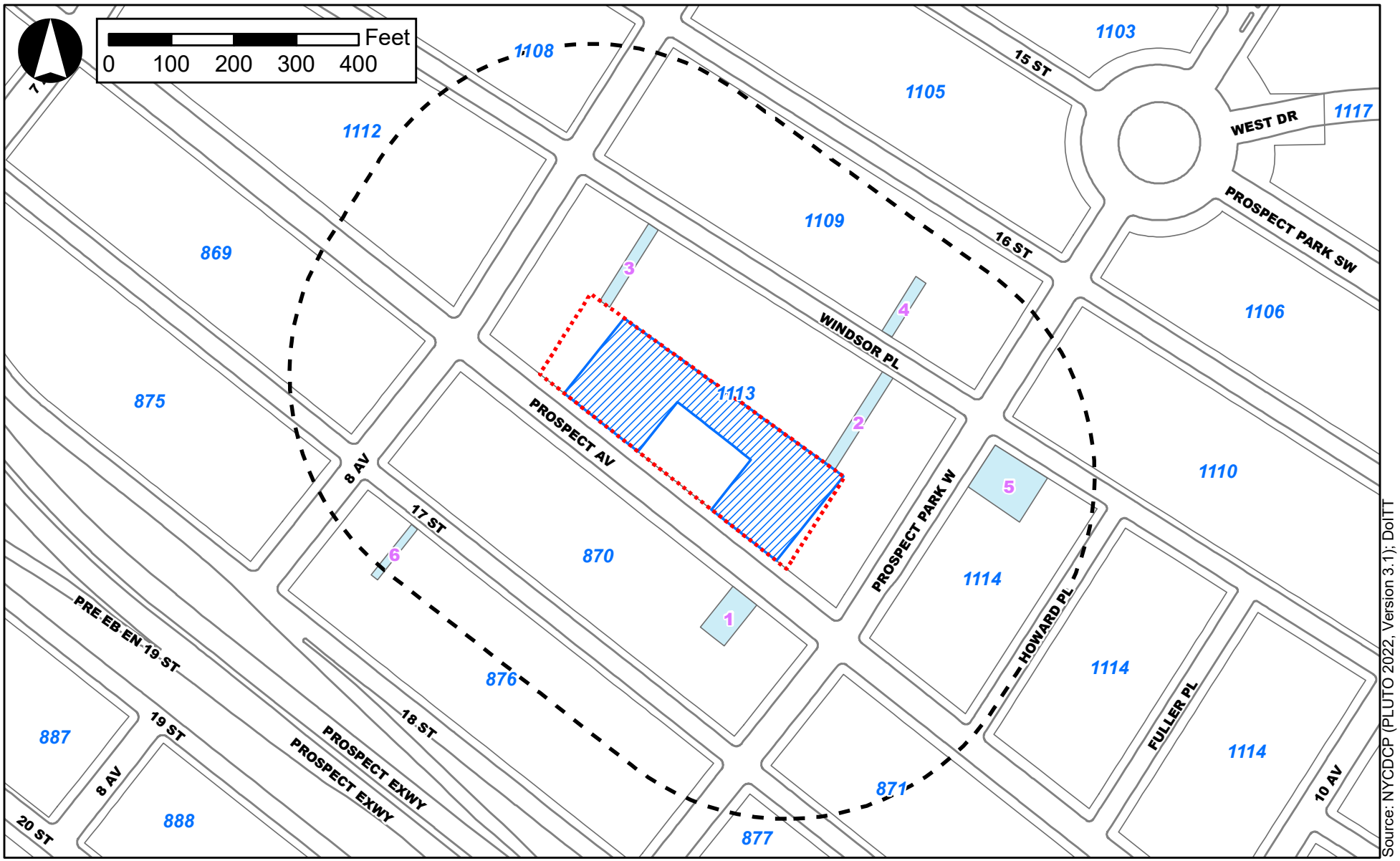
At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 12,597-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 12,597-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,507-zsf (.675 FAR) and approximately 52,755-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,158-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,158-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 17,150-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 17,150-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,508-zsf (.675 FAR) and approximately 57,309-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,159-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,159-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

The two new buildings would share access to an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

Within 400-Foot of Project Area

There are six known development projects anticipated to be completed within a 400-foot radius of the Project Area in the future without the Proposed Actions. The No-Action development projects are identified in **Figure A-9** and summarized in **Table A-3**. In sum, the six known development projects are anticipated to introduce approximately 25 DUs and three accessory parking spaces within a 400-foot radius of the Project Area. There are no known or anticipated proposals to alter existing zoning designations within a 400-foot radius of the Project Area.



Legend

Project Area | 400-Foot Radius | Development Site | No-Action Developments

Figure A-9
No-Action Development Projects

Table A-3: No-Action Development Projects Within 400-Foot Radius of the Project Area

Map No.[1]	Address	DUs	Accessory Parking Spaces
1	474 Prospect Avenue	5	3
2	120 Windsor Place	2	0
3	74 Windsor Place	1	0
4	115 Windsor Place	1	0
5	235 Prospect Park West	15	0
6	448A 17th Street	1	0
Total		***25***	***3***

Note:
[1] The No-Action development projects are mapped in **Figure A-9**.

The Future with the Proposed Actions (With-Action Condition)

In the future with the Proposed Actions, the requested one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 would be approved. Therefore, the Project Area would be rezoned from an R5B zoning district to an R7-1 zoning district (refer to **Figure A-5**). The entirety of the Project Area would be designated as an MIH area. Under the With-Action condition, the maximum allowable residential FAR within the Project Area would be 4.6 for buildings participating in the city's MIH Program, and the maximum allowable community facility FAR within the Project Area would be 4.8 (refer to **Table A-2**).

The With-Action condition is largely consistent with the Applicant's Proposed Project planned for Projected Development Site 1 (Applicant-owned) outlined in Section V above. The Proposed Actions would facilitate the development of two new residential buildings on one zoning lot; one new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. The two new buildings would not be connected, despite being located on the same zoning lot. However, the With-Action condition assumes a maximum permitted building height of 135 feet (for each new building) and an average dwelling unit size of 850-gsf (for all DUs). Therefore, the Applicant's Proposed Project is not considered the RWCDS for Projected Development Site 1 (Applicant-owned) and the With-Action condition is described below.

At 441 Prospect Avenue (Lot 73), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's lot coverage, cellar size, minimum and maximum base heights, setback, and yard characteristics would be the same as those described in Section V above. The new building would contain approximately 124,283-zsf (2.3 FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 177 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions, which would result in the development of 44 affordable DUs. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (35 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533. 89 bike spaces (1 space per 2 DUs) would be provided.

At 467 Prospect Avenue (Lot 61), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's lot coverage, cellar size, minimum and maximum base heights, setback, and yard characteristics would be the same as those described in Section V above. The new building would contain approximately 124,430-zsf (2.3 FAR) and

approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 175 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions, which would result in the development of 44 affordable DUs. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (35 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533. 88 bike spaces (1 space per 2 DUs) would be provided.

Like the Applicant's Proposed Project, the With-Action condition would also contain an approximate 21,326-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

Project Increment

As presented in **Table A-4**, compared to the No-Action condition, the With-Action condition for the Proposed Actions would result in the incremental development (incremental increase) of approximately 218,734-gsf of residential space (comprising approximately 258 DUs inclusive of 88 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or 106 affordable DUs pursuant to MIH Option 2 [30% of DUs at an average of 80% AMI]) and the negative incremental development (incremental decrease) of approximately 62 accessory parking spaces. In terms of population, the With-Action condition would generate approximately 792 incremental residents[1] and approximately nine incremental workers. To present a conservative CEQR analysis, this EAS presents and analyzes one increment throughout the EAS that reflects the incremental development of the With-Action condition's two new buildings on the same zoning lot.

[1] Previously, the RWCDS established for the Proposed Actions, as well as the draft EAS, utilized an average household size of 2.95 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2016-2020 ACS Five-Year Estimates. Subsequent to the preparation of the RWCDS and draft EAS, the 2017-2021 ACS Five-Year Estimates were released. Therefore, the Filed EAS has been updated to reflect the most current average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation).

Table A-4: Comparison of Existing, No-Action, and With-Action Conditions – Proposed Actions' RWCDS

	Existing Condition		No-Action Condition		With-Action Condition		Increment
LAND USE							
Residential	□ YES	**X** NO	**X** YES	□ NO	**X** YES	□ NO	
If "yes," specify the following:							
Describe type of residential structure	N/A		Two Multi-family residential buildings		Two Multi-family residential buildings		
No. of dwelling units	N/A		94 DUs		352 DUs		+258 DUs
No. of low- to moderate-income units	N/A		0 DUs		88 DUs[2] or 106 DUs[3]		+88 DUs or +106 DUs
Gross floor area (sf)	N/A		80,317-gsf		299,051-gsf		+218,734-gsf
Commercial	□ YES	**X** NO	□ YES	**X** NO	□ YES	**X** NO	N/A
Manufacturing/Industrial	**X** YES	□ NO	□ YES	**X** NO	□ YES	**X** NO	N/A
If "yes," specify the following:							
Type of use	Industrial		N/A	N/A	N/A	N/A	N/A
Gross floor area (sf)	42,850-gsf		N/A	N/A	N/A	N/A	N/A
Community Facility	□ YES	**X** NO	□ YES	**X** NO	□ YES	**X** NO	N/A
Vacant Land	□ YES	**X** NO	□ YES	**X** NO	□ YES	**X** NO	N/A
Other Land Uses	□ YES	**X** NO	□ YES	**X** NO	□ YES	**X** NO	N/A
PARKING							
Garages	□ YES	**X** NO	**X** YES	□ NO	□ YES	**X** NO	
If "yes," specify the following:							
No. of public spaces	0		0		0		N/A
No. of accessory spaces	0		62		0		-62
Lots	**X** YES	□ NO	□ YES	**X** NO	□ YES	**X** NO	
No. of public spaces	0		0		0		N/A
No. of accessory spaces	12		0		0		N/A
ZONING							
Zoning classification	R5B		R5B		R7-1 (MIH)		Change from R5B to R7-1 (MIH)
Maximum amount of floor area that can be developed	Residential: 1.35 (73,015-zsf) Community Facility: 2.0 (108,170-zsf) Commercial: 0.0 Manufacturing: 0.0		Residential: 1.35 (73,015-zsf) Community Facility: 2.0 (108,170-zsf) Commercial: 0.0 Manufacturing: 0.0		Residential: 4.6 (with MIH) (248,791-zsf) Community Facility: 4.8 (259,608-zsf) Commercial: 0.0 Manufacturing: 0.0		Residential: +3.25 (with MIH) (+ 175,776-zsf) Community Facility: +2.8 (+ 151,438-zsf) Commercial: 0.0 Manufacturing: 0.0
Predominant land use and zoning classifications within the land use study area(s) or a 400 ft. radius of proposed project	Land uses: Residential, and Mixed-Use Commercial/Residential, Public Facility & Institutional Zoning: R5B, R6B, and C2-4		Land uses: Residential, and Mixed-Use Commercial/Residential, Public Facility & Institutional Zoning: R5B, R6B, and C2-4		Land uses: Residential, and Mixed-Use Commercial/Residential, Public Facility & Institutional Zoning: R5B, R6B, and C2-4		No change
POPULATION[1]							
Residents	0		289		1,081		+792
Workers	43		5		14		+9

Note:

[1] The number of residents has been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates. The number of existing workers has been provided by the Applicant. The number of No-Action condition and With-Action condition workers has been calculated based on the following rates: One worker per 25 DUs and one worker per 50 parking spaces.

[2] 25% of the residential floor area, consistent with MIH Option 1.

[3] 30% of the residential floor area, consistent with MIH Option 2.

VII. REQUIRED APPROVALS

As described in Section III, "The Proposed Actions," the Applicant is seeking one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 to facilitate the Proposed Project. The Proposed Actions are discretionary actions that are subject to both ULURP and CEQR.

The city's ULURP process, mandated by Sections 197-c and 197-d of the New York City Charter, is designed to allow public review of ULURP applications at four levels: Community Board, Borough President, the CPC, and the City Council. The procedure has mandated time limits for review at each stage to ensure a maximum review period of approximately seven months. The process begins with certification by DCP that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Brooklyn CD 7). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution on the ULURP application. The Borough President then has up to 30 days to review the application. The CPC then has up to 60 days, during which time a public hearing is held on the ULURP application. Following CPC approval, the application is then forwarded to the City Council, which has 50 days to review the ULURP application. Mayoral approval is not required. A decision by the City Council to approve or disapprove a land use application is considered to be final unless the Mayor elects to veto a Council action within five days of the vote. The City Council can override a Mayor's veto of its decision within 10 days of the veto, by a supermajority vote.

CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act ("SEQR"). In addition, the city has published a guidance manual for environmental review, the 2021 *CEQR Technical Manual*. CEQR rules guide environmental review through the following steps:

- *Establish a Lead Agency*. Under CEQR, the "lead agency" is the public entity responsible for conducting the environmental review. The environmental review for the Proposed Actions will be reviewed by DCP, which is serving as the lead agency for this project.

- *Environmental Review and Determination of Significance*. The lead agency will determine whether the Proposed Actions may have a significant impact on the environment. To do so, an Environmental Assessment Statement ("EAS") must be prepared. This EAS will be reviewed by the lead agency, which will determine if the Proposed Actions and subsequent development will result in any significant adverse impacts on the environment.

Attachment B:

Supplemental Screening

I. INTRODUCTION

This Environmental Assessment Statement ("EAS") has been prepared in accordance with the guidance and methodologies presented in the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*. For each technical area, thresholds are defined, which, if met or exceeded, require that a detailed technical analysis be undertaken. Using this guidance, preliminary screening assessments were conducted for the Proposed Actions to determine whether detailed analysis of any technical area may be appropriate. Part II of the EAS Short Form identifies those technical areas that warrant additional assessment. The technical areas that warranted a "Yes" answer in Part II of the EAS Short Form were Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Community Facilities and Services, Open Space, Shadows, Historic and Cultural Resources, Urban Design and Visual Resources, Natural Resources, Hazardous Materials, Transportation, Air Quality, Noise, Public Health, Neighborhood Character, and Construction. Therefore, a supplemental screening assessment for each technical area is provided in this attachment. All remaining technical areas described in the 2021 *CEQR Technical Manual* were not deemed to require supplemental screening because they do not trigger initial CEQR thresholds.

Table B-1: Summary of CEQR Technical Areas Screening

TECHNICAL AREA	SCREENED OUT PER EAS FORM	SCREENED OUT PER SUPPLEMENTAL SCREENING	DETAILED ANALYSIS REQUIRED
Land Use, Zoning, and Public Policy			X
Socioeconomic Conditions			X
Community Facilities and Services			X
Open Space			X
Shadows			X
Historic and Cultural Resources			X
Urban Design and Visual Resources			X[1]
Natural Resources		X	
Hazardous Materials		X	
Water and Sewer Infrastructure	X		
Solid Waste and Sanitation Services	X		
Energy	X		
Transportation - Traffic - Transit - Pedestrians - Parking		X X X X X	
Air Quality - Mobile Sources (Garage) - Mobile Sources (Traffic) - Stationary Sources	X	X X X	
Greenhouse Gas Emissions	X		
Noise			X
Public Health		X	
Neighborhood Character		X	
Construction		X	

[1] Pursuant to Chapter 10, Section 200 of the 2021 *CEQR Technical Manual*, a detailed analysis of Urban Design and Visual Resources is not warranted for the Proposed Actions. Therefore, a preliminary analysis of Urban Design and Visual Resources is warranted and provided in **Attachment I, "Urban Design and Visual Resources."**

As shown in **Table B-1**, the supplemental screening assessment contained herein identified that a detailed analysis is warranted for Land Use, Zoning, and Public Policy, Socioeconomic Conditions, Community Facilities and Services, Open Space, Shadows, Historic and Cultural Resources, and Noise. A preliminary analysis of Urban Design and Visual Resources is warranted and provided in **Attachment I, "Urban Design and Visual Resources." Table B-1** identifies for each CEQR technical area whether (a) the potential for impacts can be screened out based on the EAS Short Form, Part II, Technical Analysis; (b) the potential for impacts can be screened out based on a supplemental screening per the 2021 *CEQR Technical Manual*; or (c) whether a more detailed assessment is warranted.

II. SUPPLEMENTAL SCREENING

LAND USE, ZONING, AND PUBLIC POLICY

Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project, and determines whether a proposed project is either compatible with those conditions or whether it may affect them. Similarly, the land use analysis considers the proposed project's compliance with, and effect on, the area's zoning and other applicable public policies. According to 2021 *CEQR Technical Manual* guidance, a detailed analysis of land use and zoning is appropriate if a proposed project would result in a significant change in land use or would substantially affect regulations or policies governing land use. An assessment of zoning is typically performed in conjunction with a land use analysis when the project would change the zoning on a site or result in the loss of a particular use.

As the Proposed Actions include one zoning map amendment, one zoning text amendment, and one zoning special permit, a detailed analysis of land use, zoning, and public policy is appropriate and provided in **Attachment C, "Land Use, Zoning, and Public Policy."** As discussed therein, no significant adverse impacts on land use, zoning, or public policy, as defined by the guidance for determining impact significance set forth in the 2021 *CEQR Technical Manual*, are anticipated in the 2027 build year with the Proposed Actions in the primary and secondary study areas.

In the future with the Proposed Actions, the With-Action condition would result in residential land uses (Use Group 2) in the primary study area but would not result in changes to land use within the primary study area. The No-Action condition would introduce residential land uses (Use Group 2) to the primary study area. Further, the non-Applicant-owned lots within the primary study area (Lots 60 [portion of ("P/O")], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) contain residential uses, which would remain in both the No-Action and With-Action conditions. Therefore, the Proposed Actions and With-Action condition would not create additional non-conformance or non-compliance of existing buildings or uses within the primary study area. In addition, the primary study area is located within Windsor Terrace-South Slope, a neighborhood with an established blend of residential, mixed-use commercial/residential, and public facility and institutional land uses. As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** residential land uses are located throughout the secondary study area and represent, in sum, approximately 77.2%, 72.3%, and 70.8% of lots, lot area, and building area, respectively, within the secondary study area. One- and two-family attached row houses rising to a height of either two- or three-stories are well represented along all streets within the secondary study area, as are two-, three-, and four-story multi-family walkup apartment buildings. Two larger multi-family elevator apartment buildings are located in the northern portion of the secondary study area, along 8th Avenue. Therefore, the new, additional residential land uses (Use Group 2) introduced by the With-Action

condition would be consistent with, complementary to, and compatible with the existing land use character of the primary study area, the secondary study area, as well as the larger Windsor Terrace-South Slope neighborhood located outside of the secondary study area, all of which are areas where residential land uses are well represented.

The Proposed Actions would not create a land use nor a structure that would be incompatible with the existing zoning districts within the surrounding secondary study area. In comparison to the No-Action condition, the proposed R7-1 zoning district would continue to permit residential and community facility uses and prohibit commercial and manufacturing/industrial uses. Overall, the proposed R7-1 zoning district would increase the allowable residential and community facility densities, the allowable base and building heights, and the allowable dwelling unit density within the primary study area. The proposed R7-1 zoning district would decrease the accessory parking requirements for residential uses within the primary study area. Although the With-Action condition would be taller, larger, and denser than the two larger multi-family elevator apartment buildings located along 8th Avenue, the residential buildings introduced under the With-Action condition would be consistent with the secondary study area's zoning, which is entirely comprised of residential zoning districts. The secondary study area is primarily zoned R5B. However, an R6B contextual zoning district is mapped along Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. In comparison to R7-1 districts, R6B districts permit a maximum FAR of 2.0 (or 2.2 with MIH bonuses) for residential uses and a maximum FAR of 2.0 for community facility uses. The maximum allowable base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a qualifying ground floor ["QGF"]). In addition, just beyond the boundaries of the secondary study area, an existing R7A zoning district is mapped along Prospect Park West approximately 550 feet to the northeast of the secondary study area's northern boundary line and an existing R8B zoning district is mapped around Bartel-Pritchard Square approximately 50 feet to the northeast of the secondary study area's northern boundary line. Both R7A and R8B zoning districts feature similar base height and FAR characteristics as the proposed R7-1 zoning district.

The Proposed Actions would also not result in land uses that would conflict with public policy applicable to the primary or secondary study areas. Therefore, the Proposed Actions would not result in significant adverse impacts on land use, zoning, or public policy.

SOCIOECONOMIC CONDITIONS

The 2021 *CEQR Technical Manual* states that a socioeconomic analysis should be conducted if a project would: (a) directly displace more than 500 residents; (b) directly displace more than 100 employees; (c) directly displace a business that is unusually important because its products or services are uniquely dependent on its location, is the subject of other regulations or publicly adopted plans aimed at its preservation, or that serves a population uniquely dependent on its services in its present location; (d) result in the development of more than 200 residential units or more than 200,000 sf of commercial uses; (e) result in the development of 200,000 sf or more of retail on a single development site; and/or (f) affect conditions within a specific industry.

As indicated in the EAS Short Form, the Proposed Actions would introduce a net increment of 258 DUs, which would exceed the 2021 *CEQR Technical Manual* threshold of 200 DUs. Therefore, a preliminary analysis of indirect residential displacement is warranted and provided in **Attachment D, "Socioeconomic Conditions."** As discussed therein, the Proposed Actions' generated population would not introduce a

population with higher average income than the future population within the study area. Therefore, the Proposed Actions would not result in any significant adverse socioeconomic impacts due to indirect residential displacement.

COMMUNITY FACILITIES AND SERVICES

As recommended by the 2021 *CEQR Technical Manual*, a community facilities and services analysis is warranted if a project has the potential to result in either direct or indirect effects on community facilities and services. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. In addition, under CEQR, "temporary direct" effects are considered when a temporary closing of a community facility is required. Temporary closing of a community facility may occur due to construction in that location, among other reasons. New population added to an area because of a project would use existing services, which may result in potential "indirect" effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public or publicly funded educational facilities and libraries.

Direct Effects

The Proposed Actions would not directly displace or otherwise directly affect any public or publicly funded educational facilities, libraries, health care facilities, or fire/police protection services. Therefore, the Proposed Actions would not result in any significant adverse direct effects to community facilities and services.

Indirect Effects

Public Schools

The 2021 *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a project would yield 50 or more elementary/middle school students and/or 150 or more high school students. The Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area. Based on New York City School Construction Authority ("SCA") student generation rates for Community School District ("CSD") 15 (which encompasses the Project Area), 258 DUs would introduce approximately 45 elementary school students, approximately 10 middle school students, and approximately 13 high school students.[2] Therefore, a detailed analysis of public elementary and middle schools is required and is provided in **Attachment E, "Community Facilities and Services."** Further, in accordance with 2021 *CEQR Technical Manual* guidance, if a project site is located in a CSD that has a program of "middle school choice," a detailed analysis should also be performed at the CSD-level for middle schools. CSD 15 features a "middle school choice" program; therefore, a detailed analysis was also performed for middle schools at the CSD level. As described therein, the Proposed Actions would not result in a significant adverse impact on public elementary or middle schools in CSD 15, Sub-district 2, or middle schools in CSD 15.

[2] Per the SCA's Projected Public School Ratio student generation rates, residential units in CSD 15 generate approximately 0.174390341627368 elementary school students per DU, approximatley 0.0376638505221831 middle school students per DU, and approximatley 0.05 high school students per DU.

Means-Tested Early Childhood Programs

According to the 2021 *CEQR Technical Manual*, if a project would add 20 or more eligible children under age five, a detailed analysis is required. For CEQR analysis purposes, the number of residential units expected to be subsidized and targeted for households with incomes at or below 80% AMI should be used as a proxy for eligibility (equivalent to 110 residential units in Brooklyn). This provides a conservative assessment of demand, since eligibility for subsidized child care is not defined strictly by income, but also takes into account family size and other reasons for care. The Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area, 25-30% (approximately 88-106 DUs) of which would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% AMI depending on the MIH Option selected. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (70 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI; 70 DUs would generate approximately 12 eligible children under age five.[3] As the Proposed Actions would not introduce 20 or more eligible children under age five to the Project Area, a detailed analysis of Means-tested Early Childhood Programs is not required. Therefore, the Proposed Actions would not result in significant adverse impacts on Means-tested Early Childhood Programs and further analysis of Means-tested Early Childhood Programs is not required.

Libraries

According to the 2021 *CEQR Technical Manual*, a project that generates a five percent increase in the average number of residential units served per branch (equivalent to an 834 DU increase in Brooklyn) may cause significant adverse impacts on library services and require further analysis. The Proposed Actions would not generate 834 residential units in Brooklyn. Therefore, a detailed analysis of indirect impacts on libraries is not warranted.

Police/Fire Services and Health Care Facilities

The 2021 *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on health care facilities and fire and police protection services when a project would create a sizeable new neighborhood where none existed before. The Proposed Actions would facilitate the net incremental development of approximately 258 DUs within the Project Area. Therefore, the Proposed Actions would not create a sizeable new neighborhood where none existed before, and further analysis of health care facilities and fire and police protection services is not required.

OPEN SPACE

Based on the 2021 *CEQR Technical Manual*, an open space analysis is typically warranted if a project would generate more than 200 residents or 500 employees or other nonresidential users. The Proposed Actions is expected to result in an incremental increase of 258 DUs over the No-Action condition. This would result

[3] For proposed projects located in Brooklyn, to determine the number of children under age five eligible for Publicly funded Means-tested Early Childhood Programs, a multiplier of 0.178 should be applied to the total number of affordable DUs at or below 80% AMI.

in an incremental (net) increase of approximately 792 residents[4] and nine workers. As the Proposed Actions would result in an increase in residents above the 2021 *CEQR Technical Manual* threshold for analysis, a residential open space analysis is provided in **Attachment F, "Open Space."** As discussed therein, no significant adverse impacts to open space would occur as a result of the Proposed Actions.

SHADOWS

As stated in the 2021 *CEQR Technical Manual*, a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is appropriate only if a project would either: (a) result in new structures (or additions to existing structures including the addition of rooftop mechanical equipment) of 50 feet or more; or (b) be located adjacent to, or across the street from, a sunlight-sensitive resource.

The Proposed Actions would facilitate a maximum permitted building height increment of approximately 102 feet. The No-Action condition would comprise two approximately 33-foot-tall buildings (the maximum permitted building height pursuant to the existing R5B zoning district), while the maximum permitted building height pursuant to the proposed R7-1 zoning district is 135 feet. The Proposed Project would not be located adjacent to, or across the street from, a sunlight-sensitive resource. As described in **Attachment A, "Project Description,"** the Proposed Project would not maximize the permitted building height; the maximum permitted building height pursuant to the proposed R7-1 zoning district is 135 feet. Therefore, for CEQR analysis purposes, the With-Action condition utilizes the maximum allowable building height and comprises two 13-story, approximately 135-foot-tall buildings (plus a 10-foot-tall rooftop bulkhead for each building).

As the potential for significant adverse shadow impacts could not be screened out, a preliminary analysis of shadows is appropriate and is provided in **Attachment G, "Shadows."** As discussed therein**,** the With-Action condition would not result in incremental shadow coverage (i.e. additional, or new, shadow coverage) on sunlight-sensitive resources. Therefore, a detailed shadows analysis is not warranted, and the Proposed Actions would not result in any significant adverse shadow impacts.

HISTORIC AND CULTURAL RESOURCES

Historic and cultural resources include both architectural and archaeological resources. The 2021 *CEQR Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks ("NYCL"); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission ("LPC"); properties listed on the State/National Registers of Historic

[4] Estimates of the residential population have been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates. Previously, the RWCDS established for the Proposed Actions, as well as the draft EAS, utilized an average household size of 2.95 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2016-2020 ACS Five-Year Estimates. Subsequent to the preparation of the RWCDS and draft EAS, the 2017-2021 ACS Five-Year Estimates were released. Therefore, the Filed EAS has been updated to reflect the most current average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation).

Places ("S/NR") or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks ("NHL"); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. Pursuant to Chapter 9, Section 220 of the 2021 *CEQR Technical Manual*, generally, architectural resources should be surveyed and assessed if a project would result in new construction, whether or not any known historic resources are located near the site of the project. As the Proposed Actions would facilitate new construction and in-ground disturbance in the Project Area, an assessment of historic and cultural resources is warranted and provided in **Attachment H, "Historic and Cultural Resources."**

According to 2021 *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed project and in the area surrounding the project area. The historic resources study area for the Proposed Actions is therefore defined as the Project Area (Brooklyn Block 1113, Lots 60 [P/O], 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 [P/O], 166, and 172) plus an approximate 400-foot radius surrounding the Project Area. As described in **Attachment H, "Historic and Cultural Resources,"** there are two historic architectural resources located within the 400-foot study area surrounding the Project Area: the S/NR-listed 15th Street – Prospect Park Subway Station and the S/NR-eligible building at 1674 8th Avenue.

As discussed therein, the Proposed Actions would not result in any significant adverse impacts to historic architectural resources. The Project Area does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources. The Proposed Actions would also not result in significant adverse indirect impacts on any historic architectural resources. The Reasonable Worst Case Development Scenario ("RWCDS") facilitated by the Proposed Actions would not significantly alter the contexts or settings of nearby historic architectural resources as compared to the No-Action condition, and the RWCDS facilitated by the Proposed Actions would not introduce any incompatible visual, audible, or atmospheric elements to any historic resource's setting. Moreover, construction within the Project Area facilitated by the Proposed Actions would not alter the relationship of any surrounding historic architectural resources to the streetscape. In addition, as described in **Attachment G, "Shadows,"** and as determined by LPC in a letter dated December 14, 2023 (provided in **Appendix 1**), there are no sunlight-sensitive historic and cultural resources in the Shadows study area which could potentially be shaded by incremental shadows in the future with the Proposed Actions.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to the No-Action condition; these are limited to sites that may be developed as a result of a proposed project. As determined by LPC in a letter dated April 29, 2024 (provided in **Appendix 1**), none of the lots comprising Projected Development Site 1 (Applicant-owned) have archaeological significance. Therefore, the Proposed Actions would not result in any significant adverse archaeological impacts and an archaeological analysis is not warranted.

URBAN DESIGN AND VISUAL RESOURCES

The 2021 *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. For CEQR analysis purposes, this includes only views from public and publicly accessible locations and does not include those from private residences or places of business. The assessment focuses on the components of a proposed 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. A pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to 2021 *CEQR Technical Manual* methodology. Although the Proposed Project would result in the construction of two 13-story buildings on Projected Development Site 1 (Applicant-owned) within the Project Area, the Project Area is not located in a high wind location (such as along the waterfront). Therefore, a pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to 2021 *CEQR Technical Manual* methodology.

As described in **Attachment A, "Project Description,"** the Proposed Actions would permit the modification of yard, height, and setback requirements, as well as result in an increase in built floor area beyond what would be allowed "as-of-right." As the Proposed Actions have the potential to change pedestrians' experience of public space surrounding the Project Area in comparison to conditions in the No-Action condition, a preliminary analysis of urban design and visual resources is required and provided in **Attachment I, "Urban Design and Visual Resources."** Pursuant to Chapter 10, Section 200 of the 2021 *CEQR Technical Manual*, a detailed analysis of Urban Design and Visual Resources is not warranted for the Proposed Actions.

As discussed in **Attachment I, "Urban Design and Visual Resources,"** the Proposed Actions would not result in significant adverse impacts on urban design and visual resources in the primary study area or the surrounding secondary study area. Although the With-Action condition would change the pedestrian experience in the vicinity of the primary study area as compared to the No-Action condition, this change would not be adverse. The With-Action condition in the primary study area would be constructed on an existing block and would not entail any changes to topography, street patterns, street hierarchy, block shapes, or natural features in the primary or secondary study areas. In addition, the RWCDS facilitated by the Proposed Actions would not create land uses nor structures that would be incompatible with the existing character of the secondary study area or surrounding Windsor Terrace-South Slope neighborhood. The With-Action condition would activate the pedestrian experience adjacent to the primary study area by introducing a continuous street wall along the primary study area's Prospect Avenue frontage and facilitating a residential development on a wide street that is supportive of the bulk and height of the With-Action condition. Therefore, the Proposed Actions would not result in significant adverse impacts on urban design and visual resources.

NATURAL RESOURCES

The 2021 *CEQR Technical Manual* defines natural resources as (1) the city's biodiversity (plants, wildlife, and other organisms); (2) any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and (3) any areas capable of functioning in support of the ecological systems that maintain the city's environmental stability. In determining if a natural resources analysis is appropriate, there are two possibilities that are considered in evaluating the needs for a more detailed analysis: (a) the presence of a natural resource on or near the site; and (b)

disturbance of that resource caused by the project. Due to the Project Area's location within the Jamaica Bay Watershed, a preliminary analysis of natural resources is warranted.

The Jamaica Bay Watershed is a source of freshwater and brackish water to the Hudson-Raritan Estuary and extends deep into Brooklyn, Queens, and Nassau County. Jamaica Bay is one of the largest and most productive coastal ecosystems in the northeast United States and includes the largest tidal wetland complex in New York City and the surrounding metropolitan areas. Connecting to the Atlantic Ocean via the Rockaway Inlet, Jamaica Bay's wetlands serve as flood protection and shoreline erosion control for the homes and businesses of the encircling neighborhoods.

The New York State Department of Environmental Conservation ("NYSDEC") has included Jamaica Bay on its Section 303(d) impaired water list since 1998 because of violations of water quality standards related to pathogens, nitrogen, and oxygen demand. The primary causes of the impairment are combined sewage overflows ("CSOs") and wastewater discharges. In June 2006, the Jamaica Bay Watershed Protection Plan Advisory Committee issued preliminary recommendations for improving the water quality and ecology of Jamaica Bay, which included best management practices to minimize and control soil erosion and stormwater and reduce point and nonpoint source pollution.

Pursuant to Local Law 71, enacted in July 2005, the New York City Department of Environmental Protection ("DEP") was required to develop the Jamaica Bay Watershed Protection Plan ("JBWPP") to assess the legal, technical, environmental, and economic feasibility of possible measures to protect Jamaica Bay. The final JBWPP, submitted in October 2007, outlines a set of objectives and recommended strategies to address current and future threats to Jamaica Bay and ensure that comprehensive watershed protection is coordinated, focused, and cost-effective. The plan also includes a schedule, with interim and final milestones, to implement the plan's measures and meet the specific objectives and methods for monitoring progress.

The Jamaica Bay Watershed Protection Plan Project Tracking Form was completed as per 2021 *CEQR Technical Manual* requirements and is provided in **Appendix 2**. While the Proposed Actions would facilitate construction of two new residential buildings, Projected Development Site 1 (Applicant-owned) is currently improved with existing buildings and largely paved with impervious surfaces in an urbanized area of Brooklyn. Additionally, the affected area (the Project Area measures approximately 79,429-sf) represents a very small portion of the entire watershed draining to Jamaica Bay. Lastly, stormwater best management practices would be required by DEP for new construction within the Project Area. Therefore, significant adverse impacts to Jamaica Bay would not occur, and a more detailed analysis of natural resources is not required.

HAZARDOUS MATERIALS

As defined in the 2021 *CEQR Technical Manual*, a hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semi-volatile organic compounds ("VOCs" and "SVOCs"), methane, polychlorinated biphenyls ("PCBs") and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the 2021 *CEQR Technical Manual*, the potential for significant adverse impacts from hazardous materials can occur when: (a) hazardous materials exist on a site, and (b) a project would increase pathways to their exposure; or (c) a project would introduce new activities or processes using hazardous materials.

Phase I Environmental Site Assessment (ESA)

As the Proposed Actions would result in in-ground disturbance and site excavation at Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), a Phase I Environmental Site Assessment ("ESA") was prepared to determine whether hazardous materials exist on Lots 61 and 73. The Phase I ESA Executive Summary is provided in **Appendix 3**.

Phase I ESA Executive Summary

ALC Environmental (ALC) was contracted by Philip Habib & Associates, the Client, to conduct a Phase I ESA of Arrow Linen Supply Co. located at 441-453 and 467-477 Prospect Avenue, Brooklyn, NY 11215 (the "Subject Property"). The Subject Property consists of two (2) adjoining parcels of land (subject lots). The Subject Property is identified by the New York City (NYC) Department of Finance as Block 1113, and Lots 61 and 73. The subject lots are described below:

Block	Lot	Address	Acreage	No. of buildings	Year Built	Other improvements
1113	61	477-467 Prospect Avenue	0.71	Three (3), interconnected buildings	1910 & 1965	Paved parking area
1113	73	441-453 Prospect Avenue	0.54	One	1964 & 1978	Paved parking area

The Subject Property is located to the north of Prospect Avenue, between Prospect Park West to the east and 8th Avenue to the west.

The objective of this assessment was to evaluate past and current environmental conditions at the Subject Property and to identify any potential areas of environmental concern or recognized environmental conditions that could affect the property's environmental integrity. This Phase I ESA was performed in general conformance with the scope and limitations of the ASTM International Practice E1527-21.

On March 29, 2023, ALC's Field Technician Colin Eckhardt conducted a site reconnaissance at the Subject Property. The information included in this report was gathered from state and municipal offices and officials, site interviews, the environmental database search, and from the site inspection.

The Subject Property is in the Park Slope neighborhood of the NYC Borough of Brooklyn. The general vicinity of the property consists of a mixture of residential buildings and commercial properties. Below is a summary of the Phase I ESA findings (refer to subsequent page):

	Acceptable	Corrective Action	Further Investigation	Reference Section
USER PROVIDED INFORMATION				
Environmental Cleanup Liens	X			**4.2**
Activity & Land Use Limitations (AULs)	X			**4.3**
Specialized Knowledge or Experience	X			**4.3**
Relationship of Purchase Price to Fair Market Value	X			**4.0**
Commonly Known or Reasonable Ascertainable Information	X			**4.0**
Degree of Obviousness	X			**4.0**
RECORDS REVIEW				
	Acceptable	**Corrective Action**	**Further Investigation**	**Reference Section**
Standard Environmental Record	X			**5.1**
Physical Setting Records	X			**5.3**
HISTORICAL USE INFORMATION				
Subject Property			X	**5.3**
Adjoining Properties	X			**5.3**
Surrounding Areas	X			**5.3**
GENERAL SITE SETTING				
Current Use(s) of the Subject Property	X			**3.3**
Current Use(s) of Adjoining Properties	X			**3.5**
Current or Past Use of the Surrounding Area	X			**5.3**
Surficial & Subsurface Physical Conditions	X			**6.0**
INTERIOR & EXTERIOR OBSERVATIONS				
Lead-Based Paint	X			**6.3.1**
Asbestos Containing Materials		X		**6.3.2**
Hazardous Substance & Petroleum Products	X			**6.3.3**
Storage Tanks	X			**6.3.4**
Solid Waste	X			**6.3.5**
Odors	X			**6.3.6**

Recognized Environmental Conditions

A recognized environmental condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to a release of any hazardous substances or petroleum products; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on a review of the historical Sanborn fire insurance maps and historical city directories, the Subject Property (Building 1 on Lot 61) has always been used for commercial laundry operations since its construction in 1910. The current occupant, Arrow Linen Supply Co. Inc. has been operating since 1978. The former occupants included Anchor Laundry (from at least 1928 to 1940) and Cascade Diaper Laundry & Linen Supply (from at least 1945 to 1978). Potential environmental hazards associated with industrial/commercial laundry operations include generation of laundry wastewater containing alkaline (phosphate) detergents, bleach & other disinfectants, heavy metals, sand, grit, lint, oil, grease, and volatile organic compounds (VOCs).

ALC notes that there are no reported releases or known contamination associated with the former and current onsite commercial laundry operations. However, due to the lack of waste disposal regulations prior to the 1970s, there is a possibility that hazardous waste (i.e. laundry wastewater containing heavy metals, oil, and VOCs) was improperly disposed of. Therefore, potential impacts associated with soil vapor intrusion from the long-term commercial laundry operations at the Subject Property cannot not be ruled out. This constitutes a REC.

Historical Recognized Environmental Condition

An historical recognized environmental condition (HREC) is defined as an environmental condition which in the past would have been considered a recognized environmental condition, but which may or may not be considered a recognized environmental condition currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. HRECs associated with the Subject Property were identified during this assessment. A brief description of the identified HRECs is provided below:

- The Subject Property was identified in both the NY LTANKS (leaking storage tanks) and NY Spills databases.
    - The NY LTANKS listing refers to one incident at the Subject Property, reported on November 18, 1995 (Spill No. 9510406). As per the database, the spill was associated with a tank truck failure. According to the database, approximately 50 gallons of No. 2 fuel oil were spilled. Clean-up was conducted by covering the affected area with sand, and approximately 50-gallons of fuel were recovered. The spill case was closed by the New York State Department of Environmental Protection (NYSDEC) on December 7, 1995.
    - The NY Spills listing refers to one incident at the Subject Property, reported on January 23, 1992 (Spill No. 9110970). As per the database, the spill was associated with a commercial/industrial release of less than a gallon of gasoline. The NYSDEC was reportedly unsure of what caused the spill. The spill is listed as meeting cleanup regulatory standards, and the case was closed by the NYSDEC on January 30, 1992.

Based on a combination of factors such as the information reviewed, de minimis quantity of product spilled, and regulatory case closure, no impacts to the Subject Property are anticipated from this listing. The NY Spills listing associated with the Subject Property constitutes a HREC. No further investigation is warranted at this time.

Controlled Recognized Environmental Condition

Controlled recognized environmental conditions (CRECs) refer to sites that have achieved regulatory closure, where no further remediation is required but residual contamination still exists and the site is subject to some sort of control or use restrictions.

- No CRECs associated with the Subject Property were identified during the course of this assessment.

Historical Review

Subject lot 61

As per the historical and municipal records reviewed, prior to the construction of the current improvements, Lot 61 consisted of undeveloped land from 1888 to at least 1906. The existing split level 2- & 3-story buildings were constructed in 1910. The single-story building was constructed in 1965. The subject buildings had been used as a commercial laundry facility since their construction. The prior occupants included Anchor Laundry and Cascade Diaper Laundry from at least 1926 to 1978. The current occupant, Arrow Linen Supply Co. has been operating at the Subject Property since 1978.

Subject lot 73

As per the historical and municipal records reviewed, prior to the construction of the current improvements, Lot 73 consisted of undeveloped land from 1888 to at least 1951. The subject lot was improved with the northern portion of the current single-story building (used for storage) and an iron shed from 1964 to 1977. The iron shed was demolished and the southern portion of the existing building was added in 1978.

A more detailed discussion of former commercial occupants of the Subject Property was included in Sections 5.4.2 and 5.4.3 of the report.

Environmental Database Findings

- The Subject Property was listed in the databases searched by Environmental Data Resources, Inc. (EDR), for FINDS (Facility Index System/Facility Research System), NY UST (Underground Storage Tanks), NY AST (Aboveground Storage Tanks), NY LTANKS (Leaking Storage Tank Incident Reports), and NY Spills. Details were provided in Section 5.0 Records Review of the report.

Storage Tanks/Pipelines

- ALC observed one active 4,000-gallon diesel fuel UST and one active 5,000-gallon No. 2 fuel oil AST at the Subject Property. In addition, the regulatory records identified two closed USTs: one 10,000-gallon No. 6 fuel oil tank and one 2,000-gallon No. 2 fuel oil tank. Tanks are further discussed in section 6.3.4 Underground/Aboveground Storage Tanks of the report.

Asbestos Containing Materials

- Suspect asbestos-containing materials in the form of roofing materials (roof membrane and flashing), wall and ceiling plaster, sheetrock, drop-ceiling tiles, boiler breeching, and pipe insulation were observed on the Subject Property. The materials appeared in good to fair condition.

Lead-based Paint

- Commercial buildings are not targeted for the identification of lead-based paint (LBP) and therefore LBP was not addressed.

Mold

- Evidence of water infiltration and visible mold growth were present on the plaster of the ceiling in the electric room of Building 1 on Lot 61, caused by the A/C unit above. Additionally, water infiltration stemming from a leak was present on the plaster of the walls and ceiling of the 3rd floor storage area of Building 1. A new roof was reportedly installed on February 6, 2023. See Appendix 15.2 Site Photographs for more information. Corrective action is warranted.

Vapor Encroachment

- Potential impacts associated with soil vapor intrusion from the long-term commercial laundry operations at the Subject Property and improper disposal of hazardous waste such as laundry wastewater, prior to 1970s cannot not be ruled out. This constitutes a vapor encroachment concern (VEC) to the Subject Property. A VEC is defined by ASTM E2600-10 as "the presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on, or near the target property". The EDR Vapor Encroachment Screen report is included in Appendix 15.5.

Assessment

The assessment above established that Projected Development Site 1 (Applicant-owned) has potential hazardous materials contamination. The Phase I ESA has been reviewed by DEP. DEP determined that a Phase II ESA would be necessary to adequately identify/characterize the surface and subsurface soils, groundwater, and soil vapor of Projected Development Site 1 (Applicant-owned), and to inform and disclose the measures necessary to avoid impacts from hazardous materials (refer to **Appendix 3** for DEP correspondence). Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73) is occupied by the Applicant, Arrow Linen Supply Co., Inc., a commercial laundry business in operation at Projected Development Site 1 (Applicant-owned) since 1978. Arrow Linen Supply Co., Inc. operates 24 hours per day, 7 days per week, with office hours Monday through Saturday, 6:00 AM – 5:00 PM. As shown

in **Figure B-1**, Projected Development Site 1 (Applicant-owned) contains two active, 24-hour driveways for ingress and egress to Projected Development Site 1 (Applicant-owned)'s loading areas. As shown in **Figure B-1**, a majority of Projected Development Site 1 (Applicant-owned) is occupied by existing building footprints, which in sum, cover approximately 62% (33,416-sf) of the approximately 54,085-sf Projected Development Site 1 (Applicant-owned). The remaining 38% (20,669-sf) of Projected Development Site 1 (Applicant-owned) features open areas used for vehicle ingress and egress (i.e., active driveways) and loading.

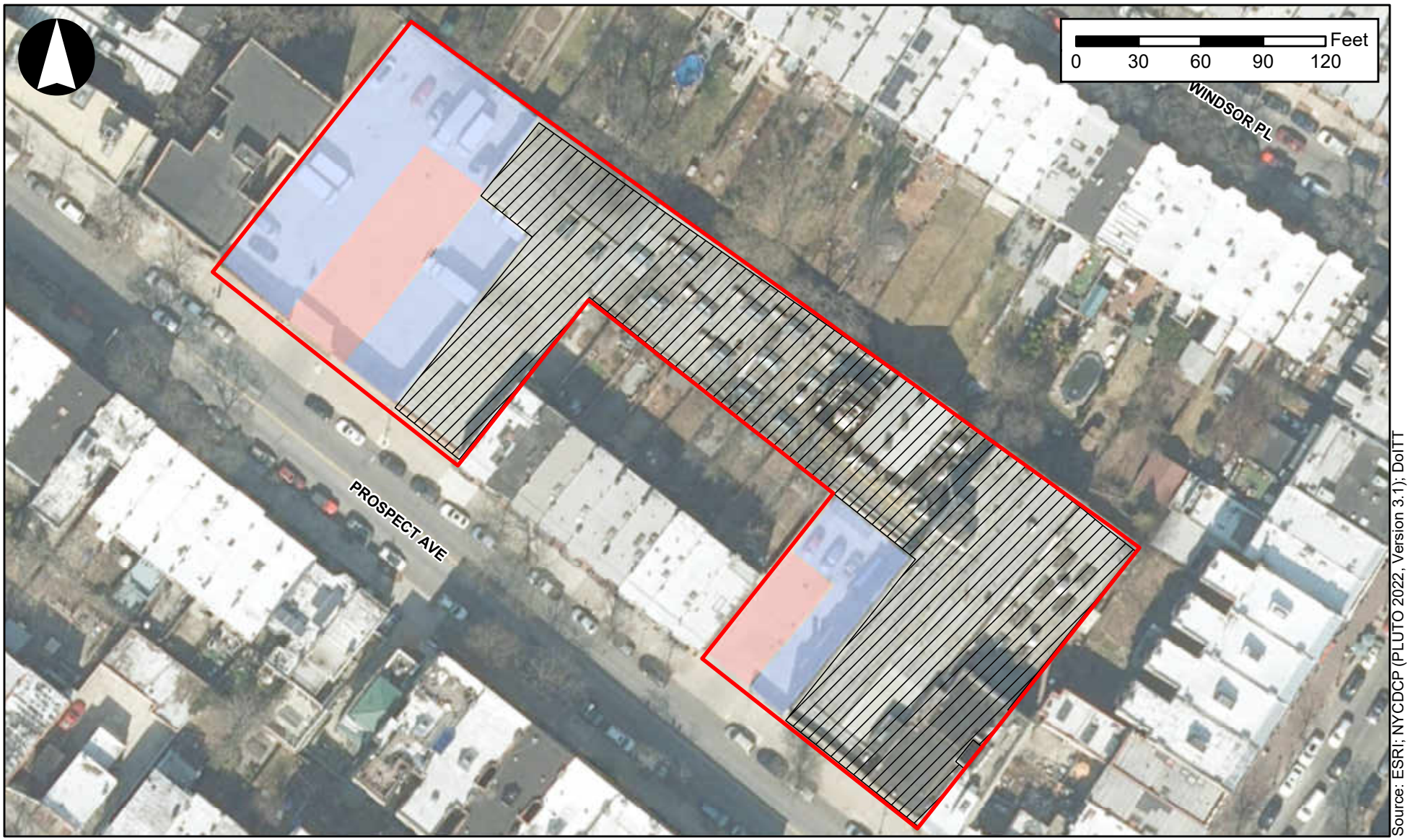
It is anticipated that Phase II ESA testing will require site investigative work in multiple locations on Projected Development Site 1 (Applicant-owned). As previously stated, Projected Development Site 1 (Applicant-owned) is occupied by a commercial laundry business operating 24 hours per day, 7 days per week. As shown in **Figure B-1**, 62% of Projected Development Site 1 (Applicant-owned) is occupied by existing buildings, with the remaining 38% of Projected Development Site 1 (Applicant-owned) occupied by open areas utilized for 24/7 vehicle ingress and egress and loading activities. Therefore, due to the 24/7 active use of Projected Development Site 1 (Applicant-owned) as a commercial laundry business, physical access to Projected Development Site 1 (Applicant-owned) is constrained under existing conditions that render full Phase II ESA testing of Projected Development Site 1 (Applicant-owned) infeasible during CEQR. Further, the introduction of Phase II ESA testing to Projected Development Site 1 (Applicant-owned) could introduce safety concerns between the Applicant's commercial laundry operations and Phase II ESA testing. The principal safety concern includes, but is not limited to, the introduction of Phase II ESA testing equipment and staff onto properties containing an active commercial laundry business. As a majority of Projected Development Site 1 (Applicant-owned) is occupied by existing buildings, Phase II ESA testing equipment and staff would require access to Projected Development Site 1 (Applicant-owned)'s limited open areas, which are reserved for 24/7 vehicle ingress and egress and loading activities. Therefore, the introduction of Phase II ESA testing could restrict the commercial laundry's ability to safeguard its employees and safely operate its driveways and loading areas, which, under existing conditions, feature limited maneuverability.

As such, Phase II ESA testing is infeasible at this time and an (E) Designation is required to undertake Phase II ESA testing once Projected Development Site 1 (Applicant-owned) is vacated, demolished, and cleared, following approval of the Proposed Actions. A Phase II ESA Investigation Protocol/Work Plan would be best designed and implemented for a vacant property in order to address the environmental concerns that focus on the design of the Proposed Project.

Within the Project Area, the assignment of a Hazardous Materials (E) Designation is proposed for the two lots owned by the Applicant.

The (E) Designation that would be assigned to these lots would require that further investigation be performed to determine the presence and nature of potential contaminants of concern and the proper remedial and/or health and safety measures that would be employed during construction activities. The New York City Office of Environmental Remediation ("OER") will be notified at least one week prior to the start of investigative activities on these properties.

Therefore, by assigning an (E) Designation on Block 1113, Lots 61 and 73 for a Phase II ESA Investigation Protocol/Work Plan, the potential for a significant adverse impact to human health and the environment regarding hazardous materials resulting from the Proposed Actions would be avoided. The (E) Designation provides the impetus to identify and address environmental conditions so that significant adverse impacts would be avoided, with OER providing the regulatory oversight of the environmental investigation and



Legend

Development Site | Existing Buildings | Open Areas: Driveway Access | Open Areas: Loading Access

Figure B-1
Development Site - Built Characteristics

remediation during the development process. Building permits are not issued by the New York City Department of Buildings ("DOB") without prior OER approval of the investigation and/or remediation pursuant to the provisions of Section 11-15 of the *Zoning Resolution of the City of New York* ("ZR").

The text of the Hazardous Materials (E) Designation [E-759] for Block 1113, Lots 61 and 73 would be as follows:

Task 1: Sampling Protocol

> **Prior to construction, the Applicant must submit to the New York City Mayor's Office of Environmental Remediation (OER), for review and approval, a Phase II Investigation protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented.**
>
> **No sampling should begin until written approval of a protocol is received by OER. The number and location of sample sites should be selected to adequately characterize the site, the specific source of suspected contamination (i.e., petroleum-based contamination and non-petroleum-based contamination), and the remainder of the site's condition. The characterization should be complete enough to determine what remediation strategy (if any) is necessary after review of the sampling data. Guidelines and criteria for selecting sampling locations and collecting samples are provided by OER upon request.**

Task 2: Remediation Determination and Protocol

> **A written report with findings and a summary of the data must be submitted to OER after completion of the testing phase and laboratory analysis for review and approval. After receiving such results, a determination is made by OER if the results indicate that remediation is necessary. If OER determines that no remediation is necessary, written notice shall be given by OER.**
>
> **If remediation is indicated for the test results, a proposed remedial action plan (RAP) must be submitted by OER for review and approval. The Applicant must complete such remediation as determined necessary by OER. The Applicant should then provide proper documentation that the work has been satisfactorily completed.**
>
> **An OER-approved construction-related health and safety plan (CHASP) would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil and/or groundwater. This plan would be submitted to OER for review and approval prior to implementation.**

With the measures outlined above, adherence to existing regulations and the Hazardous Materials (E) Designation [E-759] for Block 1113, Lots 61 and 73, the potential for a significant adverse impact to human health and the environment regarding hazardous materials resulting from the Proposed Actions would be avoided. Therefore, no significant adverse impacts related to hazardous materials would occur as a result of the Proposed Actions.

TRANSPORTATION

The objective of the transportation analyses is to determine whether a proposed project may have a potential significant impact on traffic operations and mobility, public transportation facilities and services, pedestrian elements and flow, safety of all roadway users (pedestrians, cyclists, transit users, and motorists), on- and off-street parking, and/or goods movement.

The 2021 *CEQR Technical Manual* identifies minimum development densities potentially requiring transportation analysis. Development at less than the development densities presented in Table 16-1 of the 2021 *CEQR Technical Manual* generally result in fewer than 50 peak hour vehicle trips (with "trips" referring to trip-ends), 200 peak hour subway/rail or bus transit riders, and 200 peak hour pedestrian trips, where significant adverse impacts are generally considered unlikely. According to the 2021 *CEQR Technical Manual*, if a proposed project would result in development densities greater than the minimum development densities presented in Table 16-1, a Level 1 (Project Trip Generation) Screening Assessment should be prepared. In most areas of New York City, if a proposed project is projected to result in fewer than 50 peak hour vehicle trip-ends, 200 peak hour subway/rail or bus transit riders, or 200 peak hour pedestrian trips, it is unlikely that further analysis would be necessary. If these Level 1 Screening Assessment thresholds are exceeded, a Level 2 (Project Generated Trip Assignment) Screening Assessment should be prepared to determine if a proposed project would generally result in intersections with 50 or more vehicle trips, pedestrian elements with 200 or more pedestrian trips, 50 or more bus trips in a single direction on a single route, 25 or more passenger ferry trips in a single direction on a single route, 50 or more passengers at a ferry landing, or 200 or more passengers at a subway station or on a subway line during any analysis peak hour. If these Level 2 Screening Assessment thresholds are met or exceeded, further detailed analysis may be needed for a particular travel mode.

As detailed in **Attachment A, "Project Description,"** the Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area.

A Level 1 Screening Assessment was prepared for the net incremental development program to determine if the Proposed Actions would result in 50 or more peak hour vehicle trips, 200 or more peak hour subway/rail or bus transit riders, and 200 or more peak hour pedestrian trips. The Level 1 Screening Assessment is provided in **Appendix 4 "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum." Table B-2** presents a summary of the incremental trips, by mode, generated by the Proposed Actions.

Table B-2: Summary of Incremental Peak Hour Travel Demand[1]

	Weekday AM	Weekday Midday	Weekday PM	Saturday Midday
Vehicle Trips	30	20	26	30
Subway Trips	138	82	126	136
Bus Trips	3	2	2	3
Walk Trips[1]	167	100	153	166

Notes:
[1] Refer to **Appendix 4** for additional details.
[2] Walk Trips include walk-only, vehicle, subway, and bus trips.

Traffic and Parking

As shown in **Table B-2**, the Proposed Actions would generate less than 50 vehicle trips in the weekday AM, midday, and PM peak hours, and the Saturday peak hour. As the Proposed Actions would generate net incremental vehicle trips below the Level 1 Screening Assessment threshold, significant adverse impacts would not occur and no further assessment of traffic and parking is warranted pursuant to 2021 *CEQR Technical Manual* guidance.

Transit

As shown in **Table B-2**, the Proposed Actions would generate less than 200 subway trips and less than 50 bus trips in the weekday AM, midday, and PM peak hours, and the Saturday peak hour. As the Proposed Actions would generate incremental subway and bus trips below the applicable Level 1 Screening Assessment thresholds, significant adverse impacts would not occur and no further assessment of transit is warranted pursuant to 2021 *CEQR Technical Manual* guidance.

Pedestrians

For the Proposed Actions, pedestrian trips include not only walk trips, but also trips by public transit modes that include a walk segment of travel between Projected Development Site 1 (Applicant-owned) and transit facilities such as subway station entries/exits and bus stops. As shown in **Table B-2**, the Proposed Actions would generate less than 200 pedestrian trips in the weekday AM, midday, and PM peak hours, and the Saturday peak hour. As the Proposed Actions would generate incremental pedestrian trips below the Level 1 Screening Assessment threshold, significant adverse impacts would not occur and no further assessment of pedestrians is warranted pursuant to 2021 *CEQR Technical Manual* guidance.

AIR QUALITY

Mobile Sources

CO and $PM_{2.5}$ Emissions

As stated in the 2021 *CEQR Technical Manual*, projects—whether site-specific or generic—may result in significant mobile source air quality impacts when they increase or cause a redistribution of traffic, create any other mobile sources of pollutants (e.g., diesel trains, helicopters, boats), or add new uses near mobile sources (e.g., roadways, garages, parking lots). According to the 2021 *CEQR Technical Manual* screening thresholds, if 170 or more project-generated vehicles pass through an intersection in any peak hour (for CO impact), or if a project would result in greater than 12 to 23 heavy duty diesel vehicle ("HDDV") trips or its equivalent vehicle emissions based on the type of road (for $PM_{2.5}$ impact), there is the potential for mobile source air quality impacts and a detailed analysis is required.

As presented in **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum,"** the Proposed Actions would not introduce 170 or more project-generated vehicles through an intersection in any peak hour. As such, a detailed mobile source air quality analysis for CO emissions is not warranted.

The $PM_{2.5}$ equivalent truck calculation in vehicular emission screen ranges from 12 to 23 HDDVs depending on the type of roadway. The net incremental change in peak hour vehicle trips presented in **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum,"** were used for the $PM_{2.5}$ equivalent truck calculations. All autos were assumed to be LDGT1 class vehicles, and all trucks were assumed to be HDDV7, based on guidance from the New York City Department of City Planning ("DCP"). **Table B-3** shows the incremental peak hour traffic volumes generated by the Proposed Actions (by vehicle type) and the 2021 *CEQR Technical Manual* Equivalent Truck Calculations.

Table B-3: Incremental Peak Hour Traffic Volumes Generated by the Proposed Actions

Roadway	Roadway Classification	Peak-Hour Period	Trucks Per Hour	Vehicle Per Hour	Equivalent Truck	Equivalent Truck Threshold	Pass/Fail
Prospect Avenue and 8th Avenue	Principal Arterial Other	AM	2	28	3	23	Pass
		Midday	2	18	2	23	Pass
		PM	0	26	1	23	Pass
		Saturday Midday	0	30	1	23	Pass
Prospect Avenue and Prospect Park West	Principal Arterial Other	AM	2	28	3	23	Pass
		Midday	2	18	2	23	Pass
		PM	0	26	1	23	Pass
		Saturday Midday	0	30	1	23	Pass

As shown in **Table B-3**, the Proposed Actions $PM_{2.5}$ equivalent truck calculations in vehicular emissions do not exceed the HDDVs screening threshold criterion(s) for any peak hour. As such, a detailed mobile source air quality analysis for $PM_{2.5}$ emissions is not warranted.

Therefore, the Proposed Actions would not exceed the 2021 *CEQR Technical Manual* screening thresholds for CO and $PM_{2.5}$ emissions, a detailed mobile source air quality analysis is not warranted, and the Proposed Actions would not result in significant adverse air quality impacts regarding CO and $PM_{2.5}$ emissions.

Parking Facilities

As stated in the 2021 *CEQR Technical Manual*, a project that would (1) result in new sensitive uses (particularly schools, hospitals, parks, and residences) adjacent to large existing parking facilities or parking garage exhaust vents and/or (2) result in the construction of parking facilities, may require analysis. The Proposed Project would not be located adjacent to a large parking facility or parking garage exhaust vents, nor would the Proposed Actions result in the development of an accessory parking garage in the With-Action condition, pursuant to the requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing." Between the No-Action and With-Action conditions, the Proposed Actions would result in the negative incremental development of approximately 62 accessory parking spaces. Therefore, a detailed analysis of emissions associated with parking operations is not warranted for the Proposed Actions and the Proposed Actions would not result in significant adverse air quality impacts regarding mobile source emissions from parking facilities.

Atypical Roadways

As stated in the 2021 *CEQR Technical Manual*, a project that would result in the placement of operable windows (i.e., windows that may be opened and closed by the tenant), balconies, air intakes, or intake vents generally within 200 feet of an atypical (e.g., not at-grade) source of vehicular pollutants, such as a highway or bridge with a total of more than two lanes, may require analysis. The Proposed Project on Projected Development Site 1 (Applicant-owned) would not be located within 200 feet of an atypical (e.g., not at-grade) source of vehicular pollutants; the nearest atypical roadway is the Prospect Park Expressway (New York State Route 27), which is located approximately 600 feet to the south of Projected Development Site 1 (Applicant-owned). Therefore, a detailed analysis of emissions associated with atypical roadways is not warranted for the Proposed Actions and the Proposed Actions would not result in significant adverse air quality impacts regarding mobile source emissions from atypical roadways.

Stationary Sources

Projects may result in stationary source air quality impacts when they (a) create new stationary sources of pollutants – such as emission stacks from industrial plants, hospitals, other large institutional uses, or even a building's boilers – that may affect surrounding uses; (b) introduce certain new uses near existing or planned emissions stacks that may affect the use; or (c) introduce structures near such stacks so that changes in the dispersion of emissions from the stacks may affect surrounding uses.

HVAC

Emissions from a project's heating/hot water, ventilation, and air conditioning ("HVAC") system(s) may affect surrounding uses. As discussed in **Attachment A, "Project Description,"** the Proposed Project comprises two new 13-story residential buildings. One new 13-story building (approximately 130-foot-tall; 140-foot-tall including a 10-foot-tall rooftop bulkhead) containing approximately 148,658-gsf of total space would be located entirely within Lot 61. One new 13-story building (approximately 130-foot-tall; 140-foot-tall including a 10-foot-tall rooftop bulkhead) containing approximately 150,393-gsf of total space would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot. However, the With-Action condition assumes a maximum permitted building height of 135 feet (for each new 13-story building). Therefore, the With-Action condition would reach a total height of 13 stories (approximately 135-foot-tall; 145-foot-tall including a 10-foot-tall rooftop bulkhead). For CEQR analysis purposes, the shorter Proposed Project was considered for the HVAC screening analysis.

Within a 425-foot radius of the Proposed Project, there are no existing buildings of similar or greater height to the Proposed Project. However, as the Proposed Project comprises two buildings of equal height on one zoning lot that would each contain a separate HVAC system, a screening analysis was conducted using Figure App 17-2 of the 2021 *CEQR Technical Manual Appendix*. The two buildings would be located approximately 150 feet apart (i.e., the distance between Lot 66 and Lot 172 on Block 1113). As shown in **Figure B-2**, using Figure App 17-2 and the 148,658-gsf future building size on Lot 61, it was determined that the HVAC emissions from the 13-story building located on Lot 61 of Projected Development Site 1 (Applicant-owned) would not be significant on the 13-story building located on Lot 73 of Projected Development Site 1 (Applicant-owned). As also shown in **Figure B-3**, using Figure App 17-2 and the 150,393-gsf future building size on Lot 73, it was determined that the HVAC emissions from the 13-story building located on Lot 73 of Projected Development Site 1 (Applicant-owned) would not be significant on

the 13-story building located on Lot 61 of Projected Development Site 1 (Applicant-owned). Therefore, no further analysis of the impacts of the Proposed Project's HVAC systems would be warranted.

Figure B-2: Nomograph Screening – Proposed Project (Lot 61)

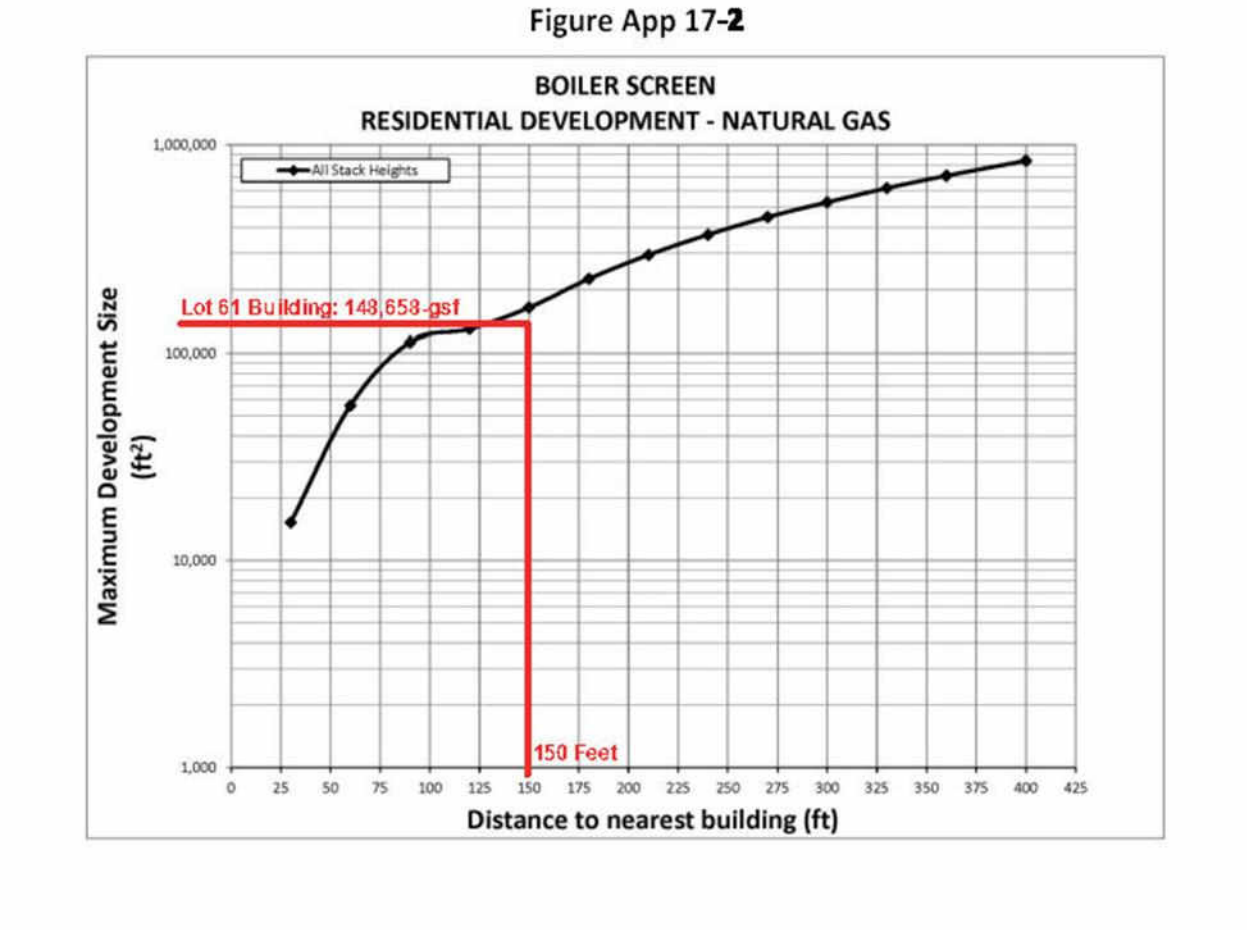
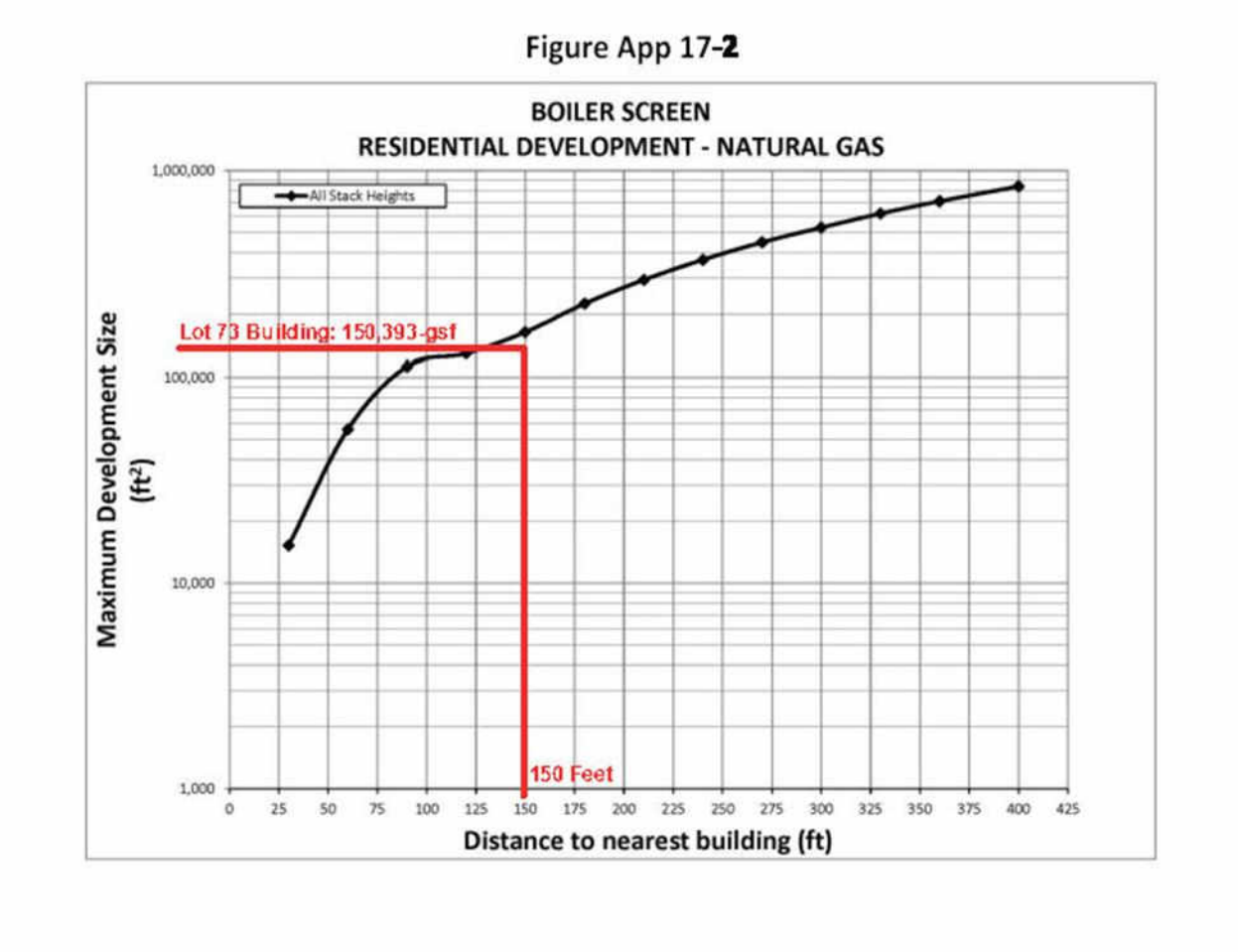


Figure B-3: Nomograph Screening – Proposed Project (Lot 73)



To ensure that there is no potential for significant adverse impacts from the HVAC system(s) emissions facilitated by the Proposed Actions, an Air Quality (E) designation [E-759] would be established for Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73) in connection with the Proposed Actions. The proposed (E) designation text is as follows:

> **Block 1113, Lot 61: Any new residential and/or community facility development must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems and hot water equipment, and the HVAC system and hot water equipment stack must be located at the highest tier and at least 133 feet above grade and at least 150 feet from the western lot line abutting Lot 73 to avoid any potential significant adverse air quality impact.**
>
> **Block 1113, Lot 73: Any new residential and/or community facility development must utilize only natural gas in any fossil fuel-fired heating, ventilation, and air conditioning (HVAC) systems and hot water equipment, and the HVAC system and hot water equipment stack must be located at the highest tier and at least 133 feet above grade and at least 150 feet from the eastern lot to avoid any potential significant adverse air quality impact.**

Air Toxics

In accordance with 2021 *CEQR Technical Manual* methodology, projects that would result in new uses (particularly schools, hospitals, parks, and residences) (a) within 1,000 feet of a major or large emission source; (b) near medical, chemical, or research labs; (c) within 400 feet of manufacturing or processing facilities; (d) near an odor-producing facility; and/or (e) near "non-point" sources (e.g., unpaved surfaces and storage piles that could result in fugitive dust) may result in stationary source air quality impacts.

The Proposed Project would not be located within 1,000 feet of a major or large emission source, near medical, chemical, or research labs, within 400 feet of manufacturing or processing facilities, near an odor-producing facility, or near "non-point" sources. Therefore, the Proposed Actions would not result in any significant adverse air quality impacts.

NOISE

The goal of the noise analysis is to determine both (a) a proposed project's potential effects on existing noise sensitive uses and/or locations (known as "receptors"), including the effects on the level of noise inside residential, commercial, and institutional facilities (if applicable), and at open spaces, and (b) the effects of ambient noise levels on new receptors introduced by the proposed project. The three principal types of noise sources that affect the New York City environment are mobile, stationary, and construction sources.

The initial impact screening considers whether the proposed project would: (a) generate any mobile or stationary sources of noise; and/or (2) introduce a new receptor to an area with existing high ambient noise levels. If the proposed project is located in areas with high ambient noise levels, which typically include those near highly trafficked thoroughfares, airports, heliports, train facilities, or other loud activities, further noise analysis may be warranted to determine the attenuation measures that are appropriate for the proposed project.

Mobile Sources

According to the 2021 *CEQR Technical Manual*, a detailed analysis of mobile sources is generally performed if a proposed project would increase noise passenger car equivalent ("Noise PCE") values by 100 percent or more. The Proposed Actions would not increase Noise PCE values by 100 percent or more. Therefore, the Proposed Actions would not result in significant adverse noise impacts.

Stationary Sources

According to the 2021 *CEQR Technical Manual*, a detailed analysis of stationary sources may be appropriate if the proposed project would (a) cause a substantial stationary source (e.g., unenclosed mechanical equipment, manufacturing activities, or a playground) to be operating within 1,500 feet of, and have a direct line of sight to, a receptor; or (b) introduce a new receptor in an area with high ambient noise levels resulting from stationary sources (e.g., unenclosed mechanical equipment, manufacturing activities, or a playground).

The Proposed Project would not result in the operation of a substantial stationary source. It is assumed that the buildings' mechanical systems (i.e., HVAC systems) would be designed to meet all applicable noise

regulations (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code) and to avoid producing levels that would result in any significant increase in ambient noise levels. The Proposed Project would not be located in an area with high ambient noise levels resulting from stationary sources. Therefore, the Proposed Actions would not result in significant adverse noise impacts.

Receptor Analysis/Noise Attenuation Analysis

The Proposed Actions would result in residential uses on Projected Development Site 1 (Applicant-owned). Consistent with 2021 *CEQR Technical Manual* guidance, existing noise levels should be measured and compared to the Noise Exposure Guidelines for these types of uses presented in Table 19-2 of the 2021 *CEQR Technical Manual*. As such, a detailed noise analysis has been prepared and is provided in **Attachment J, "Noise."** As discussed therein, no special noise attenuation measures beyond standard construction practices would be required for residential and community facility uses on Projected Development Site 1's (Applicant-owned) street frontages in order to achieve interior noise levels of 45 dBA or lower for residential and community facility uses, as is consistent with 2021 *CEQR Technical Manual* guidance. Therefore, the Proposed Actions would not result in any significant adverse noise impacts.

PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, water quality (i.e., Natural Resources and Water and Sewer Infrastructure analysis categories), hazardous materials, and noise.

According to the 2021 *CEQR Technical Manual*, a public health analysis may be warranted if a project results in (a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; (b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; (c) solid waste management practices that could attract vermin and result in an increase in pest populations; (d) potential significant adverse impacts to sensitive receptors from noise and odors; (e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts; (f) exceedances of accepted federal, state, or local standards; or (g) other actions that might not exceed the preceding thresholds but might, nonetheless, result in significant health concerns.

As detailed in the analyses provided in this EAS, the Proposed Actions would not result in significant adverse impacts in the areas of air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions do not have the potential to result in significant adverse public health impacts, and further analysis is not warranted.

NEIGHBORHOOD CHARACTER

According to the 2021 *CEQR Technical Manual*, an analysis of neighborhood character may be appropriate if a project has the potential to result in significant adverse impacts on land use, zoning, public policy, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, urban design and visual resources, shadows, transportation, or noise, or when an action may have moderate effects on several of the elements that define a neighborhood's character. As the EAS provides detailed analyses of land use, zoning, and public policy, socioeconomic conditions, community facilities and services, open space, historic and cultural resources, urban design and visual resources, shadows, and noise, a preliminary screening analysis is necessary to determine if a detailed neighborhood character analysis is warranted.

Neighborhood character is an amalgam of various elements that give neighborhoods their distinct "personality." According to the 2021 *CEQR Technical Manual*, a preliminary analysis may be appropriate if a project has the potential to result in any significant adverse impacts on any of the following technical areas: land use, zoning, and public policy; socioeconomic conditions; community facilities and services; open space; historic and cultural resources; urban design and visual resources; shadows; transportation; or noise. Per the analyses provided in this EAS, although the Proposed Actions required supplemental screening or analysis of some of these technical areas, there would be no project-generated significant adverse impacts.

The 2021 *CEQR Technical Manual* also states that for projects not resulting in significant adverse impacts to any technical areas related to neighborhood character, additional analyses may be required to determine if the Proposed Actions would result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. However, the 2021 *CEQR Technical Manual* indicates that neighborhood character impacts are rare, and it would be unusual that, in the absence of a significant adverse impact in any of the relevant technical areas, a combination of moderate effects in the neighborhood would result in any significant adverse impact to neighborhood character.

The Proposed Actions would not adversely affect any component of the surrounding area's neighborhood character. The Proposed Actions would not conflict with the surrounding neighborhood activities, nor would they significantly affect land use patterns. Furthermore, the Proposed Actions would bring a conforming land use to Projected Development Site 1 (Applicant-owned), which is currently occupied by a legal non-conforming industrial land use. The proposed residential uses on Projected Development Site 1 (Applicant-owned) would add market-rate and income-restricted housing to the surrounding neighborhood, in line with the residential character of the surrounding neighborhood. As the Proposed Actions would not result in any significant adverse impacts on any of the technical areas relating to neighborhood character, nor a combination of moderate effects in more than one technical area pursuant to Chapter 21, Section 220 of the 2021 *CEQR Technical Manual*, a neighborhood character analysis can be screened out, and no significant adverse neighborhood character impacts would occur. Therefore, no additional analysis is warranted for neighborhood character.

CONSTRUCTION

Construction activities, although temporary in nature, can sometimes result in significant adverse impacts. A project's construction activities may affect a number of technical areas analyzed for the operational period, such as air quality, noise, and traffic; therefore, a construction assessment relies to a significant extent on the methodologies and resulting information gathered in the analyses of these technical areas.

Anticipated Construction Schedule

The With-Action condition for Projected Development Site 1 (Applicant-owned), comprising two separate buildings with a total of approximately 299,051-gsf of total residential building space (248,713-zsf), would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is considered short-term per the 2021 CEQR Technical Manual. At 441 Prospect Avenue (Lot 73), the approximately 150,393-gsf (124,283-zsf) building would be constructed in approximately 21-months. At 467 Prospect Avenue (Lot 61), the approximately 148,658-gsf (124,430-zsf) building would also be constructed in approximately 21-months. The two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed simultaneously and implemented in a single phase. These construction durations are based on a generic schedule and are illustrated in **Figure B-4**.

Figure B-4: Illustrative Construction Schedule

			2025										
			Q1			Q2			Q3			Q4	
SITE	SITE	GSF	J	F	M	A	M	J	J	A	S	O	N	D
APPLICANT-OWNED	**PDS 1 - Lot 61**	148,658										1	2
APPLICANT-OWNED	**PDS 1 - Lot 73**	150,393										1	2

2026												2027											
Q1			Q2			Q3			Q4			Q1			Q2			Q3			Q4		
J	F	M	A	M	J	J	A	S	O	N	D	J	F	M	A	M	J	J	A	S	O	N	D
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21					
3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21					

Demolition/Excavation/Foundation
Building Superstructure/Exterior
Interior Fit-Out

Demolition, excavation, and foundation activities on Projected Development Site 1 (Applicant-owned) would commence first, occurring simultaneously for each building over a period of approximately four months on Lots 61 and 73. Following construction of Projected Development Site 1 (Applicant-owned)'s foundations, the Projected Development Site 1 (Applicant-owned)'s superstructure- and exterior envelope-related construction activities would commence, occurring simultaneously for the two separate buildings over a period of approximately eight months. Following construction of Projected Development Site 1 (Applicant-owned)'s superstructure and exterior envelope, Projected Development Site 1 (Applicant-owned)'s interior fit-out construction activities would commence, occurring simultaneously for the two separate buildings over a period of approximately nine months.

Most construction activities would occur Monday through Friday, although the delivery and installation of certain equipment could occur on weekend days. Hours of construction are regulated by DOB and apply in all areas of New York City. In accordance with DOB regulations, nearly all work would occur between the hours of 7:00 AM and 6:00 PM on weekdays, although some workers would arrive and begin to prepare work areas before 7:00 AM. Occasionally, Saturday or overtime hours may be required to complete time-sensitive tasks. Weekend work requires a permit from DOB and, in certain instances, approval of a noise mitigation plan from DEP pursuant to the New York City Noise Code.

Transportation Conditions

Traffic and Pedestrians

Prospect Avenue, located adjacent to Projected Development Site 1 (Applicant-owned), is an arterial thoroughfare. However, given the size of Projected Development Site 1 (Applicant-owned), it is anticipated that all staging would be accommodated on-site, and no closures of adjacent public sidewalks or roadway lanes are expected. The initial staging areas would be strategically located to allow for the first stages of construction—temporary site access, installation of chosen Best Management Practices ("BMPs"), clearing, demolition, and excavation. Appropriate BMPs would be placed at all locations prior to any staging activity. Upon establishing the BMPs and staging areas, temporary access roads within the site would be constructed to allow for the flow of construction materials and equipment required for construction of Projected Development Site 1 (Applicant-owned). The construction site would be surrounded by construction fencing and Jersey barriers, as required by DOB. If construction activities result in short-term disruption of traffic and pedestrian movements in the vicinity of Projected Development Site 1 (Applicant-owned), detailed Maintenance and Protection of Traffic ("MPT") plans for the construction site would need to be submitted for approval to the New York City Department of Transportation ("NYCDOT") Office of Construction Mitigation and Coordination ("OCMC"), the entity that ensures critical arteries are not interrupted, especially in peak travel periods. To ensure the safety of pedestrians immediately surrounding Projected Development Site 1 (Applicant-owned), sidewalk sheds and Jersey barriers would be erected along Projected Development Site 1's (Applicant-owned) street frontages. Therefore, pedestrian movement and safety adjacent to Projected Development Site 1 (Applicant-owned) would be ensured and maintained in the future with the Proposed Actions. Overall, because the construction activities associated with Projected Development Site 1 (Applicant-owned) are considered short-term (i.e., would not last longer than two years), no significant adverse effects on traffic and pedestrian transportation conditions associated with the proposed construction activities would occur.

Public Transportation

Construction activities would not result in the disruption of public transportation services in the vicinity of Projected Development Site 1 (Applicant-owned). There are no bus routes or bus stop locations located adjacent to Projected Development Site 1 (Applicant-owned). In addition, there are no subway stations nor bicycle lanes located adjacent to Projected Development Site 1 (Applicant-owned). Therefore, construction activities would not result in significant adverse impacts on public transportation conditions.

In addition, as described above and in **Appendix 4 "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum,"** the Proposed Actions would not result in any significant adverse impacts related to transportation; therefore, the Proposed Actions would not result in any construction

related impacts to transportation conditions, including traffic, pedestrian, and public transportation conditions.

Air Quality or Noise

With regard to the air quality and noise effects of construction activities, an assessment of air quality and noise for construction activities is likely not warranted if the project's construction activities:

- Are considered short-term (less than two years);
- Are not located near sensitive receptors; and
- Do not involve construction of multiple buildings where due to staged project completion, there is a potential for on-site receptors occupying buildings completed before the final buildout.

If a project meets one or more of the criteria above or if one of the above criteria is unknown at the time of review, a preliminary air quality or noise assessment is not automatically required. Although Projected Development Site 1 (Applicant-owned) is located near sensitive receptors (i.e., residential buildings to the west, north, and east), a preliminary construction air quality or noise assessment is not warranted for the Proposed Actions because construction activities associated with the Proposed Actions are considered short-term (i.e., would not last longer than two years), and there would be no on-site receptors occupying buildings completed before final buildout. As described above, the With-Action condition on Projected Development Site 1 (Applicant-owned), comprising two separate buildings, would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is not staged and the two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed and occupied concurrently.

Construction Noise

Potential impacts on community noise levels during construction could result from the operation of construction equipment and from construction and delivery vehicles traveling to and from construction sites. Noise levels at a given location are dependent on the type and quantity of construction equipment being operated, the acoustical utilization factor of the equipment (i.e., the percentage of time the equipment is operating at full power), the distance from the construction site, and any shielding effects (e.g., from structures such as walls or barriers). Because the location of the construction activities relative to noise sensitive receptor locations would vary over the course of the construction period, as would the amount and type of construction equipment, the level of noise experienced at each noise sensitive receptor would also vary during this period. The most noise intensive construction activities would not occur every day or every hour on those days that they would occur. During hours when the loudest pieces of construction equipment are not in use, noise sensitive receptors would experience lower construction noise levels. Construction noise levels would fluctuate during the construction period at each noise sensitive receptor, with the greatest levels of construction noise occurring for limited periods.

Noise Reduction Measures

Construction noise is regulated by the requirements of the New York City Noise Control Code (also known as Chapter 24 of the Administrative Code of the City of New York, or Local Law 113) and DEP's Notice of Adoption of Rules for Citywide Construction Noise Mitigation (also known as Chapter 28). These requirements mandate that specific construction equipment and motor vehicles meet specified noise emission standards; that construction activities be limited to weekdays between the hours of 7:00 AM

and 6:00 PM; and that construction materials be handled and transported in such a manner as not to create unnecessary noise. For weekend and after hour work, permits would be required, as specified in the New York City Noise Control Code. As required under the New York City Noise Control Code, a site-specific noise mitigation plan for construction under the Proposed Actions would be developed and implemented that may include source and path controls. This noise control plan is expected to include such measures as avoiding unnecessary evening construction and truck idling. A copy of the noise mitigation plan would also be kept at the construction site for compliance review by DOB and DEP.

Noise control measures would typically include a variety of source and path controls. In terms of source controls (i.e., reducing noise levels at the source or during the most sensitive time periods), the following measures would be implemented in accordance with NY regulations:

- Equipment that meets the sound level standards specified in Subchapter 5 of the New York City Noise Control Code would be used from the start of construction.
- As early in the construction period as logistics would allow diesel- or gas-powered equipment would be replaced with electrical-powered equipment such as pumps, compressors, and hoists (i.e., early electrification) to the extent feasible and practicable.
- Where feasible and practical, construction sites would be configured to minimize back-up alarm noise. In addition, all trucks would not be allowed to idle more than three (3) minutes at the construction site based upon New York City Local Law.
- Contractors and subcontractors would be required to properly maintain their equipment and mufflers.

In terms of path controls (e.g., placement of equipment, implementation of barriers or enclosures between equipment and noise sensitive receptors), the following measures for construction would be implemented in accordance with NY regulations:

- Where logistics allow, noisy equipment, such as cranes, concrete mixing trucks, concrete pumps, and delivery trucks, would be located away from and shielded from noise sensitive receptor locations.
- Noise barriers would be utilized to provide shielding (i.e., the construction sites would have perimeter barriers of at least eight (8) feet in height).
- Path noise control measures (i.e., portable noise barriers, panels, enclosures, and acoustical tents, where feasible) would be required for certain dominant noise equipment (i.e., generators, jack hammers, pile drivers, and pumps) to the extent feasible and practical, where this analysis indicates there may be a potential for a significant adverse impact. The details to construct portable noise barriers, enclosures, tents, etc., are provided in DEP's Rules for Citywide Construction Noise Mitigation.

Historic and Cultural Resources

According to 2021 *CEQR Technical Manual* guidance, construction impacts may occur on historic and cultural resources if in-ground disturbances or vibrations associated with project construction could undermine the foundation or structural integrity of nearby historic and cultural resources. The New York City Building Code provides some measures of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to buildings and

structures designated or eligible for designation as NYCLs and listed or eligible for listing on the S/NR located within 90 linear feet of a proposed construction site. For these buildings and structures, DOB's Technical Policy and Procedure Notice ("TPPN") #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the New York City Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent historic and cultural resources (within 90 linear feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

The nearest historic and cultural resource to Projected Development Site 1 (Applicant-owned) is the S/NR-eligible building at 1674 8th Avenue, which is located at a distance of approximately 290 feet from Projected Development Site 1 (Applicant-owned) at its closest point. In addition, the S/NR-listed 15th Street – Prospect Park Subway Station is located at a distance of approximately 360 feet from Projected Development Site 1 (Applicant-owned) at its closest point. Therefore, these resources are beyond the 90 linear feet maximum distance at which an adverse direct physical impact may be significant, as defined by DOB. For these reasons, the Proposed Actions would not result in any potential significant adverse vibration impacts during construction of the Proposed Project on the S/NR-eligible building at 1674 8th Avenue or the S/NR-listed 15th Street – Prospect Park Subway Station. As such, the Proposed Actions would have no significant adverse construction-related impacts on historic and cultural resources and further analysis is not warranted.

Overall, construction of Projected Development Site 1 (Applicant-owned) would result in temporary (i.e., less than two years) disruption in the surrounding area. However, given the magnitude and duration (under 24 months) of construction effects and regulatory measures outlined above, no significant adverse impacts from construction would occur as a result of the Proposed Actions, and further analysis is not warranted.

Attachment C:

Land Use, Zoning, and Public Policy

I. INTRODUCTION

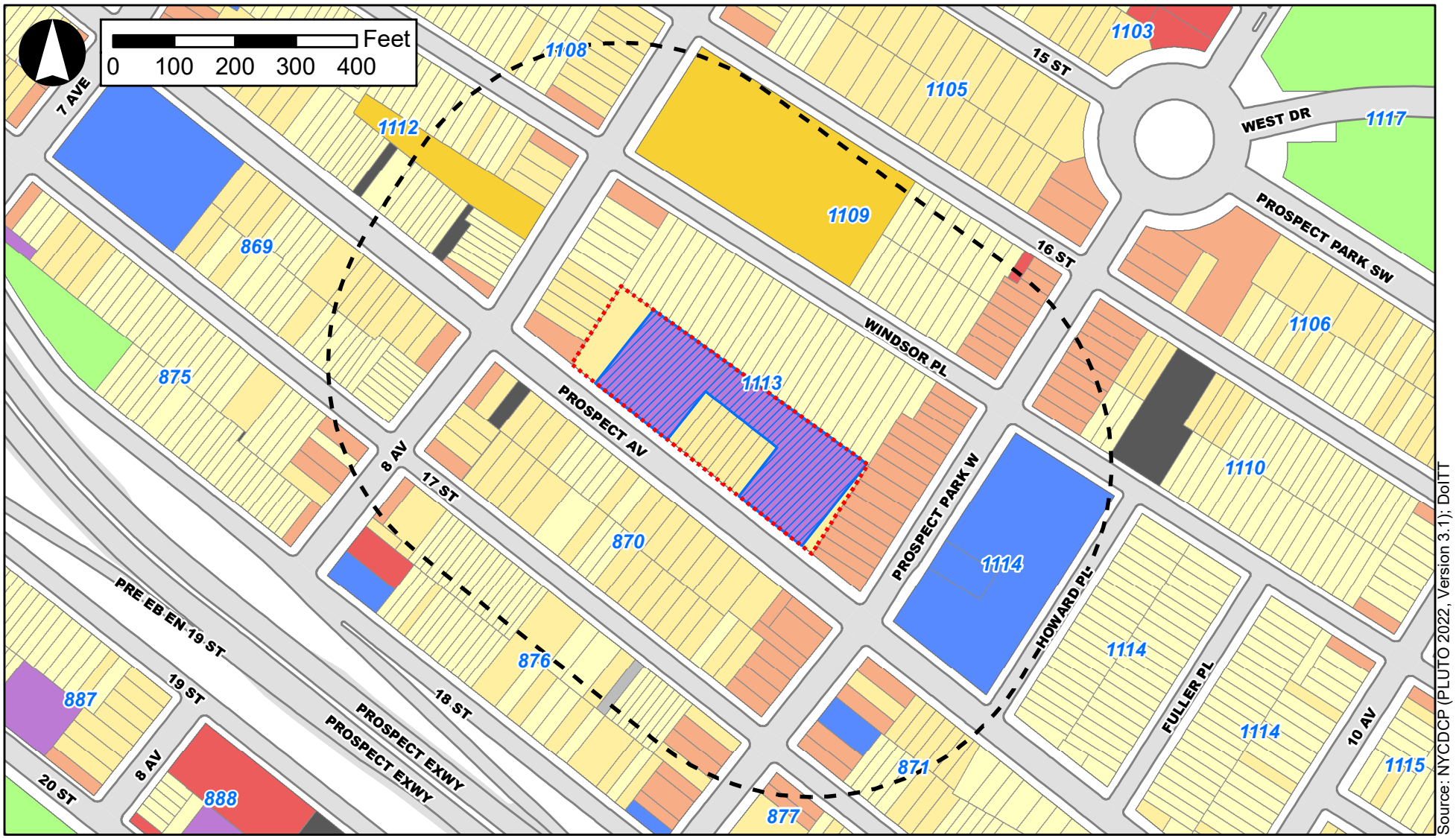
As outlined in the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*, a detailed analysis of land use and zoning is appropriate if a proposed project would result in a significant change in land use or would substantially affect regulations or policies governing land use. An analysis of zoning is typically performed in conjunction with a land use analysis when the proposed project would change the zoning on a site or result in the loss of a particular land use. As the Proposed Actions include one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533, a detailed analysis of land use, zoning, and public policy is warranted and is provided in this attachment.

II. METHODOLOGY

As mentioned above, the Proposed Actions include one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533, which would affect land use, zoning, and public policy. Land use, zoning, and public policy are addressed and analyzed for two geographical areas. For the purpose of this analysis, the primary study area encompasses the Project Area (Block 1113, Lots 60 [portion of ("P/O")], 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 [P/O], 166, and 172). The secondary study area encompasses areas that have the potential to experience indirect impacts as a result of the proposed project. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area is generally bound by 16th Street to the north, Howard Place to the east, the midblock between 17th Street and 18th Street to the south, and the midblock between 7th Avenue and 8th Avenue to the west. Both the primary and secondary study areas have been established in accordance with 2021 *CEQR Technical Manual* guidance and are presented in **Figure C-1**.

The analysis of land use, zoning, and public policy first provides a description of the existing land use, zoning, and public policy conditions in each of the study areas. Existing land uses within the primary and secondary study areas were determined based on the New York City Primary Land Use Tax Lot Output ("PLUTO") data files for 2023 and April 2023 field visits; no discrepancies between PLUTO data files and existing field conditions were observed. New York City Zoning and Land Use ("ZoLa"), New York City Zoning maps, and the *Zoning Resolution of the City of New York* ("ZR") were consulted to describe existing zoning districts in each of the study areas. Relevant public policy documents, recognized by the New York City Department of City Planning ("DCP") and other city agencies were utilized to describe existing public policies pertaining to the primary and secondary study areas.

The analysis then projects land use, zoning, and public policy conditions in the 2027 build year without the Proposed Actions. This is the "No-Action" or "future without the Proposed Actions" condition, which is developed by identifying known and proposed developments and other relevant changes anticipated to occur within the primary and secondary study areas within this time frame. The No-Action condition describes the baseline conditions in each of the study areas against which the Proposed Actions' Reasonable Worst Case Development Scenario ("RWCDS") incremental changes are measured. Finally, the



Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-Foot Radius)
- Development Site
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data

Figure C-1
Land Use Map

analysis projects land use, zoning, and public policy conditions in 2027 with the approval of the Proposed Actions. This is the "With-Action" or "future with the Proposed Actions" condition.

III. PRELIMINARY ASSESSMENT

Study Areas

Primary Study Area (Project Area)

As shown in **Figure C-1**, the primary study area measures approximately 79,429-square feet ("sf"), comprising the approximate 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as P/O Lots 60 and 79. The primary study area is bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th Avenue to the west. The primary study area occupies approximately 502.75 feet of frontage on the north side of Prospect Avenue.

Secondary Study Area (400-Foot Radius)

As shown in **Figure C-1**, the secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area is generally bound by 16th Street to the north, Howard Place to the east, the midblock between 17th Street and 18th Street to the south, and the midblock between 7th Avenue and 8th Avenue to the west.

Land Use and Zoning

A preliminary assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the proposed project's anticipated effects. As the Proposed Actions include one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533, a detailed analysis of land use and zoning is warranted and provided in Section IV, "Detailed Analysis."

Public Policy

According to the 2021 *CEQR Technical Manual*, a proposed project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports that pertain to the study areas. If a proposed project could potentially alter or conflict with identified policies, a detailed analysis should be conducted; otherwise, no further analysis of public policy is necessary.

The primary and secondary study areas are not located within a designated Industrial Business Zone ("IBZ"), a Business Improvement District ("BID"), or a designated historic district; nor would the Proposed Actions involve the siting of any public facilities (Fair Share). Further, neither the primary study area nor the secondary study area is located within New York City's designated Coastal Zone Boundary ("CZB");

therefore, an assessment of the Proposed Actions consistency with New York City's Waterfront Revitalization Program ("WRP") is not required. However, several adopted city policies are applicable to both the primary and secondary study areas: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, *OneNYC 2050: Building a Strong and Fair City*, *Where We Live NYC Plan*, and the Transit Zone. Further, an adopted 197-a plan, the "New Connections /New Opportunities – Sunset Park 197-a Plan," is applicable to both the primary and secondary study areas. These public policies are discussed in Section IV, "Detailed Analysis."

IV. DETAILED ANALYSIS

Existing Conditions

Land Use

Primary Study Area (Project Area)

Applicant-Owned Projected Development Site 1

The primary study area is zoned R5B; an R5B contextual zoning district permits a maximum FAR of 1.35 for residential uses and a maximum FAR of 2.0 for community facility uses. Commercial and manufacturing/industrial uses are not permitted in R5B districts. The FAR normally produces a building, either detached or semi-detached, with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum building height of 33 feet. Front yards are required in R5B districts and must be at least five feet deep and at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached row houses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Rear yards at a minimum depth of 30 feet are required in R5B districts. The maximum lot coverage requirement in R5B districts is 55 percent.

Projected Development Site 1 (Applicant-owned) measures approximately 54,085-sf. Projected Development Site 1 (Applicant-owned) contains a total of approximately 282 feet of total frontage on the north side of Prospect Avenue. As shown in **Table C-1**, Projected Development Site 1 (Applicant-owned) contains four legally non-conforming low-rise industrial buildings totaling approximately 42,850-gross square feet ("gsf"), as well as two existing curb cuts.

Lot 61 is an approximately 31,182-sf lot situated at the southeastern portion of the primary study area. Lot 61 contains approximately 132 feet of frontage on the north side of Prospect Avenue. Lot 61 contains three industrial/manufacturing buildings constructed in circa 1910, which range in height from one- to three-stories and total approximately 38,650-gsf (1.08 FAR). These buildings are occupied by the Applicant, Arrow Linen Supply Co., Inc., a legal non-conforming industrial use. Lot 61 is also occupied by a concrete-paved area utilized for loading and storage. There are no parking spaces located on this lot.

Lot 73 is an approximately 22,903-sf lot situated at the northern portion of the primary study area. Lot 73 contains approximately 150 feet of frontage on the north side of Prospect Avenue. Lot 73 contains one single-story industrial/manufacturing building constructed in circa 1965, which totals approximately 4,200-gsf (0.16 FAR). This building is also occupied by the Applicant, Arrow Linen Supply Co., Inc, a legal

non-conforming industrial use. Lot 73 is also occupied by a large concrete-paved area utilized for loading, storage, and parking. There are approximately 12 parking spaces located on this lot.

Non-Applicant-Owned Properties

As shown in **Table C-1**, 11 properties not owned or controlled by the Applicant are located within the primary study area; all are occupied by multi-family residential buildings.

Table C-1: Primary Study Area – Existing Conditions

Lot[1]	Total Lot Area SF	Address	Owner	Zoning	Land Use	Total Building GSF	Built FAR[2]	Residential GSF	Construction Year	Industrial GSF	Parking
Applicant-Owned											
61	31,182	467 Prospect Avenue	ARROW LINEN SUPPLY CO INC	R5B	Industrial/ Manufacturing	38,650	1.08	0	1910	38,650	0 spaces
73	22,903	441 Prospect Avenue	ARROW LINEN SUPPLY CO INC		Industrial/ Manufacturing	4,200	0.16	0	1965	4,200	12 spaces
Non-Applicant Owned											
60 (P/O)	1,892	479 Prospect Avenue	DBAP OF NY LLC	R5B	Multi-Family Walkup Building	3,564	1.71	3,564	1910	0	0 spaces
66	1,733	465 Prospect Avenue	465 PROSPECT ASSOCIATES LLC		Multi-Family Walkup Building	2,520	1.32	2,520	1910	0	0 spaces
67	1,650	463 Prospect Avenue	CRESPO, LOUIS		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
68	1,650	461 Prospect Avenue	BEAL, JAMIE		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
69	1,650	459A Prospect Avenue	PLOTKIN, ANNABELLE C		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
70	1,650	459 Prospect Avenue	PROSPECTION LLC		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
71	1,650	457 Prospect Avenue	LUZ TERESA TORRES TRUST, DATED JUNE 28, 2016		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
72	1,675	455A Prospect Avenue	CHOI, SUNG JIN		Multi-Family Walkup Building	2,376	1.29	2,376	1910	0	0 spaces
79 (P/O)	8,452	437 Prospect Avenue	437 PROSPECT AVENUE A		Multi-Family Walkup Building	17,000	1.83	17,000	1920	0	0 spaces
166	1,650	463A Prospect Avenue	PERRELLI, JOSEPH		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
172	1,692	455 Prospect Avenue	455 PROSPECT AVENUE LLC		Multi-Family Walkup Building	2,280	1.23	2,280	1910	0	0 spaces
Total SF	**79,429**										

Notes:
[1] Properties owned by the Applicant (comprising Projected Development Site 1) are highlighted in gray.
[2] The built FAR is calculated based on the ZSF for each lot. The ZSF for each lot was calculated by dividing the GSF for each lot by 1.1 (for residential properties) and by 1.15 (for non-residential properties).
Sources: DCP 2023 PLUTO Data (Version 3.1); Field observations (April 2023).

In sum, these 11 lots comprise approximately 41,996-gsf of total building space and approximately 46 total dwelling units ("DUs"). The multi-family walkup residential buildings located within the primary study area are either three- or four-stories tall; in feet, building heights within the primary study area range from a minimum of 34 feet (three-stories) to a maximum of 44.65 feet (four-stories). The multi-family walkup residential buildings located within the primary study area were constructed between 1910 and 1920.

Secondary Study Area (400-Foot Radius)

The secondary study area is primarily zoned R5B. An R6B contextual zoning district is mapped along Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. An R6B zoning district permits a maximum FAR of 2.0 (or 2.2 with MIH bonuses) for residential uses and a maximum FAR of 2.0 for community facility uses. Commercial and manufacturing/industrial uses are not permitted in R6B districts. The maximum allowable base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a qualifying ground floor ["QGF"]). Rear yards at a minimum depth of 30 feet are required in R6B districts. The maximum lot coverage requirement in R6B districts is 60 percent for interior and through lots and 100 percent for corner lots.

As shown in **Figure C-1** and summarized in **Table C-2**, the built floor area within the secondary study area is predominantly comprised of residential and mixed-use commercial/residential buildings, and to a lesser extent public facility and institutional buildings.

Table C-2: Existing Land Uses within the Secondary Study Area

Land Use	Number of Lots	Percentage of Total Lots (%)	Lot Area (sf)	Percentage of Total Lot Area (%)	Building Area (sf)	Percentage of Total Building Area (%)
Residential (Total)	206	77.2	503,899	72.3	735,751	70.8
One & Two-Family Buildings	*137*	*51.3*	*252,063*	*36.2*	*236,904*	*22.8*
Multi-Family Walkup Buildings	*67*	*25.1*	*150,580*	*21.6*	*318,467*	*30.6*
Multi-Family Elevator Buildings	*2*	*0.7*	*101,256*	*14.5*	*180,380*	*17.3*
Mixed Commercial/Residential Buildings	54	20.2	105,753	15.2	245,109	23.6
Commercial/Office Buildings	0	0.0	0	0.0	0	0.0
Industrial/Manufacturing	0	0.0	0	0.0	0	0.0
Transportation/Utility	0	0.0	0	0.0	0	0.0
Public Facilities & Institutions	3	1.1	80,816	11.6	59,014	5.7
Open Space	0	0.0	0	0.0	0	0.0
Parking Facilities	1	0.4	2,003	0.3	0	0.0
Vacant Land	3	1.1	4,439	0.6	0	0.0
All Others or No Data	0	0.0	0	0.0	0	0.0
Totals	*267*	*100.0*	*697,023*	*100.0*	*1,040,822*	*100.0*

Sources: 2023 PLUTO Data (Version 3.1); Field observations (April 2023).
Note: Total lot areas and built areas included for all lots which have 50 percent or more of their area within a 400-foot radius of the primary study area; Block 1113, Lots 60 (P/O), 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 (P/O), 166, and 172 (the primary study area) are excluded from the analysis of land uses within the secondary study area (refer to **Figure C-1**).

As shown in **Figure C-1**, residential buildings are located throughout the secondary study area and represent a majority of lots, lot area, and building area within the secondary study area. One- and two-family attached row houses rising to a height of either two- or three-stories are well represented along streets within the secondary study area, as are two-, three-, and four-story multi-family walkup apartment

buildings. Two larger multi-family elevator apartment buildings, including the seven-story Bishop Boardman Apartments, are located in the northern portion of the secondary study area, along 8th Avenue.

As shown in **Figure C-1**, two-, three-, and four-story mixed-use commercial/residential buildings are clustered in the eastern and western portions of the secondary study area, along 8th Avenue and Prospect Park West, which serve as local commercial corridors within the secondary study area. In mixed-use commercial/residential buildings, commercial uses are typically local restaurant and retail establishments located on the ground floors of low-rise buildings with residential uses located above the commercial uses. As shown in **Figure C-1**, three public facility and institutional buildings are located in the southeastern portion of the secondary study area and include the Holy Name of Jesus Roman Catholic Church and Park Slope Christian Center.

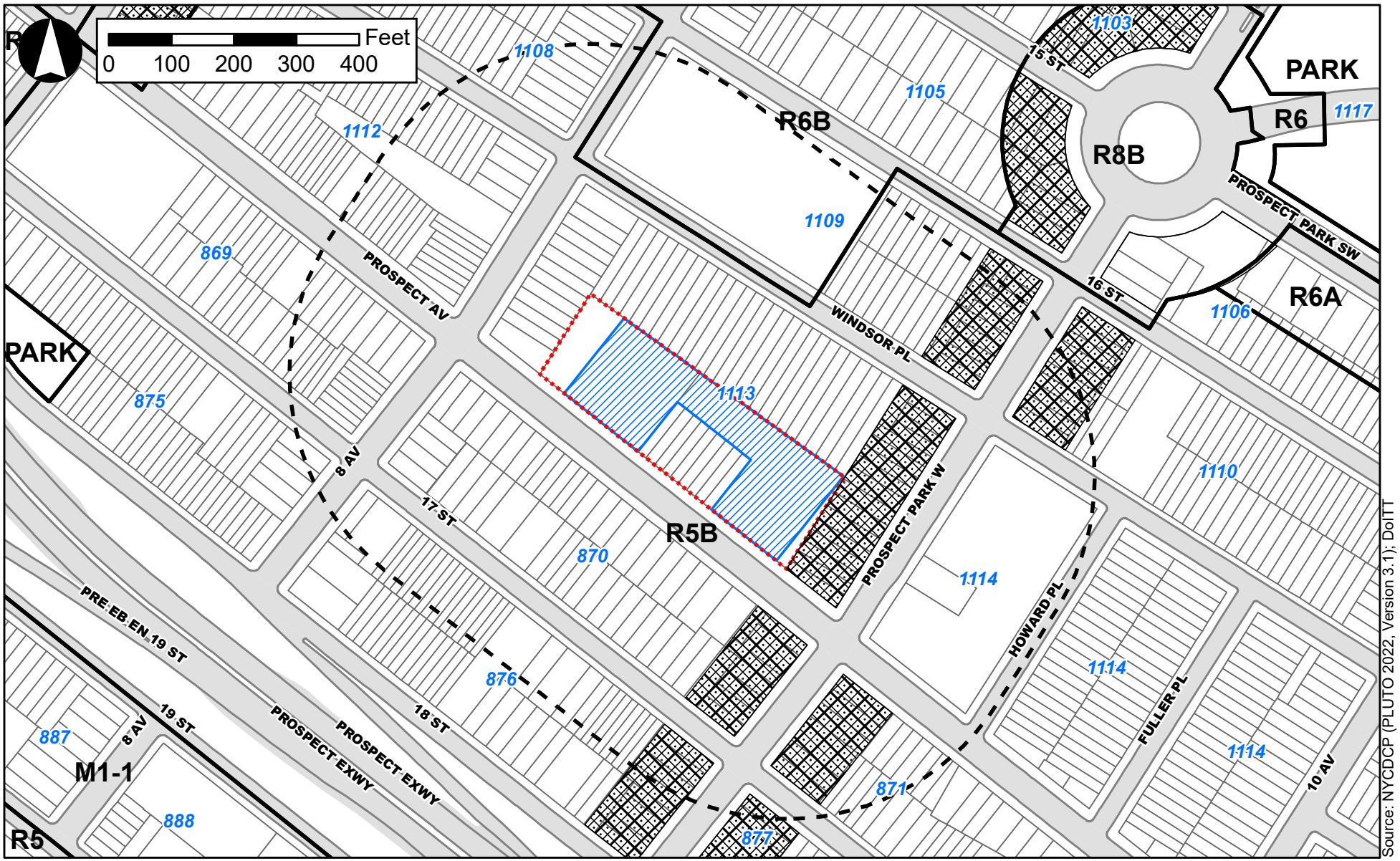
As also shown in **Figure C-1**, additional, minor land uses within the secondary study area include one parcel of land utilized for parking by an adjacent one- and two-family row house and three parcels of vacant land utilized for parking by adjacent residential buildings. No commercial/office, industrial/manufacturing, transportation/utility, and open space land uses are located within the secondary study area.

Zoning

Primary Study Area (Project Area)

As shown in **Figure C-2**, the primary study area is zoned R5B. As part of the 1961 Zoning Resolution, the primary study area was zoned R5. In 2005, the primary study area was rezoned to R5B from R5 as part of the South Park Slope Rezoning (CEQR No: 06DCP014K; ULURP Nos: N060053 ZRK and 060054 ZMK). In addition to the primary study area, the South Park Slope Rezoning established, through a zoning map amendment, R5B, R6A, R6B, C4-3A, and R8A contextual zoning districts within a 50-block area of Brooklyn Community District ("CD") 7. In addition, a separate zoning map amendment changed existing C1-3 and C2-3 commercial overlays to C2-4 commercial overlays and established two new C2-4 overlays around Bartel-Pritchard Square; the commercial overlay distance was also amended to 100 feet from 150 feet. The South Park Slope Rezoning also established an Inclusionary Housing Designated Area, through a zoning text amendment, along Fourth Avenue between 15th Street and 24th Street in South Park Slope.

An R5B contextual zoning district, which permits a maximum FAR of 1.35 for residential uses and a maximum FAR of 2.0 for community facility uses, is primarily a three-story row house district typical of such neighborhoods as Windsor Terrace and Bay Ridge in Brooklyn. Commercial and manufacturing/industrial uses are not permitted in R5B districts. The FAR normally produces a building, either detached or semi-detached, with a maximum street wall height of 30 feet, above which the building slopes or is set back to a maximum building height of 33 feet. Front yards are required in R5B districts and must be at least five feet deep and at least as deep as one adjacent front yard and no deeper than the other, but it need not exceed a depth of 20 feet. Attached row houses do not require side yards but there must be at least eight feet between the end buildings in a row and buildings on adjacent zoning lots. Curb cuts are prohibited on zoning lots with less than 40 feet of frontage. Where off-street parking is required, on-site spaces must be provided for two-thirds (66 percent) of DUs. Parking can be waived when only one space is required. Parking is prohibited in front yards. In the Transit Zone, no parking is required for income-restricted housing units ("IRHUs"); the Project Area is located within the Transit Zone.



Legend

Primary Study Area (Project Area) | Secondary Study Area (400-Foot Radius) | Development Site | R5B Existing Zoning Districts | C2-4 Overlay

441 and 467 Prospect Avenue Rezoning EAS

Figure C-2
Zoning Map

As previously stated, Projected Development Site 1 (Applicant-owned) contains four legally non-conforming low-rise industrial buildings. However, the remaining lots located within the primary study area substantially comply with the use and bulk requirements established by the primary study area's R5B zoning district. Although the multi-family walkup residential buildings located within the primary study area were constructed prior to the establishment of the 1961 Zoning Resolution, these buildings contain no more than four-stories and do not exceed 45 feet in total height. All of the multi-family walkup residential buildings located within the primary study area provide rear yards of at least 30 feet; however, none provide the required front yard at a depth of five feet. Further, a majority of the multi-family walkup residential buildings located within the primary study area do not exceed the maximum residential FAR of 1.35. No accessory off-street parking spaces are provided for the multi-family walkup residential buildings located within the primary study area.

Secondary Study Area (400-Foot Radius)

As shown in **Figure C-2**, the secondary study area is primarily zoned R5B. In 1989, the eastern portion of the secondary study area, on the east side of Prospect Park West, was rezoned to R5B from R5 as part of the Windsor Terrace Rezoning (CEQR No: 89-193K; ULURP No: C890607 ZMK). The Windsor Terrace Rezoning also eliminated various C1-3 commercial overlays within the area rezoned to R5B from R5. Since the 2005 South Park Slope Rezoning, a portion of Prospect Park West within the secondary study area has been zoned R5B with C2-4 commercial overlays.

As also shown in **Figure C-2**, an R6B contextual zoning district is mapped along a portion of Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. The R6B district within the secondary study area was also mapped in 2005 as part of the South Park Slope Rezoning. R6B districts are traditional row house districts, which preserve the scale and harmonious streetscape of neighborhoods of four-story attached buildings developed during the 19th century. Many of these houses are set back from the street with stoops and small front yards that are typical of Brooklyn's "brownstone" neighborhoods, such as Park Slope, Boerum Hill, and Bedford Stuyvesant. R6B districts permit a maximum FAR of 2.0 for residential uses and Quality Housing Program regulations are mandatory; a higher FAR of 2.2 is available for buildings participating in the Inclusionary Housing Program or that provide certain senior facilities. R6B districts also permit a maximum FAR of 2.0 for community facility uses. Commercial and manufacturing/industrial uses are not permitted in R6B districts. The maximum allowable base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a QGF). Rear yards at a minimum depth of 30 feet are required in R6B districts. Curb cuts are prohibited on zoning lots with less than 40 feet of frontage. Where off-street parking is required, on-site spaces must be provided for 50 percent of DUs; off-street parking is not allowed in front of a building. Parking requirements are lower for IRHUs and are further modified in certain areas of the city, such as the Transit Zone or the Manhattan Core. Parking can be waived if five or fewer spaces are required.

As shown in **Figure C-2**, properties located along Prospect Park West are mapped with C2-4 commercial overlays. The C2-4 commercial overlays within the secondary study area were mapped in 2005 as part of the South Park Slope Rezoning. C2 commercial overlays are mapped along streets that serve local retail needs and are found extensively throughout the city's medium-density neighborhoods. Typical retail uses include neighborhood grocery stores, restaurants, and beauty parlors; C2 commercial overlays also permit funeral homes and repair services. Pursuant to ZR Section 33-121, when mapped within R5B districts, C2-4 commercial overlays are subject to a maximum FAR of 1.0 (for zoning lots containing only a commercial

use), a maximum FAR of 2.0 (for zoning lots containing only a community facility use), and a maximum FAR of 2.0 (for zoning lots containing both commercial and community facility uses).

Just beyond the boundaries of the secondary study area, an existing R7A zoning district is mapped along Prospect Park West approximately 550 feet to the northeast of the secondary study area's northern boundary line and an existing R8B zoning district is mapped around Bartel-Pritchard Square approximately 50 feet to the northeast of the secondary study area's northern boundary line. Both R7A and R8B zoning districts are medium- and higher-density districts. R7A contextual zoning districts are mapped along Prospect Park South and Ocean Parkway in Brooklyn, Jackson Heights in Queens, and in Harlem and along the avenues in the East Village in Manhattan. Quality Housing bulk regulations are mandatory in R7A zoning districts. R7A zoning districts typically result in high lot coverage residential buildings of roughly seven- to nine-stories, set at or near the street line. For residential uses, the maximum FAR is 4.0; for community facility uses, the maximum FAR is 4.0. Above a base height of 40 to 65 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum building height of 80 feet.[1] Accessory parking is generally required for 50 percent of residential units and are further modified in certain areas such as the Transit Zone, while community facility parking requirements vary by the type of use and size of an establishment. R8B zoning districts are high density contextual residential districts with mandatory Quality Housing bulk regulations, ensuring new buildings are compatible with existing buildings. R8B zoning districts permit Use Groups 1-4 and have a maximum FAR of 4.0, encouraging midsize apartment buildings that fit in well with rows of existing buildings. The base height of a new building in an R8B zoning district is 55 to 60 feet before setback, and the maximum permitted building height is 75 feet. Many buildings in R8B zoning districts are set back from the street with stoops in shallow front yards; off-street parking is not allowed in front of a building and any open area between the streetwall and the street line must be planted. In R8B zoning districts, parking is generally required for 50 percent of a building's dwelling units and requirements are further modified for certain areas such as within the Transit Zone.

Public Policy

As noted above, the primary and secondary study areas are not located within a designated IBZ, a BID, or a designated historic district; nor would the Proposed Actions involve the siting of any public facilities (Fair Share). Further, neither the primary study area nor the secondary study area is located within New York City's designated CZB; therefore, an assessment of the Proposed Actions consistency with New York City's WRP is not required. However, several adopted city policies are applicable to both the primary and secondary study areas: *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, *OneNYC 2050: Building a Strong and Fair City*, *Where We Live NYC Plan*, and the Transit Zone. Further, an adopted 197-a plan, the "New Connections /New Opportunities – Sunset Park 197-a Plan," is applicable to both the primary and secondary study areas.

Housing Our Neighbors: A Blueprint for Housing and Homelessness

On June 14, 2022, the Adams administration released *Housing Our Neighbors: A Blueprint for Housing and Homelessness*, a comprehensive plan intended to cover the entire spectrum of New Yorkers' housing

[1] R7A contextual districts generally permit base heights of 40 to 65 feet and a maximum permitted building height of 80 feet. However, for sites outside the Manhattan core, R7A districts permit base heights of 40 to 75 feet and a maximum permitted building height of 85 feet for developments with a qualifying ground floor; for MIH areas, R7A districts permit base heights of 40 to 75 feet and a maximum building height of 95 feet.

needs and options, including City-subsidized affordable housing, public housing, private market-rate housing, and greater support programs for New Yorkers' experiencing homelessness. The plan is the result of an extensive stakeholder input and community engagement process, which included direct engagement with New Yorkers who are experiencing or having experienced homelessness and outlines major steps the Adams administration will take up:

- Significantly expand affordable homeownership opportunities and help communities build and maintain wealth;
- Accelerate the creation of supportive housing by completing the 15,000 supportive homes promised by 2030 two years ahead of schedule;
- Transform the New York City Housing Authority (NYCHA) by both delivering much-needed resources for repairs and improving and streamlining the services NYCHA provides residents and the processes by which they do so;
- Break down government siloes to bolster transparency and address the full scope of the homelessness crisis, adding to the City's homeless count while creating a more even playing field to give more New Yorkers in all the city's shelter systems access to critical services and resources; and
- Get New Yorkers into safe, high-quality, affordable homes faster and without forcing them to relive past trauma by eliminating unnecessary paperwork and obstacles to obtaining housing.

OneNYC 2050: Building a Strong and Fair City

In April 2019, the former de Blasio administration released *OneNYC 2050: Building a Strong and Fair City* ("OneNYC 2050"), a strategic plan for inclusive growth and climate action in New York City. Building upon its predecessor, *One New York: The Plan for a Strong and Just City* ("OneNYC"), OneNYC 2050 brings new attention to the fundamental link between climate action and inclusive growth with a focus on creating good-paying jobs, ensuring equitable access to natural resources, guaranteeing the right to quality healthcare and education, and promoting justice by recognizing and repairing the damage caused by historic oppression.

OneNYC 2050 includes progress realized since 2015, saluting the success of OneNYC's growth, sustainability, resiliency, and equity initiatives. However, the plan emphasizes that there is still much to be done to address critical challenges like climate change, increasing unaffordability, and failing infrastructure. The plan's eight goals lay the foundation for transformational change:

- **A Vibrant Democracy**, where every New Yorker is welcomed into the city's civic and democratic life.
- **An Inclusive Economy**, where economic growth creates opportunities for New Yorkers and safeguards the American Dream.
- **Thriving Neighborhoods**, where all communities have safe, affordable housing and are well-served by parks, cultural resources, and other shared public spaces.
- **Healthy Lives**, where health inequities based on race and ethnicity are eliminated, and all residents have equal access to health care, clean air, and healthy food.
- **Equity and Excellence in Education**, where diverse and fair schools provide a quality education for every student, and New York serves as a model for educating children of all backgrounds.
- **A Livable Climate**, where we no longer rely on fossil fuels and have mitigated the risks posed by climate change.

- **Efficient Mobility**, where affordable, reliable, safe, and sustainable transportation options mean no New Yorker need rely on a car.
- **Modern Infrastructure**, where reliable physical and digital infrastructure allows New Yorkers to flourish.

OneNYC 2050 articulates a global perspective on the long-term needs of the city and how the city must grow responsibly and sustainably while supporting the well-being of all New Yorkers. The plan is referred to as New York City's Green New Deal, and progress reports will be released yearly.

Where We Live NYC Plan

Through the *Where We Live NYC Plan*, the city has developed a plan to take bold, transformative action to break down barriers to opportunity and build more integrated, equitable, and inclusive neighborhoods throughout New York City. The plan recognizes that intentional policies and practices have created segregation and inequity across the country and in New York City, and that it will take concerted effort from all levels of government, as well as partners in the private and non-profit sectors, to undo legacies of segregation and inequity. The plan is separated into six key goals that will guide the city's work in advancing fair housing through 2025:

- Goal 1 – Combat persistent, complex discrimination with expanded resources and protections;
- Goal 2 – Facilitate equitable housing development in New York City and the region;
- Goal 3 – Preserve affordable housing and prevent displacement of long-standing residents;
- Goal 4 – Enable more effective use of rental assistance benefits, especially in amenity-rich neighborhoods;
- Goal 5 – Create more independent and integrated living options for people with disabilities;
- Goal 6 – Make equitable investments to address the neighborhood-based legacy of discrimination, segregation, and concentrated poverty.

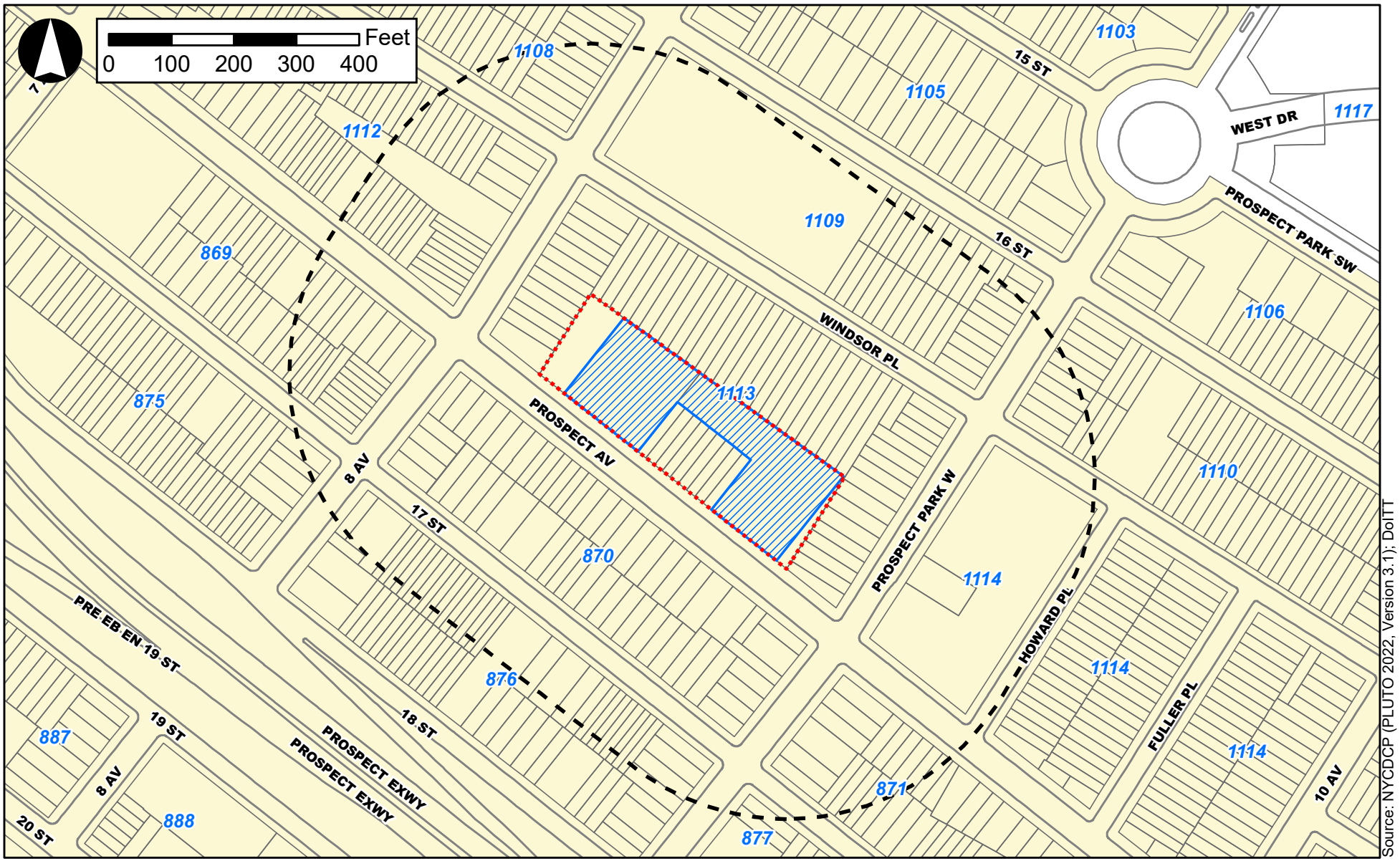
Transit Zone

The boundaries of the Transit Zone are set forth in Appendix I of the ZR. The Transit Zone is defined by DCP as an area where special lower accessory parking requirements apply for various types of affordable housing, including IRHUs. Areas located within the Transit Zone are generally areas of the city beyond the Manhattan Core within one-half mile of a subway station where auto ownership rates are among the lowest in the city. As set forth in Appendix I of the ZR, all of Brooklyn Community District 7 is located within the boundaries of the Transit Zone. As shown in **Figure C-3**, the primary study area and the secondary study area are located within the Transit Zone.

New Connections /New Opportunities – Sunset Park 197-a Plan[2]

An adopted 197-a plan, the "New Connections /New Opportunities – Sunset Park 197-a Plan," is applicable to both the primary and secondary study areas. The focus area of the adopted 197-a plan is the Sunset Park waterfront of Brooklyn Community District 7, which is generally bounded by 15th Street to the north, Third Avenue/Gowanus Expressway to the east, 65th Street to the south, and the pierhead line/Upper New

[2] https://www.nyc.gov/assets/planning/download/pdf/community/197a-plans/bk7_sunset_park_197a.pdf



Legend

Primary Study Area (Project Area) | Secondary Study Area (400-Foot Radius) | Development Site | Transit Zone

441 and 467 Prospect Avenue Rezoning EAS

Figure C-3
Transit Zone

York Bay to the west. The adopted 197-a plan's primary goals are to (1) promote industrial redevelopment and job creation in Sunset Park while retaining existing industrial jobs; (2) maximize waterfront access and open space opportunities in combination with industrial and waterfront development; (3) preserve existing industrial, commercial, and residential uses and fabric in the area east of First Avenue; (4) encourage development that places a minimal environmental burden on adjacent residential communities; and (5) preserve and celebrate Sunset Park's rich maritime and industrial heritage.

This adopted 197-a plan outlines a comprehensive framework for the revitalization of the Sunset Park waterfront into an economically viable and environmentally sustainable resource that is closely related to, and serves the needs of, adjacent upland residential communities of Brooklyn Community District 7. The adopted 197-a plan outlines a vision of the Sunset Park waterfront as a sustainable mixed-use neighborhood that promotes regional and local economic development, fosters a healthy living and working environment, and reconnects upland residential communities of Brooklyn Community District 7 to the Sunset Park waterfront. The primary and secondary study areas are located within the "Context Area" of the 197-a plan.

The Future without the Proposed Actions (No-Action Condition)

Land Use and Zoning

Primary Study Area (Project Area)

As described in **Attachment A, "Project Description,"** in the future without the Proposed Actions, the primary study area's existing R5B zoning district would remain. In the future without the Proposed Actions, the Applicant would not proceed with the Proposed Project on Projected Development Site 1 (Applicant-owned).

Under the No-Action condition, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. The remainder of the primary study area is expected to remain as under existing conditions. In the No-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 12,597-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 12,597-gsf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,507-zoning square feet ("zsf") (.675 FAR) and approximately 52,755-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,158-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,158-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking

spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 17,150-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 17,150-gsf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,508-zsf (.675 FAR) and approximately 57,309-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,159-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,159-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

The two new buildings would share access to an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings. In sum, under the No-Action condition, the primary study area would contain two new residential buildings totaling approximately 110,064-gsf, including 94 total DUs and 62 total accessory parking spaces.

In addition, by the 2027 build year, the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would remain as under existing conditions.

Secondary Study Area (400-Foot Radius)

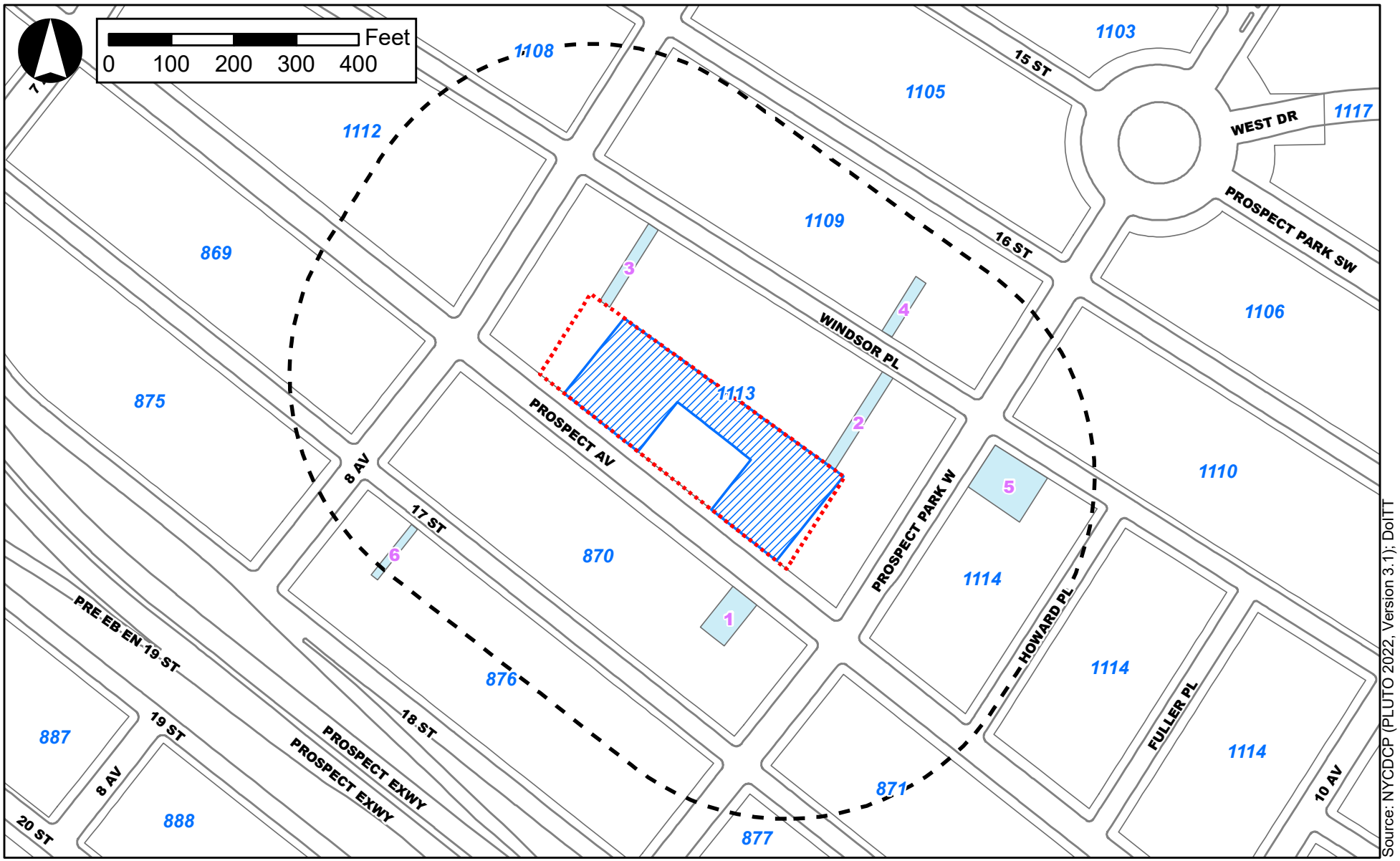
In the future without the Proposed Actions, there are six known development projects anticipated to be completed within the secondary study area by the 2027 build year. The No-Action development projects are identified in **Figure C-4** and summarized in **Table C-3**. In sum, the six known development projects are anticipated to introduce approximately 25 DUs and three accessory parking spaces to the secondary study area. There are no known or anticipated proposals to alter existing zoning designations within the secondary study area.

Table C-3: Secondary Study Area No-Action Development Projects

Map No.[1]	Address	DUs	Accessory Parking Spaces
1	474 Prospect Avenue	5	3
2	120 Windsor Place	2	0
3	74 Windsor Place	1	0
4	115 Windsor Place	1	0
5	235 Prospect Park West	15	0
6	448A 17th Street	1	0
Total		***25***	***3***

Note:

[1] The No-Action development projects are mapped in **Figure C-4**.



Legend

Primary Study Area (Project Area) | Secondary Study Area (400-Foot Radius) | Development Site | No-Action Developments

441 and 467 Prospect Avenue Rezoning EAS

Figure C-4
No-Action Development Projects

Public Policy

There are no known or planned changes to public policy applicable to either the primary or secondary study areas in the future without the Proposed Actions.

The Future with the Proposed Actions (With-Action Condition)

As described in Section III, "The Proposed Actions" of **Attachment A, "Project Description,"** in the future with the Proposed Actions, the requested one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 would be approved. Therefore, as shown in **Figure C-5**, the primary study area would be rezoned from an R5B zoning district to an R7-1 zoning district. In addition, the entirety of the primary study area would be designated as an MIH area. As described in **Attachment A, "Project Description,"** the With-Action condition established for Projected Development Site 1 (Applicant-owned) differs from the Proposed Project.

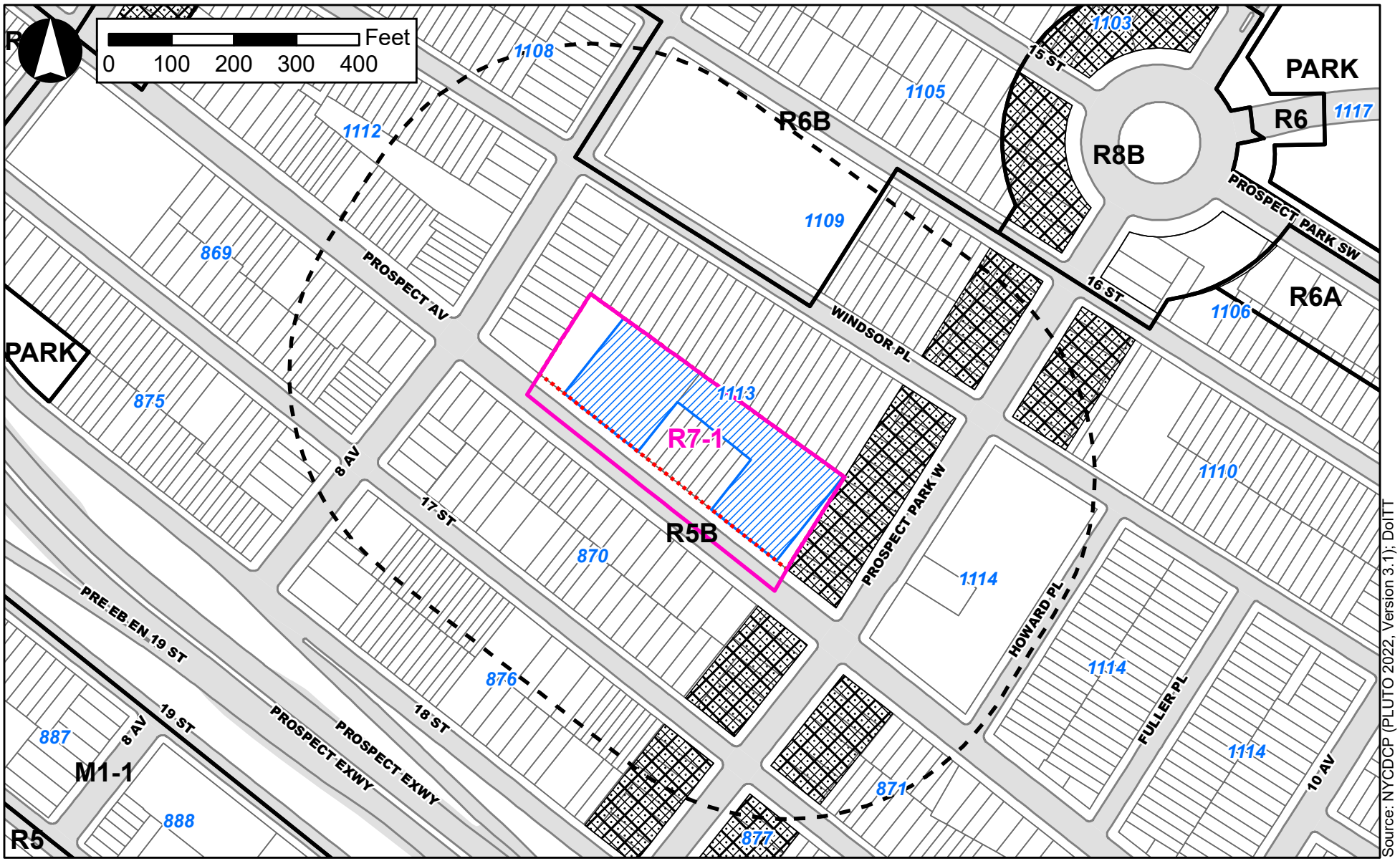
Land Use

Primary Study Area (Project Area)

The With-Action condition is largely consistent with the Applicant's Proposed Project planned for Projected Development Site 1 (Applicant-owned) described in **Attachment A, "Project Description."** However, for the purposes of presenting a conservative analysis, the With-Action condition assumes a maximum permitted building height of 135 feet (for each new building) and an average dwelling unit size of 850-gsf (for all DUs). Therefore, the Applicant's Proposed Project is not considered the RWCDS for Projected Development Site 1 (Applicant-owned) and the With-Action condition is described below.

At 441 Prospect Avenue (Lot 73), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building would contain approximately 124,283-zsf (2.3 FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 177 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (35 DUs) of the residential floor area is assumed to be affordable at or below 80% of the Area Median Income ("AMI"). No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533. 89 bike spaces (1 space per 2 DUs) would be provided.

At 467 Prospect Avenue (Lot 61), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building would contain approximately 124,430-zsf (2.3 FAR) and approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 175 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (35 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533. 88 bike spaces (1 space per 2 DUs) would be provided.



Legend

Primary Study Area (Project Area) | Secondary Study Area (400-Foot Radius) | Development Site | R5B Existing Zoning Districts | C2-4 Overlay | R7-1 Proposed R7-1 Zoning District

Figure C-5
Proposed Zoning Map

As summarized in **Table C-4**, compared to the No-Action condition, the With-Action condition for the Proposed Actions would result in the incremental development (incremental increase) of approximately 218,734-gsf of residential space (comprising approximately 258 DUs inclusive of 88 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or 106 affordable DUs pursuant to MIH Option 2 [30% of DUs at an average of 80% AMI]) and the negative incremental development (incremental decrease) of approximately 62 accessory parking spaces. No changes to the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur in the With-Action condition. In terms of population, the With-Action condition is expected to generate approximately 792 incremental residents and approximately nine incremental workers.

Table C-4: Comparison of No-Action and With-Action Conditions

Use	No-Action Condition	With-Action Condition	Increment
Residential (gsf)	80,317-gsf	299,051-gsf	+218,734-gsf
Total DUs	94 DUs	352 DUs	+258 DUs
Affordable DUs (MIH Option 1)	0 DUs	88 DUs	+88 DUs
Affordable DUs (MIH Option 2)	0 DUs	106 DUs	+106 DUs
Accessory Residential Parking (spaces)	62	0	-62
Population			
Residents	289	1,081	+792
Workers	5	14	+9

Assessment – Land Use

Primary Study Area (Project Area) and Secondary Study Area (400-Foot Radius)

In the future with the Proposed Actions, the requested one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 would result in residential uses in the primary study area but, like the No-Action condition, the With-Action condition would result in residential uses (Use Group 2) within the primary study area and therefore the With-Action condition would not constitute a change in land use on Projected Development Site 1 (Applicant-owned) within the primary study area. Further, the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) contain residential uses, which would remain in both the No-Action and With-Action conditions. Therefore, the Proposed Actions and With-Action condition would not create non-conformance or non-compliance within the primary study area. In addition, the primary study area is located within Windsor Terrace-South Slope, a neighborhood with an established blend of residential, mixed-use commercial/residential, and public facility and institutional land uses. As shown in **Figure C-1** and summarized in **Table C-2**, residential land uses are located throughout the secondary study area and represent, in sum, approximately 77.2%, 72.3%, and 70.8% of lots, lot area, and building area, respectively, within the secondary study area. One- and two-family attached row houses rising to a height of either two- or three-stories are well represented along all streets within the secondary study area, as are two-, three-, and four-story multi-family walkup apartment buildings. Two larger multi-family elevator apartment buildings are located in the northern and eastern portions of the secondary study area, along 8th Avenue.

The requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" is requested to waive the number of required accessory off-street parking spaces for Projected Development Site 1 (Applicant-owned). Pursuant to ZR Section 74-533, for zoning districts located in the Transit Zone, the New York City Planning Commission ("CPC") may permit a waiver of, or a reduction in, the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all DUs as IRHUs, provided certain findings. The primary study area is located within the Transit Zone and Projected Development Site 1 (Applicant-owned) would provide at least 20 percent of all DUs as IRHUs. Therefore, the requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" would be consistent with the off-street parking characteristics of both the primary and secondary study areas, due to their location in the Transit Zone.

In comparison to the No-Action condition, the With-Action condition would introduce taller, larger, and denser residential buildings to the primary study area. The heights of the existing non-Applicant-owned multi-family walkup residential buildings within the primary study area, all of which would remain in the With-Action condition, range from a minimum of 34 feet (three-stories) to a maximum of 44.65 feet (four-stories). The FARs of the existing multi-family walkup residential buildings within the primary study area range from 1.23 to 1.83. In comparison to the existing multi-family walkup residential buildings within the primary study area, the With-Action condition would introduce two 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) buildings to Projected Development Site 1 (Applicant-owned) within the primary study area; the FAR of Projected Development Site 1 (Applicant-owned) in the With-Action condition would be 4.6. The use of the With-Action condition would be consistent with multi-family residential buildings located within the secondary study area, including the six-story, 37.55-foot-tall, 1.8 FAR multi-family residential building located at 1638 8th Avenue (Block 1112, Lot 7502) and the seven-story, 73.38-foot-tall, 1.78 FAR multi-family residential building located at 1601 8th Avenue (Block 1109, Lot 1). Although the With-Action condition would introduce residential buildings that would be taller, larger, and denser than the two larger multi-family elevator apartment buildings located along 8th Avenue, the residential buildings introduced under the With-Action condition would remain consistent with the residential nature of the secondary study area, where residential uses, in sum, represent majorities of lots, lot area, and building area within the secondary study area.

Further, the bulk of the With-Action condition would be consistent with multi-family residential development projects located within mature outer borough neighborhoods, such as Windsor Terrace-South Slope, which is the neighborhood both the primary and secondary study areas are located within. The following examples of multi-family residential development projects are located just outside of the secondary study area, within the larger neighborhood of Windsor Terrace-South Slope. Approximately 0.6 miles to the west of the primary study area, at least nine mid-rise buildings have been constructed along Fourth Avenue between Prospect Avenue and 12th Street since 2009. These mid-rise buildings range in height from nine- to 12 stories and feature rooftop heights of between 105 feet and 125 feet. Specific examples include the 11-story, 120-foot-tall, 3.5 FAR building located at 575 Fourth Avenue (Block 1052, Lot 7503) and the 11-story, 115-foot-tall, 7.18 FAR building located at 541 Fourth Avenue (Block 1047, Lot 3). Another example is located approximately 0.8 miles to the southeast of the primary study area, where a 13-story, 145-foot-tall mixed-use building is under construction at 11 Ocean Parkway (Block 5322, Lots 10 and 20). The mixed-use building under construction at 11 Ocean Parkway was facilitated by the 312 Coney Island Ave-Caton Place Rezoning (CEQR No: 20DCP036K; ULURP Nos: 200092 ZMK, N200093 ZRK, and 200094 ZSK), which was approved in 2020.

Further, the With-Action condition would not generate land uses that would be incompatible with surrounding land uses by adding residential uses to a primary study area containing residential uses, nor would it displace existing land uses located within the primary study area in such a way as to adversely affect surrounding land uses. Although both the No-Action and With-Action conditions differ from the existing conditions within the primary study area, specifically the legally non-conforming low-rise industrial buildings that presently occupy Projected Development Site 1 (Applicant-owned), the primary study area's existing R5B zoning district and proposed R7-1 zoning district would bring Projected Development Site 1 (Applicant-owned) into conformance in both the No-Action and With-Action conditions. Therefore, the residential land uses (Use Group 2) introduced by the With-Action condition would be consistent with, complementary to, and compatible with the existing land use character of the primary study area, the secondary study area, as well as the larger Windsor Terrace-South Slope neighborhood located outside of the secondary study area, all of which are areas where residential land uses are well represented. The secondary study area would not undergo any land use changes as a result of the Proposed Actions because the Proposed Actions are limited to the Project Area and the residential use under the With-Action condition is compatible with the surrounding residential character. As noted above and shown in **Figure C-1**, residential buildings are located throughout the secondary study area and represent a majority of lots, lot area, and building area within the secondary study area. Specifically, several multi-family buildings are well represented along Prospect Avenue and 8th Avenue within the secondary study area which the development facilitated by the Proposed Actions would be consistent with. Further, six residential development projects are currently under development within the secondary study area, which further reflects the residential character of the secondary study area which Projected Development Site 1 (Applicant-owned) is consistent with. In addition, the Proposed Actions and With-Action condition would not create non-conformance or non-compliance of existing buildings or uses within the secondary study area. Therefore, the With-Action condition would not introduce any new land uses that would be incompatible with their surroundings and therefore would not alter or accelerate existing development patterns in the secondary study area, and therefore no significant adverse land use impacts would occur within the primary or secondary study areas.

Zoning

Primary Study Area (Project Area)

As described in Section III, "The Proposed Actions" of **Attachment A, "Project Description,"** in the future with the Proposed Actions, the requested one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 would be approved. As shown in **Figure C-5**, the primary study area would be rezoned from an R5B zoning district to an R7-1 zoning district. In addition, the entirety of the primary study area would be designated as an MIH area. As shown in **Table C-5**, the Proposed Actions would increase the maximum allowable residential FAR within the primary study area to 4.6 (for buildings participating in the city's MIH Program) and increase the maximum allowable community facility FAR within the primary study area to 4.8.

Table C-5: Comparison of Existing and Proposed Zoning

	Existing R5B	Proposed R7-1
Use Groups	1-4	1-4
Maximum Permitted FAR		
Residential	1.35	4.6[1]
Affordable Independent Residences for Seniors	N/A	5.01
Community Facility	2.0	4.8
Yards		
Minimum Front Yard	5'	N/A
Minimum Side Yard	None or 8'	None or 8'
Minimum Rear Yard	30'	30'
Height and Setbacks		
Minimum Base Height	N/A	40'
Maximum Base Height	N/A	75'[2]
Maximum Building Height	33'	90' or 95' (w/ QGF)[1]; 135'[3]
Maximum Height of Street Wall	30'	N/A
Maximum Height of Front Wall	N/A	75'
Sky Exposure Plane	N/A	N/A
Setbacks from Narrow Streets	N/A	15'
Setbacks from Wide Streets	N/A	10'
Parking[4]		
Residential[5]	66% of total DUs[5]	50% of total DUs[5]
Community Facility[6]	By Use	By Use
Income-Restricted Housing Units[7]	42.5% (Outside Transit Zone); None (Transit Zone)	15% (Outside Transit Zone); None (Transit Zone)
Affordable Independent Residences for Seniors[8]	10% (Outside Transit Zone); None (Transit Zone)	10% (Outside Transit Zone); None (Transit Zone)
Other Government-Assisted Dwelling Units[9]	70%	25%

Source: *Zoning Resolution of the City of New York*.
Notes:
[1] With MIH.
[2] Beyond 100 feet of a wide street.
[3] Within 100 feet of a wide street.
[4] Pursuant to the zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" requested under the Proposed Actions, 0 accessory residential parking spaces would be provided pursuant to the proposed R7-1 zoning district for the Proposed Project.
[5] Applicable to Quality Housing developments pursuant to ZR Section 25-23.
[6] Pursuant to ZR Section 25-31.
[7] Pursuant to ZR Section 25-251.
[8] Pursuant to ZR Section 25-252.
[9] Pursuant to ZR Section 25-253.

Secondary Study Area (400-Foot Radius)

As previously stated, the secondary study area is primarily zoned R5B. However, an R6B contextual zoning district is mapped along Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. In comparison to R7-1 districts, R6B districts permit a maximum FAR of 2.0 (or 2.2 with MIH bonuses) for residential uses and a maximum FAR of 2.0 for community facility uses. The maximum allowable base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a QGF). The C2-4 commercial overlays within the secondary study area, mapped within the R5B zoning district, permit a maximum FAR of 1.0 (for zoning lots containing only a commercial use), a maximum FAR of 2.0 (for zoning lots containing only a community facility use), and a maximum FAR of 2.0 (for zoning lots containing both commercial and community facility uses). Overall, as summarized in **Table**

C-5, in comparison to zoning district requirements in the existing and No-Action conditions, the Proposed Actions would increase the allowable densities and permitted height within the secondary study area, which is further discussed below.

Assessment – Zoning

Primary Study Area (Project Area) and Secondary Study Area (400-Foot Radius)

In the future with the Proposed Actions, the requested one zoning map amendment, one zoning text amendment, and one zoning special permit would result in changes to zoning within the primary study area. Like the R5B zoning district, the proposed R7-1 zoning district would continue to permit residential and community facility uses within the primary study area. Commercial and manufacturing/industrial uses would not be permitted in the proposed R7-1 zoning district. However, the proposed R7-1 zoning district would increase the allowable residential and community facility densities within the primary study area. The maximum allowable residential FAR within the primary study area would increase to 4.6 (for buildings participating in the city's MIH Program) from 1.35 and the maximum allowable community facility FAR within the primary study area would increase to 4.8 from 2.0. The proposed R7-1 zoning district would be consistent with the existing residential land use and zoning character of the surrounding secondary study area, including an existing R6B zoning district mapped along Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. In addition, just beyond the boundaries of the secondary study area, an existing R7A zoning district is mapped along Prospect Park West approximately 550 feet to the northeast of the secondary study area's northern boundary line and an existing R8B zoning district is mapped around Bartel-Pritchard Square approximately 50 feet to the northeast of the secondary study area's northern boundary line. The primary study area is located along a wide street and is located within the Transit Zone, making the primary study area well equipped to absorb the additional permitted residential and community facility densities.

In comparison to the No-Action condition, the proposed R7-1 zoning district would continue to permit residential and community facility uses. Commercial and manufacturing/industrial uses would not be permitted in the proposed R7-1 zoning district. The proposed R7-1 zoning district would increase the allowable maximum base and building heights within the primary study area. The maximum allowable base height within the primary study area would increase to 75 feet from 30 feet and the maximum building height within the primary study area would increase to 135 feet (for buildings participating in the city's MIH Program and providing a QGF) from 33 feet. The With-Action condition (Projected Development Site 1 [Applicant-owned]) for the Proposed Actions would facilitate a maximum permitted building height increment of approximately 102 feet in the primary study area, compared to the No-Action condition. The No-Action condition would comprise two approximately 43-foot-tall buildings (the maximum permitted building height of 33 feet pursuant to the existing R5B zoning district, plus a 10-foot-tall rooftop bulkhead), while the With-Action condition would comprise two approximately 145-foot-tall buildings (the maximum permitted building height of 135 feet pursuant to the proposed R7-1 zoning district, plus a 10-foot-tall rooftop bulkhead). Further, the proposed R7-1 zoning district would increase the allowable density within the primary study area. The maximum allowable residential FAR within the primary study area would increase by 3.25 FAR, from 1.35 FAR to 4.6 FAR (for buildings participating in the city's MIH Program), while the maximum allowable community facility FAR within the primary study area would increase by 2.8 FAR, from 2.0 FAR to 4.8 FAR. Compared to the No-Action condition, the With-Action condition for the Proposed Actions would result in the incremental development of approximately 258 DUs and 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI) within the primary study area. The

proposed R7-1 zoning district would decrease the accessory parking requirements for residential uses within the primary study area, from 66 percent to 50 percent for market-rate units (no accessory parking would be required for the IRHUs due to the primary study area's location within the Transit Zone); however, the requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" is requested to waive the number of required accessory off-street parking spaces for Projected Development Site 1 (Applicant-owned). Pursuant to ZR Section 74-533, for zoning districts located in the Transit Zone, the CPC may permit a waiver of, or a reduction in, the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all DUs as IRHUs, provided certain findings. Under the requested zoning special permit, Projected Development Site 1 (Applicant-owned) would provide 0 accessory parking spaces.

The No-Action condition on Projected Development Site 1 (Applicant-owned) would comprise two 43-foot-tall (including bulkhead) residential buildings totaling approximately 110,064-gsf of total building space (1.35 FAR), comprising 94 DUs and 62 accessory parking spaces. The With-Action condition on Projected Development Site 1 (Applicant-owned) would comprise two 145-foot-tall (including bulkhead) residential buildings totaling approximately 299,051-gsf of total building space (4.6 FAR), comprising 352 DUs, including 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI). No community facility uses would be located on Projected Development Site 1 (Applicant-owned) in the No-Action and With-Action conditions. No changes to the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur in the No-Action and With-Action conditions. In comparison to the No-Action condition, the With-Action condition would introduce taller, larger, and denser residential buildings to the primary study area, as well as the surrounding secondary study area. However, the With-Action condition would be consistent with multi-family residential buildings located within the secondary study area, including the six-story, 37.55-foot-tall, 1.8 FAR multi-family residential building located at 1638 8th Avenue (Block 1112, Lot 7502) and the seven-story, 73.38-foot-tall, 1.78 FAR multi-family residential building located at 1601 8th Avenue (Block 1109, Lot 1). Although the Proposed Actions would permit taller, larger, and denser buildings than the two larger multi-family elevator apartment buildings located along 8th Avenue, the residential buildings introduced under the With-Action condition would be consistent with the secondary study area's zoning, which is comprised of mostly residential zoning districts as well as C2-4 commercial overlays mapped on properties located along Prospect Park West. C2 commercial overlays are mapped along streets that serve local retail needs and are found extensively throughout the city's medium-density and occasionally higher-density neighborhoods. The secondary study area is primarily zoned R5B. However, an R6B contextual zoning district is mapped along Windsor Place within the secondary study area, less than one block (less than 200 feet) to the north of the primary study area. In comparison to R7-1 districts, R6B districts permit a maximum FAR of 2.0 (or 2.2 with MIH bonuses) for residential uses and a maximum FAR of 2.0 for community facility uses. The maximum allowable base height of a new building before setback is required to be between 30 and 40 feet, and the maximum building height is 50 feet (or 55 feet for buildings providing a QGF).

Overall, the proposed R7-1 zoning district is consistent with the secondary study area's zoning, which is characterized by mostly residential zoning districts. The heights and FAR characteristics of the proposed R7-1 zoning district would be supported by the primary study area's location on Prospect Avenue, a wide street with a mapped width of 80 feet. Further, the proposed R7-1 zoning district, a medium-density zoning district, would be compatible with the medium-density R6B contextual zoning district mapped along Windsor Place within the secondary study area, less than one block to the north of the primary study area. In addition, the proposed R7-1 zoning district would serve as a connection to the existing C2-

4 commercial overlays mapped on properties located along Prospect Park West, as C2-4 commercial overlays are found extensively throughout the city's medium-density neighborhoods. Therefore, the proposed R7-1 zoning district, which would result in the development of two medium-density residential buildings on Projected Development Site 1 (Applicant-owned) within the primary study area, is compatible with the secondary study area's zoning.

In addition, just beyond the boundaries of the secondary study area, an existing R7A zoning district is mapped along Prospect Park West approximately 550 feet to the northeast of the secondary study area's northern boundary line and an existing R8B zoning district is mapped around Bartel-Pritchard Square approximately 50 feet to the northeast of the secondary study area's northern boundary line. R7A contextual zoning districts typically result in high lot coverage residential buildings of roughly seven- to nine-stories, set at or near the street line. For residential uses, the maximum FAR is 4.0; for community facility uses, the maximum FAR is 4.0. Outside of the Manhattan core, above a base height of 40 to 75 feet, the building must set back to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum building height of 85 feet for developments with a qualifying ground floor; for MIH areas, R7A districts permit base heights of 40 to 75 feet and a maximum building height of 95 feet. R8B zoning districts are high density contextual residential districts with a maximum FAR of 4.0, encouraging midsize apartment buildings that fit in well with rows of existing buildings. The base height of a new building in an R8B zoning district is 55 to 60 feet before setback, and the maximum permitted building height is 75 feet. Both R7A and R8B zoning districts are medium- and higher-density districts that feature similar heights and FAR characteristics as the proposed R7-1 zoning district.

The requested zoning text amendment to Appendix F of the ZR to designate the primary study area as an MIH area would require compliance with one of the affordable housing options provided in ZR Section 23-154(d)(3). The final MIH option will be selected by the City Council during ULURP. The requested zoning text amendment would promote the creation of IRHUs in Brooklyn CD 7. In addition, the primary study area is located in close proximity to mass transit, including the 15th Street – Prospect Park Subway Station (serviced by the F and G trains) and the B61, B67, B68, and B69 bus routes. The creation of IRHUs would ensure that any future development within the primary study area would help to address the need for housing to serve a broad range of the city's diverse incomes.

The requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" is requested to waive the number of required accessory off-street parking spaces for Projected Development Site 1 (Applicant-owned) that would result in the decrease in 62 accessory parking spaces between the No-Action and With-Action conditions in the primary study area. Pursuant to ZR Section 74-533, for zoning districts located in the Transit Zone, the CPC may permit a waiver of, or a reduction in, the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all DUs as IRHUs, provided certain findings. The primary study area is located within the Transit Zone and Projected Development Site 1 (Applicant-owned) would provide at least 20 percent of all DUs as IRHUs. Therefore, the requested zoning special permit is appropriate due to the primary study area's location within the Transit Zone.

For these reasons, the Proposed Actions would not result in a significant adverse impact on zoning within the primary or secondary study areas, in accordance with the criteria set forth in the 2021 *CEQR Technical Manual*.

Public Policy

Assessment

Primary Study Area (Project Area) and Secondary Study Area (400-Foot Radius)

Housing Our Neighbors: A Blueprint for Housing and Homelessness

Compared to the future without the Proposed Actions, the future with the Proposed Actions would support the policies and goals of *Housing Our Neighbors: A Blueprint for Housing and Homelessness* by establishing an MIH area encompassing the primary study area, which would require future residential development to include permanent IRHUs. Compared to the No-Action condition, in which no permanent IRHUs would be required or provided, the With-Action condition would result in the creation of approximately 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI). An MIH area requires compliance with one of the income-restricted housing options provided in ZR Section 23-154(d)(3). The final MIH option will be selected by the City Council during ULURP. Therefore, the Proposed Actions would be consistent with the policy goals and objectives of *Housing Our Neighbors: A Blueprint for Housing and Homelessness*.

OneNYC 2050: Building a Strong and Fair City

Compared to the future without the Proposed Actions, the future with the Proposed Actions would support the "Thriving Neighborhoods" and "Efficient Mobility" goals of OneNYC 2050. The Proposed Actions would support OneNYC 2050's "Thriving Neighborhoods" goal through the creation of new housing opportunities, including income-restricted housing options that would not be created in the No-Action condition, in an area of New York City that is served by existing parks, cultural resources, and other shared public spaces, thereby contributing to the community development of the secondary study area and larger, surrounding neighborhood of Windsor Terrace-South Slope. The Proposed Actions would support OneNYC 2050's "Efficient Mobility" goal through the creation of new housing opportunities, including income-restricted housing options that would not be created in the No-Action condition, in an area of New York City that is served by existing public transportation options, thereby dissuading new residential development that would further reliance on car travel as a primary mode of personal transportation. Therefore, the Proposed Actions would be consistent with the policy goals and objectives of OneNYC 2050.

Where We Live NYC Plan

Compared to the future without the Proposed Actions, the future with the Proposed Actions would support Goal 2 of the *Where We Live NYC Plan* by establishing an MIH area encompassing the primary study area, which would require future residential development to include permanent IRHUs. Compared to the No-Action condition, in which no permanent IRHUs would be required or provided, the With-Action condition would result in the creation of approximately 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI). An MIH area requires compliance with one of the income-restricted housing options provided in ZR Section 23-154(d)(3). The final MIH option will be selected by the City Council during ULURP. Therefore, the Proposed Actions would be consistent with Goal 2 of the *Where We Live NYC Plan*.

Transit Zone

Compared to the future without the Proposed Actions, the future with the Proposed Actions would facilitate additional residential land uses (Use Group 2) in a transit-accessible area of Brooklyn Community District 7. The primary study area is located within the Transit Zone and the 15th Street – Prospect Park Subway Station (serviced by the F and G trains) is located approximately two blocks to the east of the primary study area. Further, the requested zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" is requested to waive the number of required accessory off-street parking spaces for Projected Development Site 1 (Applicant-owned). The primary study area is located within the Transit Zone and Projected Development Site 1 (Applicant-owned) would provide at least 20 percent of all DUs as IRHUs. Under the requested zoning special permit, Projected Development Site 1 (Applicant-owned) would provide 0 accessory parking spaces. The Proposed Actions would not conflict with and would be consistent with both the primary and secondary study areas' locations within the Transit Zone.

New Connections /New Opportunities – Sunset Park 197-a Plan

As described above, the "New Connections /New Opportunities – Sunset Park 197-a Plan," is applicable to both the primary and secondary study areas; the primary and secondary study areas are located within the "Context Area" of the 197-a plan. Compared to the future without the Proposed Actions, the future with the Proposed Actions would facilitate additional residential land uses (Use Group 2) in a transit-accessible area of Brooklyn Community District 7. The focus area of the adopted 197-a plan is the Sunset Park waterfront of Brooklyn Community District 7, for which the adopted 197-a plan outlines a comprehensive framework for the revitalization of the Sunset Park waterfront into an economically viable and environmentally sustainable resource that is closely related to, and serves the needs of, adjacent upland residential communities of Brooklyn Community District 7. The adopted 197-a plan outlines a vision of the Sunset Park waterfront as a sustainable mixed-use neighborhood that promotes regional and local economic development, fosters a healthy living and working environment, and reconnects upland residential communities of Brooklyn Community District 7 to the Sunset Park waterfront. As the primary and secondary study areas are located within the "Context Area" of the 197-a plan, rather than the "Primary Study Area" of the 197-a plan, the Proposed Actions would not conflict with both the primary and secondary study areas' locations within the "Context Area" of the "New Connections /New Opportunities – Sunset Park 197-a Plan." Additionally, the Proposed Actions would be consistent with the Sunset Park 197-a Plan as residential uses would be facilitated by the Proposed Actions Brooklyn Community District 7.

For these reasons, the Proposed Actions would not result in a significant adverse impact on public policy within the primary or secondary study areas, in accordance with the criteria set forth in the 2021 *CEQR Technical Manual*.

Attachment D:

Socioeconomic Conditions

I. INTRODUCTION

This attachment assesses whether the Proposed Actions' Reasonable Worst Case Development Scenario ("RWCDS") would result in significant adverse impacts to the socioeconomic character of the area within and surrounding the Project Area in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District ("CD") 7. As described in the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*, the socioeconomic character of an area includes its population, housing, and economic activities. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although some socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of the area. In some cases, these changes may be substantial, but not adverse. The objective of a CEQR analysis is to disclose whether any changes created by the Proposed Actions would have a significant adverse impact compared to what would happen in the future without the Proposed Actions (i.e., the No-Action condition).

As described in **Attachment A, "Project Description,"** the Proposed Actions include one zoning map amendment, which would rezone the Project Area from an R5B zoning district to an R7-1 zoning district, and one zoning text amendment to Appendix F of the ZR to establish the Project Area as an MIH area, both of which would increase the allowable density within the Project Area. The Project Area measures approximately 79,429-square feet ("sf"), comprising the approximate 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as portions of ("P/O") Lots 60 and 79.

The Proposed Actions would facilitate the construction of two 13-story residential buildings containing a total of 352 dwelling units ("DUs") at a single projected development site ("Projected Development Site 1 (Applicant-owned)," Block 1113, Lots 61 and 73). Under the RWCDS, the incremental (net) change between the No-Action and With-Action conditions that would result from the Proposed Actions would be a net increase of approximately 258 DUs, including approximately 88 affordable DUs pursuant to Mandatory Inclusionary Housing ("MIH") Option 1 (25% of DUs at an average of 60% of the Area Median Income ["AMI"]) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI), which would be completed by 2027. The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. The final MIH option will be selected by the City Council during the Uniform Land Use Review Procedure ("ULURP"). For conservative analysis purposes, the analysis presented herein assumes the MIH Option that would introduce higher household income levels. Based on this assumption, MIH Option 2 would be mapped. Under MIH Option 2, approximately 30 percent of a development's residential floor area would be income-restricted and be income-restricted to households earning on average 80 percent AMI (up to $90,400 for a family of two in 2023 or up to $101,680 for a family of three in 2023).[1]

[1] The median income for all cities across the country is defined each year by the U.S. Department of Housing and Urban Development ("HUD"). The AMI for two-person and three-person families are used because the average household size for the half-mile radius study area is 2.47 persons and 3.07 for Brooklyn CD 7.

In accordance with 2021 *CEQR Technical Manual* guidance, this socioeconomic assessment considers whether the Proposed Actions could result in significant adverse socioeconomic impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries.

II. METHODOLOGY

Under CEQR, the assessment of socioeconomic conditions usually distinguishes between the socioeconomic conditions of an area's residents and businesses. However, a proposed project can affect either or both segments in similar ways: it may directly displace residents or businesses; or it may alter one or more of the underlying forces that shape socioeconomic conditions in an area and thus may cause indirect displacement of residents or businesses. The objective of the CEQR analysis is to disclose whether any changes created by the proposed project would have a significant impact compared with what would happen in the future without the proposed project.

Direct displacement is defined as the involuntary displacement of residents, businesses, or institutions from the actual site of (or sites directly affected by) a proposed project. Examples include the proposed redevelopment of a currently occupied site for new uses or structures, or a proposed easement or right-of-way that would take a portion of a parcel and thus render it unfit for its current use. Since the occupants of a site are usually known, the disclosure of direct displacement focuses on specific businesses and employment and an identifiable number of residents and workers.

Indirect or secondary displacement is defined as the involuntary displacement of residents, businesses, or employees in an area adjacent to, or close to, a project or development site that results from changes in socioeconomic conditions created by a proposed project. Examples include rising residential rents in an area that result from a new concentration of higher-income housing introduced by a project, which ultimately could make existing housing unaffordable to lower-income residents; a similar turnover of industrial to higher-rent commercial tenancies induced by the introduction of a successful office project in an area; or the flight from a neighborhood that can occur if a proposed project creates conditions that break down the community (such as a highway dividing the area). Unlike direct displacement, the exact occupants to be indirectly displaced are not known. Therefore, an assessment of indirect displacement usually identifies the size and type of groups of residents, businesses, or employees potentially affected.

Pursuant to Chapter 5, Section 130 of the 2021 *CEQR Technical Manual*, economic activities that characterize an area generally include the businesses or institutions operating there and the employment associated with them. Depending on the project in question, those people who are served by the businesses may also be considered in the assessment. Also, if there are groups of businesses that depend on the goods and services of businesses that are likely to be affected by the project, it may be appropriate to consider the effects on those businesses as well.

Even if a project does not directly or indirectly displace businesses, it may affect the operation and viability of a major industry or commercial operation in the city. An example would be new regulations that prohibit or restrict the use of certain processes that are critical to certain industries. In this case, the CEQR review may involve the assessment of the economic impact of the project on the specific industry in question.

Determining Whether a Socioeconomic Assessment is Appropriate

According to the 2021 *CEQR Technical Manual*, a socioeconomic assessment should be conducted if a project may be reasonably expected to create socioeconomic changes in the area affected by the project that would not be expected to occur in the absence of the proposed project. The following initial screening assessment considers threshold circumstances identified in the 2021 *CEQR Technical Manual*, and bulleted below, that can lead to socioeconomic changes warranting further assessment.

As noted previously, the Proposed Actions would introduce a net increase of approximately 258 DUs, including approximately 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI), as compared to the No-Action condition.

- ***Direct Residential Displacement: Would the proposed project directly displace residential population to the extent that the socioeconomic character of the neighborhood would be substantially altered? Displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic character of a neighborhood.***

Projected Development Site 1 (Applicant-owned) does not include any existing residential uses and is occupied by an existing, legal non-conforming industrial use. Therefore, the Proposed Actions would not lead to the direct displacement of any existing residential population, and no further assessment is warranted.

- ***Direct Business Displacement: Would the proposed project directly displace more than 100 employees, or directly displace a business whose products or services are uniquely dependent on its location, are the subject of policies or plans aimed at its preservation, or serve a population uniquely dependent on its services in its present location? If so, assessments of direct business displacement and indirect business displacement are appropriate.***

In terms of direct business displacement, as noted above, the RWCDS assumes that Projected Development Site 1 (Applicant-owned) would be developed with residential uses under both the No-Action and With-Action conditions. The existing, legal non-conforming industrial use, which is a textile/linens commercial laundry service (43 employees) that occupies the four low-rise buildings at Projected Development Site 1 (Applicant-owned), is anticipated to relocate within an area of Brooklyn zoned for industrial use regardless of whether the Proposed Actions are approved. It is a legally non-conforming use that is not permitted under existing zoning regulations, and its degree of non-conformance generally may not be increased (i.e., zoning limits what a non-conforming building is permitted in terms of extensions and change of use).[2] In the future without the Proposed Actions, Projected Development Site 1 (Applicant-owned) would be developed with two multiunit residential buildings totaling approximately 110,064-gsf, including 94 total DUs and 62 total accessory parking spaces. The No-Action condition would introduce approximately 289 residents and five employees at Projected Development Site 1 (Applicant-owned). In the future with the Proposed Actions, Projected Development Site 1 (Applicant-owned) would be developed with two multiunit residential buildings totaling approximately 299,051-gsf, including 352 total DUs, of which approximately 88 DUs would be affordable

[2] Pursuant to Chapter 2 "Non-Conforming Uses" of ZR Article V, typically, non-conforming uses are not allow to expand, or rebuild if a non-conforming building is destroyed by fire or otherwise.

pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 DUs would be affordable pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI). The With-Action condition would introduce approximately 1,081 residents and 14 employees at Projected Development Site 1 (Applicant-owned). As such, there would be no direct business displacement as a result of the Proposed Actions, and no further assessment is warranted.

- ***Indirect Residential and/or Business Displacement due to Increased Rents: Would the proposed project result in substantial new development that is markedly different from existing uses, development, and activities within the neighborhood? Residential development of 200 units or less or commercial development of 200,000 sf or less would typically not result in significant socioeconomic impacts. For projects exceeding these thresholds, an assessment of indirect residential displacement and indirect business displacement is appropriate.***

The Proposed Actions would introduce a net increase of approximately 258 DUs as compared to the No-Action condition, which would exceed the 200-unit 2021 *CEQR Technical Manual* threshold. Therefore, a preliminary assessment of potential indirect residential displacement is warranted and is provided in Section III of this attachment.

The Proposed Actions would not result in the development of commercial space. Therefore, an assessment of potential indirect business displacement is not warranted.

- ***Indirect Business Displacement due to Retail Market Saturation: Would the proposed project result in a total of 200,000 sf or more of retail on a single development site or 200,000 sf or more of regional-serving retail across multiple sites? This type of development may have the potential to draw a substantial amount of sales from existing businesses within the study area, resulting in indirect business displacement due to market saturation.***

The Proposed Actions would not result in 200,000 sf or more of retail on a single development site nor 200,000 sf or more of regional-serving retail across multiple sites. Therefore, an assessment of indirect business displacement due to retail market saturation is not warranted.

- ***Adverse Effects on Specific Industries: Is the project expected to affect conditions within a specific industry? This could affect socioeconomic conditions if a substantial number of workers or residents depend on the goods or services provided by the affected businesses, or if the project would result in the loss or substantial diminishment of a particularly important product or service within the city.***

The Proposed Actions would not result in development warranting an assessment of direct or indirect business displacement, nor would they include any citywide regulatory changes that would adversely affect the economic and operational conditions of certain types of businesses or processes; therefore, an assessment for adverse effects on specific industries is not warranted.

Based on the screening assessment above, the Proposed Actions would warrant an assessment of indirect residential displacement.

Analysis Format

Following 2021 *CEQR Technical Manual* guidance described in Section 330 of Chapter 5, the socioeconomic analysis of potential indirect residential displacement begins with a preliminary assessment. The purpose of the preliminary assessment is to learn enough about the effects of the Proposed Actions to either rule out the possibility of significant adverse impacts or determine that a more detailed assessment is warranted. A detailed assessment, when required, is framed in the context of existing conditions and evaluations of the future without the Proposed Actions and the future with the Proposed Actions by the project build year of 2027.

For the analysis of indirect residential displacement presented below, Step 1 of the 2021 *CEQR Technical Manual's* preliminary assessment was sufficient to conclude that the Proposed Actions would not result in any significant adverse socioeconomic impacts.

Study Area Definition

A socioeconomic study area is the area within which the Proposed Actions has the greatest potential to affect directly or indirectly population, housing, and economic activities. A study area typically encompasses a project site(s) and adjacent areas within an approximately 400-foot, quarter-mile radius, or half-mile radius, depending upon the project size and area characteristics. According to the 2021 *CEQR Technical Manual*, the larger half-mile study area is appropriate for projects that would potentially increase the quarter-mile area population by more than five percent. The incremental population introduced by the Proposed Actions (792 residents[3]) would result in an increase in the quarter-mile study area residential population of more than five percent.[4] As such, a half-mile study area is the appropriate study area for assessing the potential for indirect residential displacement, in accordance with 2021 *CEQR Technical Manual* methodology.

As socioeconomic analyses depend on demographic data, it is appropriate to adjust the study area boundary to conform to the census tract delineation that most closely approximates the desired radius (in this case, a half-mile radius surrounding the boundary of the Project Area). For this analysis, 10 census tracts (census tracts 141.01, 141.02, 147, 149.01, 149.02, 151, 167, 169, 171, and 1502) comprise the half-mile socioeconomic study area; the half-mile socioeconomic study area is shown in **Figure D-1**.[5]

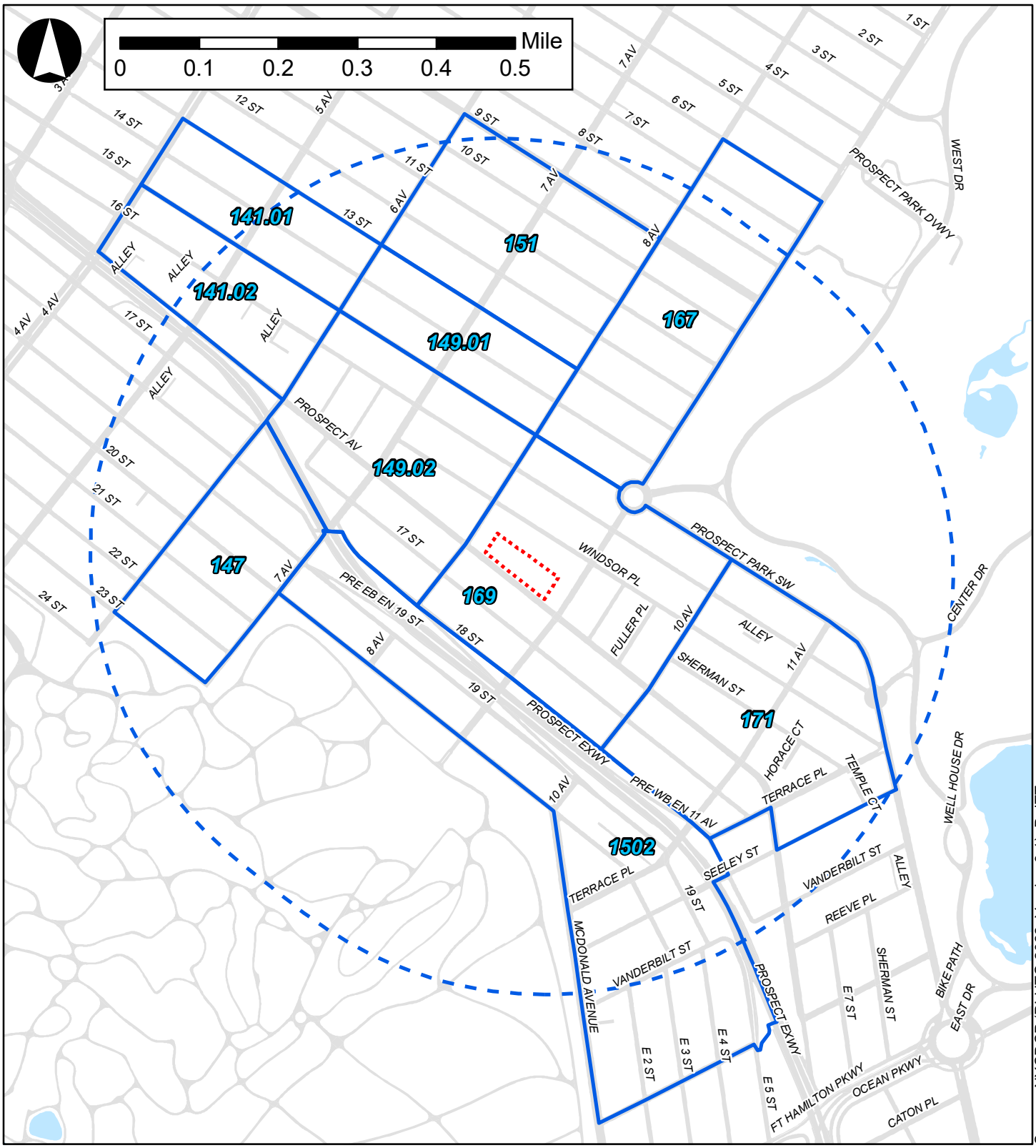
As shown in **Figure D-1**, the half-mile socioeconomic study area is located in central Brooklyn between Prospect Park and Green-Wood Cemetery. It is roughly bound by 9th Street to the north, Prospect Park to the east, Greenwood Avenue and Green-Wood Cemetery to the south, and 4th and 6th Avenues to the

[3] Estimate of incremental residential population resulting from the Proposed Actions assumes 3.07 persons per DU, which is based on the average household size for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates. Previously, the RWCDS established for the Proposed Actions, as well as the draft EAS, utilized an average household size of 2.95 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2016-2020 ACS Five-Year Estimates. Subsequent to the preparation of the RWCDS and draft EAS, the 2017-2021 ACS Five-Year Estimates were released. Therefore, the Filed EAS has been updated to reflect the most current average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation).

[4] The quarter-mile study area, comprising census tracts 149.02 and 169, has a population of 9,951.

[5] In accordance with 2021 *CEQR Technical Manual* guidance, the socioeconomic study area includes all census tracts with at least 50 percent of area within one half-mile of the Project Area.

Figure D-1
Socioeconomic Study Area



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

- Project Area
- Half-Mile Radius
- 169 Socioeconomic Study Area
- Roadways

west. The half-mile study area includes portions of the Park Slope South (or South Slope) and Windsor Terrace neighborhoods. The neighborhood of South Slope generally has the Prospect Expressway at its southern border, with 10th Street to the north, 4th Avenue to the west, and Prospect Park West to the east. Windsor Terrace is bound by Prospect Park to the east and Green-Wood Cemetery to the west from Prospect Park West to Caton Avenue.

In addition, in accordance with 2021 *CEQR Technical Manual* guidance, the indirect residential displacement analysis considers an area "near" the study area (i.e., within a half-mile radius of the secondary study area) to examine real estate market trends. This larger area largely encompasses the Brooklyn neighborhoods of Slope South and Windsor Terrace.

Data Sources

Information used in the analysis of indirect residential displacement (including population, housing, rents, incomes) were obtained from U.S. Census Bureau's 2020 Census, 2006-2010 and 2017-2021 American Community Survey ("ACS") Five-Year Estimates. The New York City Department of City Planning's ("DCP's") Population FactFinder online mapping application tool was used to determine the statistic reliability of single-variable ACS data presented for the study area, the borough of Brooklyn, and New York City.[6] To estimate the future population resulting from anticipated No-Build (i.e., No-Action condition) development projects within the study area, average household sizes from the 2017-2021 ACS Five-Year Estimates were applied. For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied. For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied. Data on the study area were compared to Brooklyn and New York City. It should be noted that Steps 1 – 4 of the Step 1 indirect residential displacement analysis presented below utilize the half-mile radius study area's average household of 2.47 persons per household, which is derived from 2017-2021 ACS Five-Year Estimates data for the census tracts comprising the half-mile radius study area.

Land use and parcel data were collected from the city's Primary Land Use Tax Lot Output ("PLUTO™") data files, online Geographic Information Systems ("GIS") databases, including the New York City Open Accessible Space Information System[7] and NYCityMap.[8] Study area market-rate asking rents were researched using online real estate listing sites, including Compass.com, Corcoran.com, apartments.com and Streeteasy.com.

[6] The reliability of data is based on the margin of error ("MOE"). MOEs describe the precision of an estimate within a 90-percent confidence interval and provide an idea of how much variability (i.e., sampling error) is associated with the estimate, where the larger MOE relative to the size of the estimate, the less reliable the data. The MOE is partially dependent on the sample size because the large sample sizes result in a greater amount of information that more closely approximates the population.

[7] http://wwww.oasisnyc.net

[8] http://gis.nyc.gov/doitt/nycitymap/

III. PRELIMINARY ASSESSMENT OF INDIRECT RESIDENTIAL DISPLACEMENT

As described in the 2021 *CEQR Technical Manual*, indirect residential displacement usually results from substantial new development that is markedly different from existing uses and activity in an area, which can lead to increased property values in the area. Increased property values can lead to increased rents in non-regulated rental housing units, which can make it difficult for some existing residents to afford to stay in their homes. Pursuant to 2021 *CEQR Technical Manual* guidance, the indirect residential displacement assessment aims to determine whether the Proposed Actions would either introduce a trend or accelerate an existing trend of changing real estate market conditions that may have the potential to displace a vulnerable residential population and substantially change the socioeconomic character of the neighborhood. To quantify the reasonably anticipated effects of the Proposed Actions, the vulnerable population is defined in the 2021 *CEQR Technical Manual* to include renters living in privately held units unprotected by rent control, rent stabilization, or other government regulations restricting rents, and whose incomes or poverty status indicate that they may not support substantial rent increases. Residents who are homeowners, or who are renters living in rent regulated[9] or subsidized housing units would not be vulnerable to rent pressures according to 2021 *CEQR Technical Manual* guidance.

This preliminary assessment follows the step-by-step preliminary assessment guidance described in Section 332.1 of the 2021 *CEQR Technical Manual*. As described below and in keeping with 2021 *CEQR Technical Manual* guidance, Step 1 of the preliminary assessment was sufficient to determine that the Proposed Actions would not result in significant adverse impacts in regards to indirect residential displacement or socioeconomic conditions.

Step 1 Analysis: Determine if the proposed project would add new population with higher average incomes compared to the average incomes of the existing populations and any new population expected to reside within the study area in the future without the proposed project.

Household income characteristics for the study area population are described using the average (or mean) and median household incomes, as well as a breakdown of income distribution. The median household income represents the mid-point of all household incomes in a study area, and the mean household income is calculated by dividing aggregate income by the total number of households in a study area. The presence of higher- or lower-income households raises or lowers the area's mean income, sometimes substantially higher or lower than the median of household incomes in a study area.

According to 2017-2021 ACS Five-Year Estimates, the mean annual household income of residents living within the study area is approximately $183,830 as compared to $137,298 in 2006-2010 (refer to **Table D-1**).[10] The existing mean annual household income of study area residents is relatively high and comparable to nearly 150% AMI of New York City for a family of three.[11] As shown in **Table D-1**, residents

[9] Rent regulated housing includes both rent controlled and rent stabilized apartments that are protected from steep rent increases and offer tenants greater legal protections than those residing in market-rate housing.

[10] Based on the MOE for the mean household income of the study area according to the 2017-2021 ACS Five-Year Estimates (MOE of $17,839), the average household income is, with 90% confidence, between $165,991 and $201,669. Only the direction in mean household income between the 2006-2010 and 2017-2021 ACS Five-Year Eestimates within the study area can be reported with statistical confidence.

[11] The 2023 AMI for the New York City region is $127,100 for a three-person family (100 percent AMI) and therefore, 150 percent of the AMI for a three-person family is $190,650. The AMI for a three-person family is used because the

within the study area have higher mean household incomes, as compared to Brooklyn ($103,893) and New York City ($113,315) as a whole.

Table D-1: Household Income Characteristics within the Study Area, Brooklyn, and New York City[1]

	Median Household Income			Mean Household Income		
	2006-2010 ACS	2017-2021 ACS	Percent Change	2006-2010 ACS	2017-2021 ACS	Percent Change
Half-Mile Study Area	$109,796	$140,502	Increase[2]	$137,298	$183,830	Increase[2]
Brooklyn	$54,646	$67,753	24.0%	$78,589	$103,893	32.2%
New York City	$63,072	$70,663	12.0%	$97,706	$113,315	16.0%

Sources: Bureau of the Census, 2017-2021 ACS Five-Year Estimates, as reported on DCP's Population Factfinder in April 2023.
Notes:
[1] Statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.
[2] For the study area, only the directionality of change could be reported for the study area's median and mean annual household incomes.

Trends in the mean household income within the study area, larger borough, and greater city indicate that the mean household income is increasing across all areas. As shown in **Table D-1**, the mean household income in Brooklyn increased by more than 32 percent since 2006-2010, roughly double the percentage increase in New York City (16 percent). Only the directionality of change in mean household income could be reported with statistical confidence for the study area between the 2006-2010 and 2017-2021 ACS Five-Year Estimates.

In all areas, the median household income is lower than the mean household income, indicating the presence of higher-income households within the study area, larger borough, and overall city (refer to **Table D-1**). As shown in **Table D-1**, consistent with the trends in mean household income, the median household income within the study area is higher than both the larger borough and city. According to 2017-2021 ACS Five-Year Estimates, the median household income for the study area is an estimated $140,502,[12] as compared to $67,753 for Brooklyn households and $70,663 for New York City households, respectively. The study area's existing median annual household income falls slightly above 110 percent of the 2023 AMI for the New York City region for a three-person family.[13] Like mean household incomes, the median household incomes within the study area, larger borough, and city have increased indicating a trend of increasing incomes across all areas.

Table D-2 illustrates the distribution of household incomes within the study area as compared to the larger borough and New York City. As shown in **Table D-2**, the distribution of household incomes within the study area is skewed towards higher-incomes as compared to Brooklyn and New York City. Roughly 63 percent of households within the study area earned $100,000 or more, with nearly 33 percent earning

average household size for Brooklyn CD 7 (within which Projected Development Site 1 [Applicant-owned] is located), which includes portions of the neighborhoods of South Slope and Windsor Terrace, is 3.07 persons according to the 2017-2021 ACS Five-Year Estimates.

[12] Based on the MOE for the median household income of the study area according to the 2017-2021 ACS Five-Year Estimates (MOE of $14,254), the average household income is, with 90% confidence, between $126,248 to $154,756.

[13] The median income for all cities across the country is defined each year by the U.S. Department of Housing and Urban Development ("HUD"). In the New York City region, 110 percent of the AMI for a three-person family is $139,810. Please note that the AMI for a three-person family is used because the average household size for Brooklyn CD 7 is 3.07 persons; Projected Development Site 1 (Applicant-owned) is located in Brooklyn CD 7.

$200,000 or more, whereas approximately 37 and 36 percent of households earned $100,000 or more in New York City and Brooklyn, respectively.

Table D-2: Household Income Distribution within the Study Area, Brooklyn, and New York City (2017-2021)

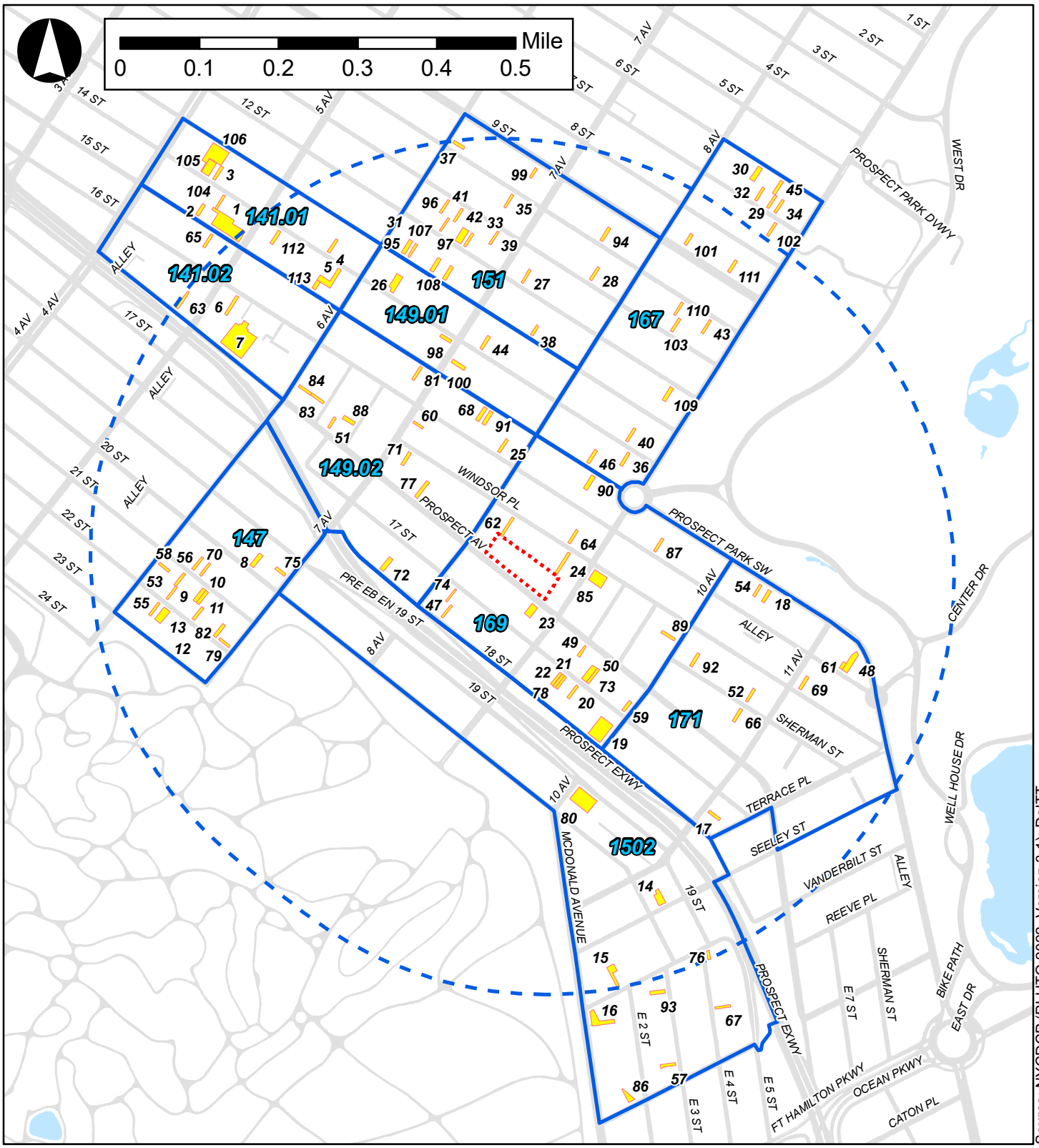
	Total Households	Households Earning Less than $25,000		Households Earning $25,000 to $49,999		Households Earning $50,000 to $99,999		Households Earning $100,000 to $199,999		Households Earning $200,000 or more	
		#	%	#	%	#	%	#	%	#	%
Half-Mile Study Area	13,488	1,150	8.5%	1,191	8.8%	2,614	19.4%	4,127	30.6%	4,406	32.7%
Brooklyn	985,108	217,666	2.1%	172,624	17.5%	243,571	24.7%	228,866	23.2%	122,381	12.4%
New York City	3,250,657	689,576	21.2%	549,830	16.9%	811,566	25.0%	759,843	23.4%	439,842	13.5%

Source: US Census Bureau, 2017-2021 Five-Year Estimates via NYC Population FactFinder in April 2023.
Note: The statistical reliability of the data included in this table has been vetted using DCP's NYC Population FactFinder.

In the absence of the Proposed Actions, no zoning changes would occur within the Project Area. The study area would continue to support a predominantly residential area with some new development. Under the No-Action condition, the existing buildings at Projected Development Site 1 (Applicant-owned) would be demolished and Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. In the absence of the Proposed Actions, two new residential buildings that would include a total of approximately 94 DUs, all of which would be market-rate, would be constructed at Projected Development Site 1 (Applicant-owned).

Table D-3 identifies 113 known and planned development projects anticipated to be completed within the study area by 2027, all of which would introduce residential uses. The development projects are mapped in **Figure D-2**. The largest planned development would be located at 263 Prospect Avenue, which would introduce approximately 147 DUs; this project is located to the northwest of Projected Development Site 1 (Applicant-owned). The remaining planned developments are much smaller in size and would each introduce fewer than 30 DUs. As shown in **Table D-3**, located on pp. D-10, D-11, and D-12, a total of approximately 536 DUs are anticipated to be introduced within the study area.

Figure D-2
No-Action Developments



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

- Project Area
- Half-Mile Radius
- 169 Socioeconomic Study Area
- No-Action Developments
- Roadways

Table D-3: No-Action Development Projects within the Half-Mile Study Area

Map No.[1]	Address	DUs	Residential Population[2]
1	550 Fifth Avenue	18	44
2	179 15th Street	2	5
3	213 14th Street	2	5
4	293 14th Street	1	2
5	308 14th Street	10	24
6	186 16th Street	3	9
7	263 Prospect Avenue	147	434
8	353 20th Street	5	15
9	316 21st Street	2	6
10	332 21st Street	4	12
11	334 21st Street	4	12
12	335 22nd Street	1	3
13	316 22nd Street	9	27
14	89 Seeley Street	2	6
15	127 Vanderbilt Street	1	3
16	129 McDonald Avenue	12	35
17	1713 11th Avenue	1	3
18	53 Prospect Park Southwest	5	15
19	1712 10th Avenue	17	50
20	532 17th Street	1	3
21	522 17th Street	1	3
22	520 17th Street	1	3
23	474 Prospect Avenue	5	15
24	120 Windsor Place	2	6
25	395 16th Street	3	9
26	333 14th Street	7	17
27	415 12th Street	2	5
28	543 11th Street	3	7
29	593 7th Street	1	2
30	590 6th Street	8	19
31	345 13th Street	2	5
32	583 7th Street	1	2
33	385 12th Street	2	5
34	599 7th Street	2	5
35	520 10th Street	1	2
36	494 14th Street	1	2
37	457 6 Avenue	3	7
38	421 13th Street	1	2
39	476 11th Street	1	2
40	481 14th Street	1	2
41	369 12th Street	1	2
42	442 11th Street	1	2
43	690 10th Street	2	5
44	385 14th Street	1	2

Notes:

[1] The No-Action development projects are mapped in **Figure D-2**.

[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

Table D-3 (continued): No-Action Development Projects within the Half-Mile Study Area

Map No.[1]	Address	DUs	Residential Population[2]
45	608 6th Street	1	2
46	447 15th Street	1	2
47	455 18th Street	1	3
48	92 Prospect Park Southwest	9	28
49	506 Prospect Avenue	3	9
50	535 17th Street	2	6
51	333 Prospect Avenue	1	3
52	55 Sherman Street	1	3
53	317 22nd Street	2	6
54	49 Prospect Park Southwest	2	6
55	312 22nd Street	2	6
56	321A 21st Street	1	3
57	72 East 3rd Street	1	3
58	711 6 Avenue	1	3
59	559 17th Street	4	12
60	465 7 Avenue	3	9
61	605 16th Street	1	3
62	74 Windsor Place	1	3
63	231 Prospect Avenue	2	6
64	115 Windsor Place	1	3
65	198A 15th Street	1	3
66	56 Sherman Street	1	3
67	45 East 4th Street	1	3
68	390 15th Street	6	18
69	257 Windsor Place	2	6
70	327 21st Street	1	3
71	8 Windsor Place	4	12
72	409 18th Street	2	6
73	533 17th Street	2	6
74	448A 17th Street	1	3
75	566 7 Avenue	4	12
76	402 Vanderbilt Street	1	3
77	391 Prospect Avenue	3	9
78	518 17th Street	1	3
79	604 7 Avenue	2	6
80	1901 10 Avenue	27	83
81	350 15th Street	4	12
82	349 22nd Street	4	12
83	28 Webster Place	2	6
84	603 6 Avenue	3	9
85	235 Prospect Park West	15	46
86	123 Greenwood Avenue	3	9
87	489 16th Street	2	6
88	28 Jackson Place	1	3
89	1638 10 Avenue	1	3
90	460 15th Street	8	25

Notes:

[1] The No-Action development projects are mapped in **Figure D-2**.

[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

Table D-3 (continued): No-Action Development Projects within the Half-Mile Study Area

Map No.[1]	Address	DUs	Residential Population[2]
91	396 15th Street	1	3
92	11 Sherman Street	1	3
93	14 East 3rd Street	1	3
94	583 10th Street	3	7
95	341 13th Street	4	10
96	430 11th Street	1	2
97	379 12th Street	6	15
98	424 7 Avenue	4	10
99	432 9th Street	2	5
100	431 7 Avenue	10	24
101	521 9th Street	1	2
102	596 7th Street	2	5
103	611 11th Street	2	5
104	234 14th Street	1	2
105	205 14th Street	5	12
106	228 13th Street	28	68
107	359 13th Street	3	7
108	367 13th Street	4	10
109	516 12th Street	6	15
110	666 10th Street	2	5
111	555 9th Street	2	5
112	270 14th Street	4	10
113	261 15th Street	1	2
Total		***536***	***1,537***

Notes:

[1] The No-Action development projects are mapped in **Figure D-2**.

[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

In the future with the Proposed Actions, the Proposed Actions would permit an increase in residential density within the Project Area and would facilitate the development of new housing. Under the RWCDS, the With-Action condition would result in the total development of approximately 352 total DUs and 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI). Compared to the No-Action condition, the Proposed Actions would result in an incremental (net) increase of approximately 258 total DUs and 88 affordable DUs pursuant to MIH Option 1 (25% of DUs at an average of 60% AMI) or 106 affordable DUs pursuant to MIH Option 2 (30% of DUs at an average of 80% AMI), which would include market-rate and income-restricted DUs at a single projected development site. In the future with the Proposed Actions, the Project Area would be rezoned from R5B to R7-1. The Project Area would be designated an MIH area, which would set mandatory income-restricted housing requirements pursuant to the MIH program and require a share of new housing be set aside as permanently income-restricted. The production of permanently income-restricted housing would be a condition of any future residential development within the Project Area, which is expected to help preserve income-restricted housing in the surrounding area. There would be no expiration to the affordability requirements of housing units created through the MIH program, making them a long-term, stable reservoir of income-restricted housing in the surrounding area, a key policy to meet the goals outlined in the city's *Housing Our Neighbors: A Blueprint for Housing and Homelessness*.

The proposed zoning changes would require any new residential development to introduce permanently income-restricted housing as part of the development program pursuant to mandatory inclusionary housing. As such, the Proposed Actions would expand housing opportunities in an area of the city where a strong demand for income-restricted and market-rate housing exists. The MIH program would provide assurance that new residential development would address the needs of residents at lower-income levels even in the event that local housing market conditions continue to change with the requirement of permanent income-restricted housing.

The amount of affordable housing units produced and resulting range of affordability presented would ultimately depend on which MIH Option is utilized and selected during ULURP. The final MIH Option will be selected by the City Council during ULURP. The New York City Department of Housing Preservation and Development ("HPD"), as a supporting and regulatory agency, would at a later date establish levels of affordability for Projected Development Site 1 (Applicant-owned) in coordination with the Applicant. The affordability requirements would be defined and ensured through regulatory agreements with HPD.

The levels of affordability for the MIH units would be based on percentages of the HUD-defined AMI for the region. The 2023 income limits by family size for the New York City region are presented in **Table D-4**. These levels will change over time, however, based on these data, residents of the income-restricted housing units (averaging 60 and/or 80 percent AMI, depending on which MIH Option[s] is selected) are generally expected to have lower mean household incomes in comparison to the existing income levels of households within the study area (refer to **Table D-1**). The income-restricted housing added by the Proposed Actions is expected to help maintain a more diverse demographic composition within the study area and would further expand housing opportunities in an area where a strong demand for income-restricted housing exists. As noted previously, the Applicant intends to map MIH Option 1 within the Project Area.

Table D-4: 2023 New York City Area AMI

Family Size	30% of AMI	40% of AMI	50% of AMI	60% of AMI	80% of AMI	100% of AMI	130% of AMI
1	$29,670	$39,560	$49,450	$59,340	$79,120	$98,900	$128,570
2	$33,900	$45,200	$56,500	$67,800	$90,400	$113,000	$146,900
3	$38,130	$50,840	$63,550	$76,260	$101,680	$127,100	$165,230
4	$42,360	$56,480	$70,600	$84,720	$112,960	$141,200	$183,560

Source: HPD, https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page

For conservative analysis purposes, the analysis assumes the MIH Option that would introduce higher household income levels. Based on this assumption, MIH Option 2 would be mapped. Under MIH Option 2, approximately 30 percent of a development's residential floor area would be income-restricted and be income-restricted to households earning on average 80 percent AMI (or up to $101,680 for a family of three in 2023[14]). Based on this assumption, the Proposed Actions would introduce approximately 246 market-rate DUs and approximately 106 DUs occupied by families/residents earning an average of 80 percent AMI under the With-Action condition (a total of approximately 352 DUs) at Projected Development Site 1 (Applicant-owned).

To estimate the average household income of residents introduced by the Proposed Actions, the incomes of future residents in both the market-rate and income-restricted units at Projected Development Site 1

[14] Please note that the AMI for a three-person family is used because the average household size for Brooklyn CD 7 is 3.07 persons; Projected Development Site 1 (Applicant-owned) is located in Brooklyn CD 7.

(Applicant-owned) have been projected. Housing is considered affordable to a household if it costs about one-third or less of total household income, as HUD defines families who pay more than 30 percent of their income for housing as rent-burdened. Assuming the 30 percent threshold is conservative for this analysis as it would result in a higher assumed income for the RWCDS market-rate tenants.

As shown in **Table D-4**, according to HUD, two-person families in the New York City region would be eligible for the income-restricted housing units within the Project Area if they were earning $90,400 annually, which is 80 percent AMI.[15] As shown in **Table D-4**, three-person families in the New York City region would be eligible for income-restricted housing units within the Project Area if they were earning $101,680 annually, which is 80 percent AMI. Since the half-mile radius study area's average household size is 2.47 persons per household[16], it is assumed that the average income of a family living in an income-restricted unit would be $95,702.

Consistent with 2021 *CEQR Technical Manual* guidance, the third quartile of market-rate unit rents is assumed to represent 30 percent of the introduced population's monthly income for the market-rate apartments, given that new construction tends to be at the higher end of market rents and that 30 percent is the standard threshold for what is considered a rent-burdened household. For the market-rate units, research into current market-rate asking rents within the study area (summarized in **Table D-5**) and the assumption that incoming market-rate renters would be spending approximately 30 percent of their household income on rent[17] have been used to estimate the expected income level of future market-rate tenants.

Table D-5: Estimated Household Incomes for the Proposed Market-Rate Units

Unit Type	Number of Apartments Listed [1]	Third Quartile Asking Rent [1]	Estimated Monthly Income [2]	Estimated Yearly Income [2]
Studios	11	$2,550	$8,500	$101,980
1-Bedrooms	37	$3,625	$12,100	$145,000
2-Bedrooms	32	$4,703	$15,700	$188,100
3+ Bedrooms	10	$5,446	$18,200	$217,850
Estimated Weighted Average [3]		**$4,100**	**$13,600**	**$163,200**

Source: Corcoran.com, Compass.com, Street Easy, http://streeteasy.com/, accessed in April 2023

Notes:

[1] Represents the number of apartments listed and the third quartile rent based on April 2023 market listings in South Slope and Windsor Terrace neighborhoods.

[2] Household incomes were imputed using HUD's 30 percent guideline and were rounded to nearest hundredth.

[3] The weighted averages for the proposed market-rate units were calculated assuming a similar mix of unit types as currently available within the study area based on recent rental listings.

[15] https://www1.nyc.gov/site/hpd/services-and-information/area-median-income.page; As noted earlier in the attachment, the Applicant intends to establish MIH Option 1 within the Project Area, which would require that 25 percent of housing units must be income-restricted, on average, to households earning 60 percent AMI ($76,260 for a family of three in 2023). For conservative analysis purposes, the analysis presented herein assumes MIH Option 2 would be mapped. Under MIH Option 2, approximately 30 percent of a development's residential floor area would be income-restricted and be income-restricted to households earning on average 80 percent AMI (or up to $101,680 for a family of three in 2023).

[16] The half-mile radius study area's average household of 2.47 persons per household is derived from 2017-2021 ACS Five-Year Estimates data for the census tracts comprising the half-mile radius study area (census tracts 141.01, 141.02, 147, 149.01, 149.02, 151, 167, 169, 171, and 1502).

[17] HUD defines families who pay more than 30 percent of their income for housing as rent-burdened.

Assuming that the incoming market-rate renters would be spending approximately 30 percent of their income on rent, a person or household renting a market-rate unit because of the Proposed Actions is expected to have an average income ranging between approximately $101,980 and $217,850, depending on the unit type (refer to **Table D-5**). Assuming that the mix of unit types would be similar to the current distribution within the study area, a household renting a market-rate unit that would be available as a result of the Proposed Actions would have a weighted average income of approximately $163,200.

As noted above, the Proposed Actions would result in an incremental net increase of approximately 258 DUs, of which approximately 106 would be income-restricted to families making an average of 80 percent AMI under MIH Option 2, and approximately 152 would be market-rate. The approximately 106 DUs income-restricted to families making an average of 80 percent AMI under MIH Option 2 is equivalent to 30 percent of the 352 total DUs under the RWCDS. The average income of a household in an income-restricted unit would be $95,702 annually, and the average income of a household in a market-rate unit would be $163,200, which is less than the study area's current average household income of $183,830 (refer to **Table D-1**). In aggregate, the weighted average household income of the project-generated population would be $142,873, which would not exceed the study area's current average household income. Therefore, based on the *Step 1 Analysis*, the Proposed Actions' generated population would not introduce a population with higher average income than the future population within the study area. The income-restricted units would maintain a more diverse demographic composition within the study area, further expanding the supply of affordable housing for current and future residents. Therefore, the Proposed Actions would not introduce or accelerate a trend of changing socioeconomic conditions that would potentially lead to indirect residential displacement. Accordingly, Steps 2 and 3 of the indirect residential displacement analysis are not warranted, pursuant to 2021 *CEQR Technical Manual* guidance. The Proposed Actions would not result in any significant adverse impacts in regard to indirect residential displacement or socioeconomic conditions, and no further assessment is warranted.

Attachment E:

Community Facilities and Services

I. INTRODUCTION

This attachment examines the potential effects of the Proposed Actions' Reasonable Worst Case Development Scenario ("RWCDS") on community facilities and services in and around the Project Area. The 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual* defines community facilities and services as public or publicly funded educational facilities, libraries, health care facilities, and fire/police protection services. CEQR methodology focuses on a project's potential effect on the services provided by these facilities. A project can affect facility services when it physically displaces or alters a community facility or causes a change in population that may affect the services delivered by a community facility, as might happen if a facility is already over-utilized, or if a project is large enough to create a demand that could not be met by the existing facility.

As detailed in **Attachment A, "Project Description,"** the Proposed Actions would facilitate the net incremental development of approximately 258 dwelling units ("DUs") on Projected Development Site 1 (Applicant-owned) within the Project Area, including approximately 88-106 DUs[1] that would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% of the Area Median Income ("AMI") depending on the MIH Option selected. It is expected that the proposed residential development on Projected Development Site 1 (Applicant-owned) would be completely constructed and fully occupied in 2027.

The following analysis of community facilities and services has been conducted in accordance with 2021 *CEQR Technical Manual* guidance, utilizing data sourced from agencies such as the New York City Department of Education ("DOE"), the New York City School Construction Authority ("SCA"), and the New York City Department of City Planning ("DCP").

Pursuant to Chapter 6, Section 310 of the 2021 *CEQR Technical Manual*, the study areas for detailed analyses of community facilities and services are different for each type of community facility and service. For public schools, the study area for the analysis of elementary and middle schools should be the community school district's "sub-district" in which the proposed project is located. The study area for high schools should be the borough in which the proposed project is located. For publicly funded Early Childhood Programs, the locations of publicly funded Early Childhood Programs within approximately 1.5 miles of the project site should be shown. The size of the study area in transit-rich areas may, in consultation with DCP, be somewhat larger than 1.5 miles. For libraries, the locations of library branches within 0.75 miles of the project site should be shown. If no library branch exists within 0.75 miles of the project site, the study area should be extended until the nearest library branch is identified. Finally, for health care facilities and fire and police protection services, the study area should encompass the locations of these particular facilities and services that serve the project site.

[1]The number of incremental affordable DUs is based on the total RWCDS DU count established for the With-Action condition, which would result in the development of approximately 352 total DUs, 25-30% (approximately 88-106 DUs) of which would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% AMI depending on the MIH Option selected.

II. PRELIMINARY SCREENING

The purpose of the preliminary screening is to determine whether an assessment of community facilities and services is required for the Proposed Actions. As recommended by the 2021 *CEQR Technical Manual*, an assessment of community facilities and services is required if a project has the potential to result in either direct or indirect effects on community facilities and services. If a project would physically alter a community facility, whether by displacement of the facility or other physical change, this "direct" effect triggers the need to assess the service delivery of the facility and the potential effect that the physical change may have on that service delivery. Temporary direct effects should also be considered. Increased population in an area caused by a project would increase demand for existing services, which may result in potential "indirect" effects on service delivery. Depending on the size, income characteristics, and age distribution of the new population, there may be effects on public or publicly funded educational facilities and libraries.

Direct Effects

The Proposed Actions would not directly displace or otherwise directly affect any public or publicly funded educational facilities, libraries, health care facilities, or fire/police protection services. Therefore, the Proposed Actions would not result in any significant adverse direct effects on community facilities and services, and further analysis is not required.

Indirect Effects

The 2021 *CEQR Technical Manual* includes thresholds that provide guidance in making an initial determination of whether a detailed analysis is necessary to determine potential impacts. **Table E-1** lists those 2021 *CEQR Technical Manual* thresholds for each community facility and services analysis area. If a project exceeds the threshold for a specific analysis area, a more detailed analysis is required. A preliminary screening analysis was conducted to determine if the Proposed Actions would exceed established 2021 *CEQR Technical Manual* thresholds warranting further analysis.

Table E-1: Preliminary Screening Analysis Criteria

Community Facility	Threshold for Detailed Analysis
Public Schools	50 or more elementary/middle school students or 150 or more high school students based on the number of residential units using the SCA's Projected Public School Ratio
Early Childhood Programs	20 or more eligible children under age five based on the number of low or low/moderate income residential units
Libraries	More than a five percent increase in the ratio of residential units to library branches
Police/Fire Services and Health Care Facilities	Introduction of a sizeable new neighborhood

Source: 2021 *CEQR Technical Manual*, Table 6-1 "Community Facility Thresholds for Detailed Analyses."

Public Schools

Potential impacts on schools may result if there would be insufficient seats available to serve the population. Because it is rare that a project physically displaces an operating school, impacts are more likely to occur when a project introduces school-age children to an area. The 2021 *CEQR Technical Manual* recommends conducting a detailed analysis of public schools if a project would yield 50 or more elementary/middle school students and/or 150 or more high school students. The Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area. As

shown in **Figure E-1**, the Project Area is located in Community School District ("CSD") 15. Based on the SCA's Projected Public School Ratio student generation rates for CSD 15, 258 DUs would generate approximately 45 elementary school students, approximately 10 middle school students, and approximately 13 high school students.[2] As the Proposed Actions would introduce a total of 55 elementary and middle school students to the Project Area, a detailed analysis of public elementary and middle schools is required and is provided herein. The Proposed Actions would not generate 150 or more high school students. Therefore, the Proposed Actions would not result in significant adverse impacts on public high schools and further analysis of high schools is not required.

Means-Tested Early Childhood Programs

Publicly funded Means-tested Early Childhood Programs are available for eligible children aged five and younger (until the child is eligible to attend Kindergarten for a fall start date). According to the 2021 *CEQR Technical Manual*, if a project would add 20 or more eligible children under age five, a detailed analysis is required. For CEQR analysis purposes, the number of residential units expected to be subsidized and targeted for households with incomes at or below 80% AMI should be used as a proxy for eligibility (equivalent to 110 residential units in Brooklyn). This provides a conservative assessment of demand, since eligibility for subsidized child care is not defined strictly by income, but also takes into account family size and other reasons for care. The Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area, 25-30% (approximately 88-106 DUs) of which would be affordable pursuant to MIH Options 1 or 2 at an average of 60-80% AMI depending on the MIH Option selected. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (70 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI; 70 DUs would generate approximately 12 eligible children under age five.[3] As the Proposed Actions would not introduce 20 or more eligible children under age five to the Project Area, a detailed analysis of Means-tested Early Childhood Programs is not required. Therefore, the Proposed Actions would not result in significant adverse impacts on Means-tested Early Childhood Programs.

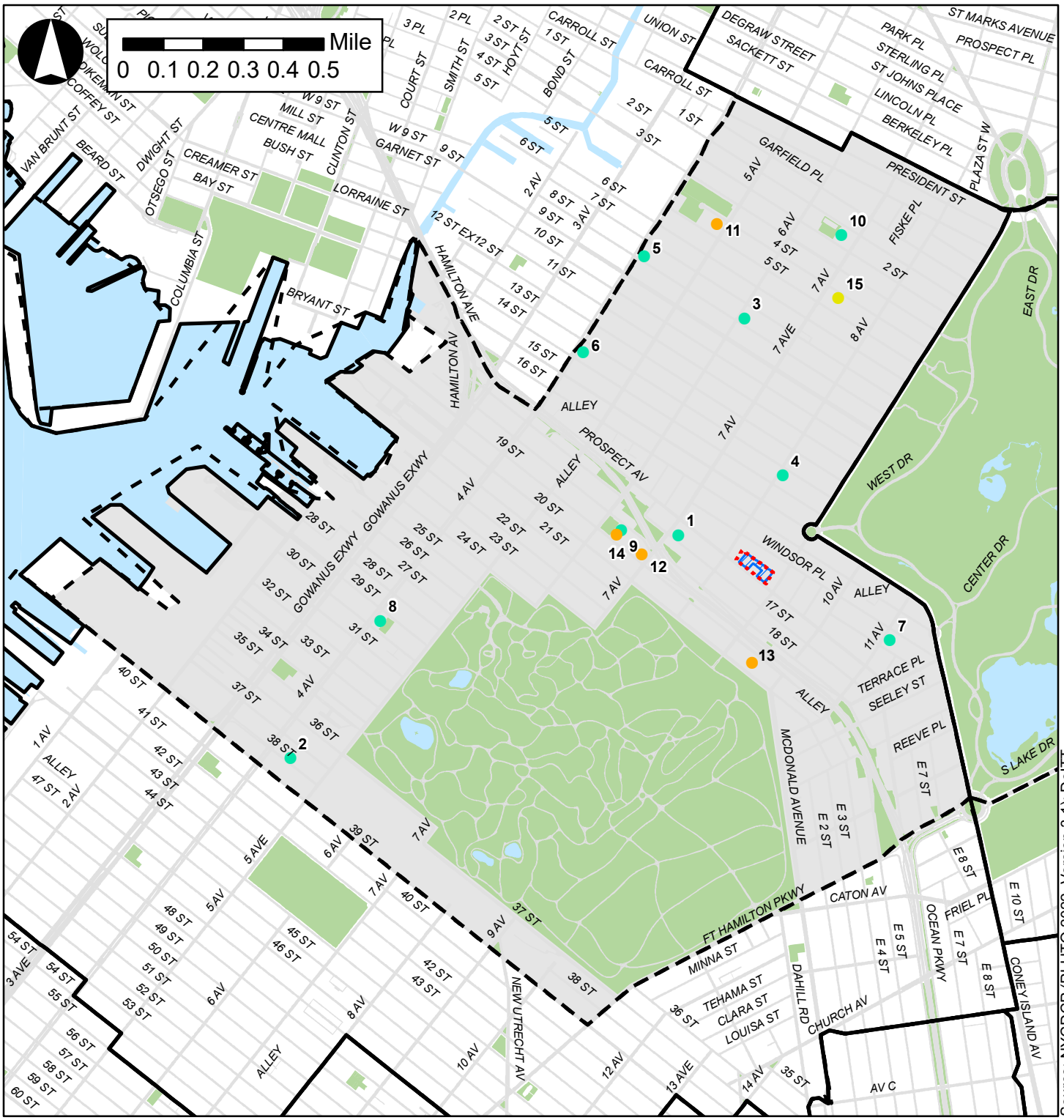
Libraries

Potential impacts on libraries may result from an increased user population. According to the 2021 *CEQR Technical Manual*, if a project would increase the average number of residential units served by library branches in the borough in which the project is located by more than five percent (equivalent to 834 residential units in Brooklyn), the project may cause significant impacts on library services and further analysis is required. The Proposed Actions' RWCDS would not generate 834 residential units in Brooklyn. Therefore, the Proposed Actions would not result in significant adverse impacts on libraries and further analysis of libraries is not required.

[2]Per the SCA's Projected Public School Ratio student generation rates, residential units in CSD 15 generate approximately 0.174390341627368 elementary school students per DU, approximately 0.0376638505221831 middle school students per DU, and approximately 0.05 high school students per DU.

[3] For proposed projects located in Brooklyn, to determine the number of children under age five eligible for Publicly funded Means-tested Early Childhood Programs, a multiplier of 0.178 should be applied to the total number of affordable DUs at or below 80% AMI.

Figure E-1
Study Area Elementary and Middle Schools



Legend

- Project Area
- Development Site
- Community School District (CSD)
- CSD Sub-District
- CSD 15, Sub-District 2
- Open Space

Elementary and Middle Schools (refer to Tables E-2 and E-3)

- PS
- MS
- MS/HS

Police/Fire Services and Health Care Facilities

The 2021 *CEQR Technical Manual* recommends a detailed analysis of indirect impacts on health care facilities and fire and police protection services when a project would create a sizeable new neighborhood where none existed before. The Proposed Actions would facilitate the net incremental development of approximately 258 DUs within the Project Area. Therefore, the Proposed Actions would not create a sizeable new neighborhood where none existed before, and further analysis of health care facilities and fire and police protection services is not required. Therefore, the Proposed Actions would not result in significant adverse impacts on health care facilities and fire and police protection services.

III. INDIRECT EFFECTS ON PUBLIC ELEMENTARY AND MIDDLE SCHOOLS

Public schools are free for all students ages five and older and are operated and funded by DOE (charter schools are not considered public schools). Public schools include elementary (PS) schools (grades Kindergarten through 5), middle (IS/MS) schools (grades 6 through 8), and high (HS) schools (grades 9 through 12). CEQR analysis excludes charter and private schools, regardless of location (some charter schools are co-located in buildings owned by DOE or the SCA). CEQR analyzes potential impacts to public elementary and middle schools at a local level (the CSD sub-district), and potential impacts to high schools at a borough-wide or citywide level. Schools are analyzed based on the potential for the project to cause overcrowding (i.e., a shortage of seats for an age group within the district).

Indirect Effects Methodology

Based on the SCA's Projected Public Schools Ratio student generation rates for CSD 15, the Proposed Actions would generate approximately 45 elementary school students, approximately 10 middle school students, and approximately 13 high school students. Therefore, a detailed analysis of public elementary and middle schools is required.

The study area for the analysis of public elementary and middle schools should be the CSD sub-district in which the project is located. The locations of public elementary and middle schools within the sub-district should be mapped. As shown in **Figure E-1**, the Project Area is located within sub-district 2 of CSD 15.

The detailed analysis presents the most recent capacity, enrollment, and utilization rates for public elementary and middle schools in the study area, including Mini-Schools and Annexes that are part of these school organizations. Enrollment, but not capacity, of Transportable Classroom Units ("TCUs") should also be provided. Conditions in the future No-Action condition are then predicted based on enrollment projections and proposed residential development projects located in the study area[4], and the future utilization rate for public school facilities is calculated by adding the estimated enrollment from the proposed residential development projects in the study area to DOE's projected enrollment and then comparing that number with projected school capacity. DOE's most recent enrollment projections are provided on SCA's website.[5] In addition, new school projects identified in DOE's Five-Year Capital Plan for Fiscal Years 2020-2024 (and/or subsequent amendments) are included if construction has begun. According to the 2021 *CEQR Technical Manual*, some schools may be included in the analysis if they are

[4] SCA's *Projected New Housing Starts for PS and MS Level Analysis, FY 2020-2024 Capital Plan*.
[5] Statistical Forecasting's *Enrollment Projections for the New York City Public Schools 2020-21 to 2030-31*.

in DOE's Five-Year Capital Plan for Fiscal Years 2020-2024, but are not yet under construction, if the lead agency, in consultation with SCA, concurs that such inclusion is appropriate.

To determine the With-Action condition school utilization rates, the elementary and middle school students generated by the Proposed Actions are added to the study area student population. Then, the effect of the new students introduced by the Proposed Actions on the capacity of schools in the study area is evaluated. For public elementary and middle schools, a significant adverse impact may result if the project would result in both of the following: (1) a utilization rate of the public elementary or middle schools that is equal to or greater than 100 percent in the With-Action condition; and (2) 100 or more new students generated from the project past the 100 percent utilization rate.

Existing Conditions

Public Elementary Schools – Study Area

As presented in **Table E-2** and shown in **Figure E-1**, there are 10 public schools serving elementary school students in the study area. In the 2021-2022 school year, public elementary schools in the study area had a utilization rate of approximately 116.4 percent and a shortfall of approximately 725 seats. The zoned elementary school for the Project Area is The Windsor Terrace School located at 1625 11th Avenue (Map No. 7 in **Figure E-1**).

Table E-2: 2021-2022 School Year Public Elementary School Enrollment, Capacity, and Utilization in the Study Area

Map No.[1]	School Name	Address	Org. Level	Enrollment[2]	Target Capacity[3]	Available Seats	Utilization
1	Magnet School of Math, Science, and Design Technology	511 7th Avenue	PS	831	731	-100	113.7%
2	P.S. 024	427 38th Street	PS	518	559	41	92.7%
3	P.S. 39 Henry Bristow	417 6th Avenue	PS	344	272	-72	126.5%
4	P.S. 107 John W. Kimball	1301 8th Avenue	PS	477	350	-127	136.3%
5	The Maurice Sendak Community School	211 8th Street	PS	220	272	52	80.9%
6	P.S. 124 Silas B. Dutcher	515 4th Avenue	PS	303	264	-39	114.8%
7	The Windsor Terrace School	1625 11th Avenue	PS	423	342	-81	123.7%
8	P.S. 172 Beacon School of Excellence	825 4th Avenue	PS	519	368	-151	141.0%
9	P.S. 295	330 18th Street	PS	286	407	121	70.3%
10	P.S. 321 William Penn (including Mini-School)	180 7th Avenue	PS	1,220	851	-369	143.4%
Study Area Totals				***5,141***	***4,416***	***-725***	***116.4%***

Source: DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.
Notes:
[1] Refer to **Figure E-1** for the locations of public elementary schools.
[2] Enrollment figures sourced from DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.
[3] Target capacity sets a goal of reduced class sizes of 20 students for grades K-3 and 28 students for grades 4-8 and is used by DOE for capital planning purposes. In addition, per 2021 *CEQR Technical Manual* guidance, Mini-Schools, Annexes, and TCUs are not included in the target capacity for analysis purposes.

Public Middle Schools – Study Area

As presented in **Table E-3** and shown in **Figure E-1**, there are five public schools serving middle school students in the study area. In the 2021-2022 school year, public middle schools in the study area had a utilization rate of approximately 97.4 percent and a surplus of approximately 90 seats.

Table E-3: 2021-2022 School Year Public Middle School Enrollment, Capacity, and Utilization in the Study Area

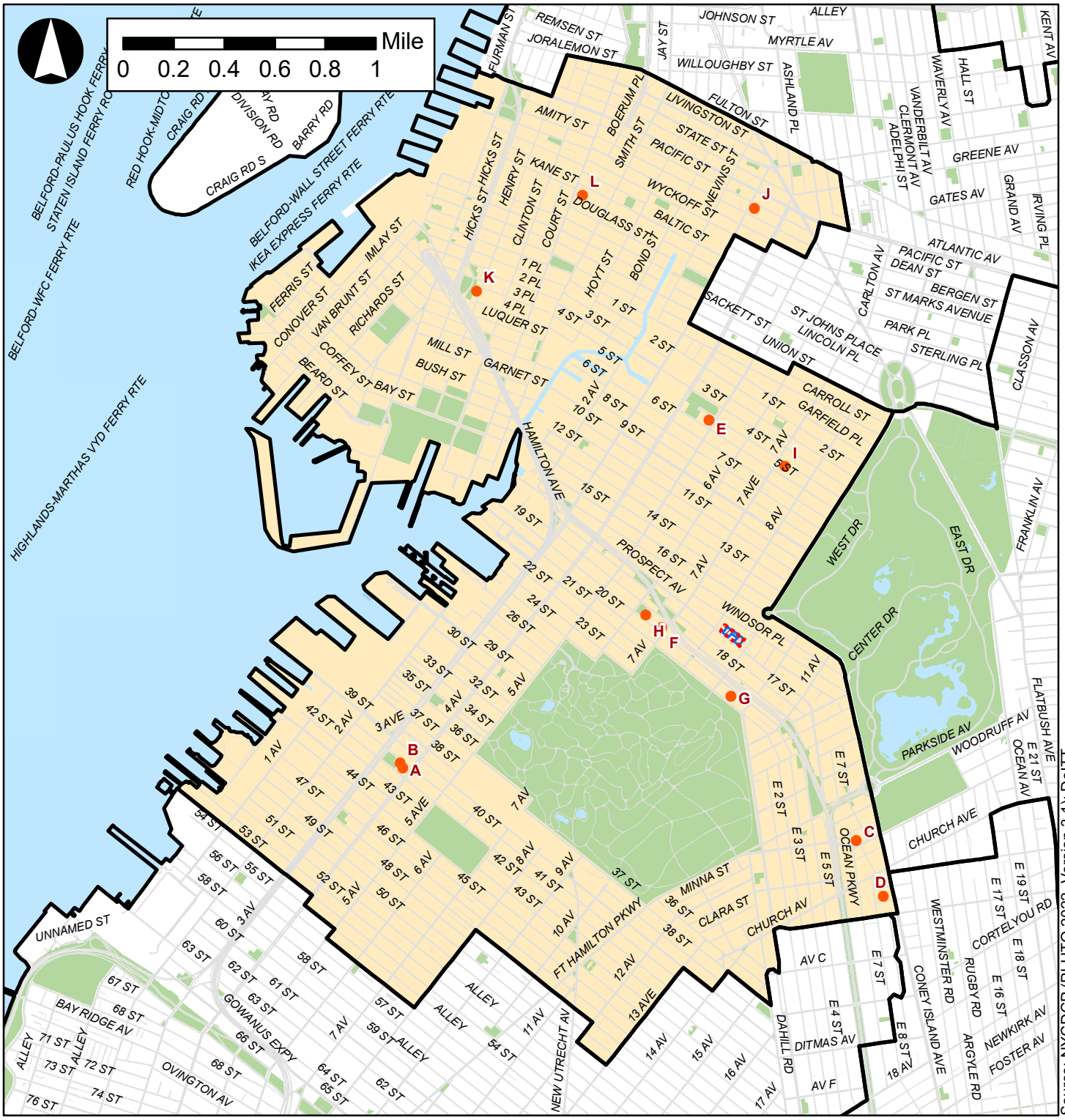
Map No.[1]	School Name	Address	Org. Level	Enrollment[2]	Target Capacity[3]	Available Seats	Utilization
11	M.S. 51 William Alexander	350 5th Avenue	MS	1,077	1,014	-63	106.2%
12	J.H.S. 088 Peter Rouget	544 7th Avenue	MS	1,145	1,338	193	85.6%
13	M.S. 442 Carroll Gardens School for Innovation	500 19th Street	MS	333	291	-42	114.4%
14	New Voices School of Academic & Creative Arts	330 18th Street	MS	525	494	-31	106.3%
15	Park Slope Collegiate	180 7th Avenue	MS	234	267	33	87.6%
Study Area Totals				***3,314***	***3,404***	***90***	***97.4%***

Source: DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.
Notes:
[1] Refer to **Figure E-1** for the locations of public middle schools.
[2] Enrollment figures sourced from DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.
[3] Target capacity sets a goal of reduced class sizes of 28 students for grades 4-8 and is used by DOE for capital planning purposes. In addition, per 2021 *CEQR Technical Manual* guidance, Mini-Schools, Annexes, and TCUs are not included in the target capacity for analysis purposes.

Public Middle Schools – CSD 15

In accordance with 2021 *CEQR Technical Manual* guidance, if a project site is located in a CSD that has a program of "middle school choice," a detailed analysis should also be performed at the CSD-level for middle schools. CSD 15 features a "middle school choice" program; therefore, a detailed analysis was performed for middle schools at the CSD level. As presented in **Table E-4** and shown in **Figure E-2**, there are 12 public schools serving middle school students in CSD 15. In the 2021-2022 school year, public middle schools in CSD 15 had a utilization rate of approximately 94.1 percent and a surplus of approximately 381 seats.

Figure E-2
CSD 15 Middle Schools



Legend

- Project Area
- Development Site
- Community School District (CSD)
- CSD 15
- Public Middle Schools in CSD 15 (refer to Table E-4)
- Open Space

Table E-4: 2021-2022 School Year Public Middle School Enrollment, Capacity, and Utilization in CSD 15

Map Letter[1]	School Name	Address	CSD Sub-district	Org. Level	Enrollment[2]	Target Capacity[3]	Available Seats	Utilization
A	I.S. 136 Charles O. Dewey	4004 4th Avenue	1	MS	501	578	77	86.7%
B	Sunset Park Prep	4004 4th Avenue	1	MS	462	534	72	86.5%
C	M.S. 839	713 Caton Avenue	1	MS	359	250	-109	143.6%
D	M.S. 890	21 Hinckley Place	1	MS	284	308	24	92.2%
E	M.S. 51 William Alexander	350 5th Avenue	2	MS	1,077	1,014	-63	106.2%
F	J.H.S. 088 Peter Rouget	544 7th Avenue	2	MS	1,145	1,338	193	85.6%
G	M.S. 442 Carroll Gardens School for Innovation	500 19th Street	2	MS	333	291	-42	114.4%
H	New Voices School of Academic & Creative Arts	330 18th Street	2	MS	525	494	-31	106.3%
I	Park Slope Collegiate	180 7th Avenue	2	MS	234	267	33	87.6%
J	Math & Science Exploratory School M.S. 447	500 Pacific Street	3	IS	525	720	195	72.9%
K	Brooklyn Collaborative Studies	610 Henry Street	3	IS/HS	270	305	35	88.5%
L	Boerum Hill School For International Studies	284 Baltic Street	3	IS/HS	416	413	-3	100.7%
CSD 15 Totals					***6,131***	***6,512***	***381***	***94.1%***

Source: DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.

Notes:

[1] Refer to **Figure E-2** for the locations of public middle schools in CSD 15.

[2] Enrollment figures sourced from DOE's *Enrollment, Capacity & Utilization, Target Calculation, 2021-2022 School Year*.

[3] Target capacity sets a goal of reduced class sizes of 28 students for grades 4-8 and is used by DOE for capital planning purposes. In addition, per 2021 *CEQR Technical Manual* guidance, Mini-Schools, Annexes, and TCUs are not included in the target capacity for analysis purposes.

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

In the future without the Proposed Actions, the utilization of public elementary and middle schools serving the study area would be affected by changes in enrollment, mainly due to: (1) aging of the existing student body and new arrivals born into the study area or moving into it; and (2) changes in capacity, or number of available seats, in the public elementary and middle schools as a result of planned construction of new public schools or building additions to existing public schools.

Capacity Changes

As outlined in the 2021 *CEQR Technical Manual*, the No-Action condition school capacity changes considered in the detailed analysis should include information on proposed and adopted "Significant Changes in School Utilization" and information provided in the DOE's Five-Year Capital Plan.

There are two projects currently under construction in the study area. A new public school is planned at 836 – 841 5th Avenue (Block 693, Lot 39). The new public school will provide approximately 404 elementary

school seats. As stated in the SCA's DOE's Five-Year Capital Plan for Fiscal Years 2020-2024, the new public school planned at 836 – 841 5th Avenue is slated for completion and occupancy in September 2022. The former Saint Francis Xavier's School at 763 President Street (Block 957, Lot 17) is being converted into a new public school. The new public school will provide approximately 451 elementary school seats. As stated in the SCA's DOE's Five-Year Capital Plan for Fiscal Years 2020-2024, the new public school under construction at 763 President Street is slated for completion and occupancy in September 2024. No capacity changes to public middle schools in study area are expected in the No-Action condition.

Enrollment Changes

The SCA provides future enrollment projections by district for up to 10 years. The latest available enrollment projections (Statistical Forecasting's *Enrollment Projections for the New York City Public Schools 2021-22 to 2030-31*) have been used in the detailed analysis to project student enrollment in 2031, in accordance with 2021 *CEQR Technical Manual* guidance. The SCA projections demonstrate that demand for both public elementary and middle schools in the study area are expected to decrease. The projected enrollment for public elementary schools is expected to decrease to approximately 4,280 and the projected enrollment for public middle schools is expected to decrease to approximately 2,338. Similarly, in CSD 15, demand for public middle schools is expected to decrease; the projected enrollment for public middle schools in CSD 15 is expected to decrease to approximately 4,409. These enrollment projections focus on natural growth of the city's student population and other population changes that do not account for demographic fluctuations or new residential development planned in the study area (i.e., No-Action condition development projects).

New residential development is also expected in the study area by 2031. As shown in **Table E-5**, utilizing numbers derived from the SCA's Projected New Housing Starts for the study area, approximately 171 new public elementary school students and approximately 79 new public middle school students are expected to be added to the study area by 2031. Therefore, in the future without the Proposed Actions, projected public elementary school enrollment would decrease to approximately 4,451 and projected public middle school enrollment would decrease to approximately 2,417.

Table E-5: Estimated No-Action Condition Elementary and Middle School Enrollment in the Study Areas

Study Areas	School Level	Projected No-Action Condition Enrollment[1]	Students Introduced by No-Action Condition Residential Development[2]	Total No-Action Condition Enrollment
CSD 15, Sub-district 2	Elementary	4,280	171	4,451
	Middle	2,338	79	2,417
CSD 15	Middle	4,267	142	4,409

Sources:

[1] Statistical Forecasting's *Enrollment Projections for the New York City Public Schools 2020-21 to 2030-31*.

[2] The SCA's *Projected New Housing Starts for PS and MS Level Analysis, FY 2020-2024 Capital Plan*.

Public Elementary Schools – Study Area

In the future without the Proposed Actions, study area public elementary schools are expected to operate with available capacity. Specifically, as shown in **Table E-6**, public elementary schools are expected to operate with a utilization rate of approximately 84.4 percent and approximately 820 available seats.

Table E-6: Estimated No-Action Condition Elementary and Middle School Enrollment, Capacity, and Utilization in the Study Areas

Study Areas	School Level	Enrollment[1]	Capacity[2]	Available Seats	Utilization
CSD 15, Sub-district 2	Elementary	4,451	5,271	820	84.4%
	Middle	2,417	3,404	987	71.0%
CSD 15	Middle	4,409	6,512	2,103	67.7%

Notes:
[1] Refer to **Table E-5**.
[2] The capacity figures reflect expected capacity changes for public elementary schools.

Public Middle Schools – Study Area

In the future without the Proposed Actions, study area public middle schools are expected to operate with available capacity. Specifically, as presented in **Table E-6**, public middle schools are expected to operate with a utilization rate of approximately 71.0 percent and approximately 987 available seats.

Public Middle Schools – CSD 15

In the future without the Proposed Actions, public middle schools in CSD 15 are expected to operate with available capacity. Specifically, as presented in **Table E-6**, public middle schools are expected to operate with a utilization rate of approximately 67.7 percent and approximately 2,103 available seats.

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

As detailed in **Attachment A, "Project Description,"** in the future with the Proposed Actions, the Proposed Actions would result in the net incremental development of approximately 258 DUs within the Project Area. Based on the student generation rates for CSD 15, the Proposed Actions would introduce approximately 45 elementary school students and approximately 10 middle school students to the Project Area. According to the below analysis, no changes to public elementary or middle school capacities in the study area would occur as a result of the Proposed Actions.

Public Elementary Schools – Study Area

In the future with the Proposed Actions, study area public elementary schools are expected to operate with available capacity. As presented in **Table E-7**, the addition of approximately 45 elementary school students is expected to increase the utilization rate of study area public elementary schools by approximately 0.9 percentage points, to approximately 85.3 percent.

Table E-7: Estimated With-Action Condition Elementary and Middle School Enrollment, Capacity, and Utilization in the Study Areas

Study Areas	School Level	Projected Enrollment in No-Action Condition	New Students Generated by the Proposed Actions	Total Projected Enrollment in With-Action Condition	Projected With-Action Condition Capacity	Seats Available	Utilization	Change in Utilization from No-Action Condition
CSD 15, Sub-district 2	Elementary	4,451	45	4,496	5,271	775	85.3%	0.9%
	Middle	2,417	10	2,427	3,404	977	71.3%	0.3%
CSD 15	Middle	4,409	10	4,419	6,512	2,093	67.9%	0.2%

Public Middle Schools – Study Area

In the future with the Proposed Actions, study area public middle schools would operate with available capacity, as under the No-Action condition. As presented in **Table E-7**, the addition of approximately 10 middle school students is expected to increase the utilization rate of study area public middle schools by approximately 0.3 percentage points, to approximately 71.3 percent.

Public Middle Schools – Study Area

In the future with the Proposed Actions, public middle schools in CSD 15 would operate with available capacity, as under the No-Action condition. As presented in **Table E-7**, the addition of approximately 10 middle school students is expected to increase the utilization rate of public middle schools in CSD 15 by approximately 0.2 percentage points, to approximately 67.9 percent.

According to the 2021 *CEQR Technical Manual*, a significant adverse impact may result if the project would result in both of the following: (1) a utilization rate of the public elementary or middle schools that is equal to or greater than 100 percent in the With-Action condition; and (2) 100 or more new students generated from the project past the 100 percent utilization rate. As presented in **Table E-7**, the With-Action condition utilization rate of study area public elementary and middle schools, as well as public middle schools in CSD 15, would not be equal to or greater than 100 percent. Therefore, the Proposed Actions would not meet both of these criteria for elementary or middle schools and would not result in any significant adverse impacts on public schools.

It is expected that DOE will continue to monitor enrollment trends within CSD 15 and its sub-districts, as new residential units identified in the No-Action and With-Action conditions are developed and will plan for new capacity or administrative actions to accommodate new public school students accordingly. Measures utilized by DOE to address increased public elementary school enrollment could include: relocating administrative functions to other public school sites, thereby freeing up space for classrooms; making space within the study area available to DOE; restructuring or reprogramming existing public school space within CSD 15 and its sub-districts; or providing for new capacity by constructing a new public school or an addition to an existing public school.

In conclusion, the Proposed Actions would not result in any significant adverse impacts on community facilities and services.

Attachment F:

Open Space

I. INTRODUCTION

An open space assessment may be necessary if a proposed project could potentially have a direct or indirect effect on open space resources. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual* guidance, a project that would introduce fewer than 200 residents or 500 nonresidents (e.g., workers), or a similar number of other nonresidents, is typically not considered to have indirect effects on open space.

Although the Proposed Project would not have a direct effect on existing open space resources, the Reasonable Worst Case Development Scenario ("RWCDS") established for the Proposed Actions is expected to result in an incremental increase of 258 dwelling units ("DUs") over the No-Action condition. This would result in an incremental (net) increase of approximately 792 residents[1] and nine workers, which exceeds the 2021 *CEQR Technical Manual* threshold for a detailed indirect open space analysis. Therefore, a quantitative assessment was conducted to determine whether the Proposed Actions would significantly reduce the amount of open space available for the area's residential population.

II. METHODOLOGY

The analysis of open space resources has been conducted in accordance with 2021 *CEQR Technical Manual* guidance. Using CEQR methodology, the adequacy of open space in the study area is assessed quantitatively using a ratio of usable open space acreage to the study area population, referred to as the open space ratio. This quantitative measure is then used to assess the changes in the adequacy of open space resources by the 2027 build year, both without and with the Proposed Actions. In addition, qualitative factors are considered in making an assessment of the Proposed Actions effects on open space resources.

In accordance with 2021 *CEQR Technical Manual* guidance, the study area for open space is generally defined by a reasonable walking distance that users would travel to reach local open space and recreational resources. That distance is typically a half-mile radius for residential projects and a quarter-mile radius for commercial projects with a nonresidential (e.g., worker) population. As discussed in

[1] Estimates of the residential population have been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 American Community Survey ("ACS") Five-Year Estimates. Previously, the RWCDS established for the Proposed Actions, as well as the draft EAS, utilized an average household size of 2.95 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2016-2020 ACS Five-Year Estimates. Subsequent to the preparation of the RWCDS and draft EAS, the 2017-2021 ACS Five-Year Estimates were released. Therefore, the Filed EAS has been updated to reflect the most current average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation).

Attachment A, "Project Description," the RWCDS established for the Proposed Actions would introduce approximately 792 residents and nine workers to the Project Area compared to the No-Action condition. Because the Proposed Actions have the potential to significantly increase the local residential population, an open space assessment for the residential population generated by the Proposed Actions is warranted. The Proposed Actions would not introduce more than 500 nonresidents (e.g., workers); therefore, an open space assessment for the nonresidential population generated by the Proposed Actions is not warranted.

Open Space Study Area

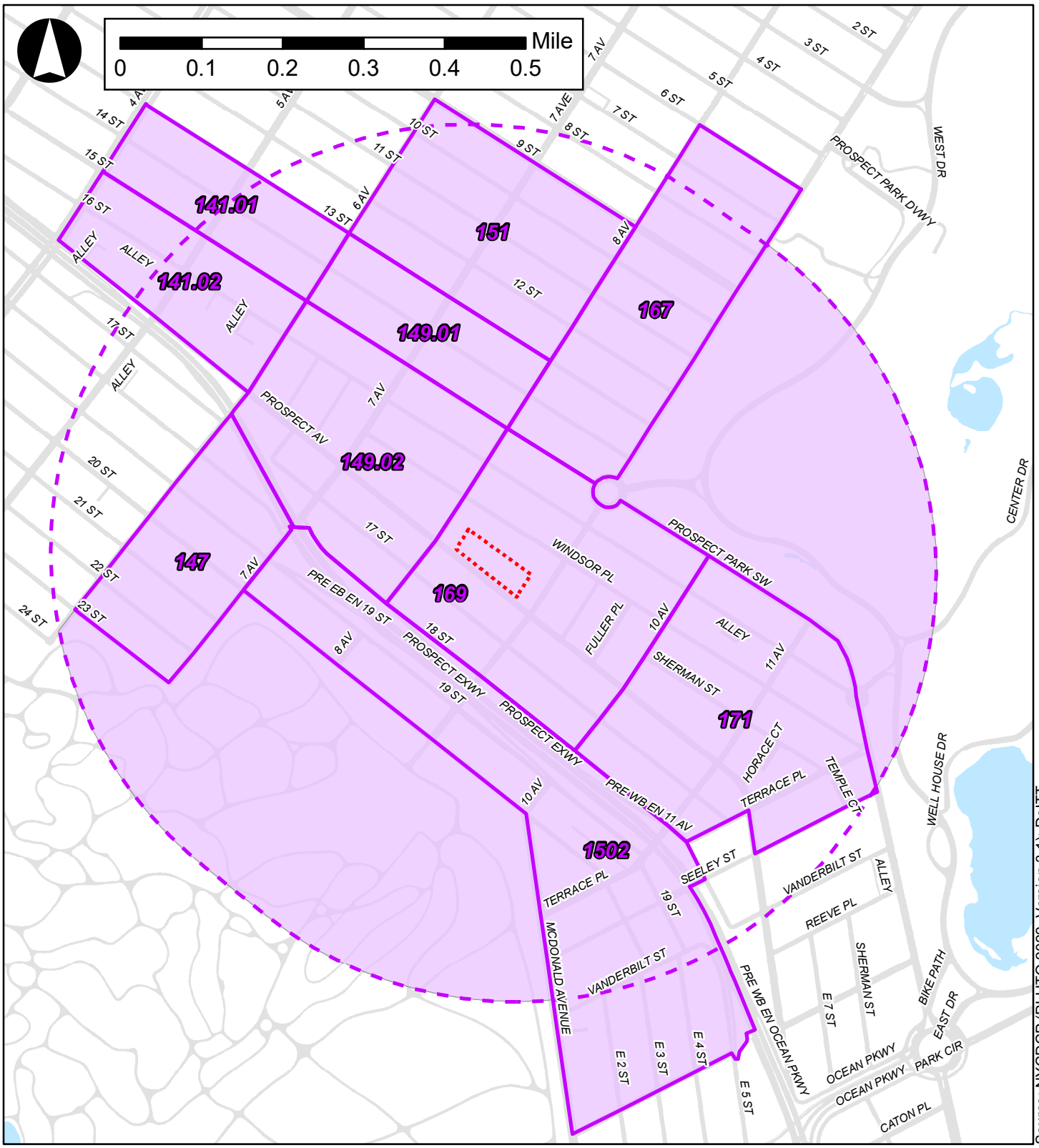
Pursuant to 2021 *CEQR Technical Manual* guidance, the study area includes all census tracts that have at least 50 percent of their area located within a half-mile radius of the Project Area, as recommended in the 2021 *CEQR Technical Manual*. In this way, the study area allows an analysis of both the publicly accessible open spaces in the study area, as well as the population data.[2]

As shown in **Figure F-1**, the study area includes the following 10 census tracts in their entirety: Census tracts 141.01, 141.02, 147, 149.01, 149.02, 151, 167, 169, 171, and 1502. The Project Area is located approximately 0.2 miles from Bartel-Pritchard Square and Prospect Park and approximately 0.2 miles from Green-Wood Cemetery. While Bartel-Pritchard Square, Prospect Park, and Green-Wood Cemetery are located within a half-mile radius of the Project Area, the large census tracts containing Bartel-Pritchard Square and Prospect Park (census tract 177) and Green-Wood Cemetery (census tract 175) do not have at least 50 percent of their area within the half-mile radius; therefore, the population data for census tracts 175 and 177 are excluded from the analysis presented herein. However, due to the proximity of the Project Area to Bartel-Pritchard Square, Prospect Park, and Green-Wood Cemetery, the acreage of Bartel-Pritchard Square, Prospect Park, and Green-Wood Cemetery located within the half-mile radius were included in the study area and detailed open space analysis; the acreage of Prospect Park and Green-Wood Cemetery located beyond the half-mile radius were excluded from the study area and detailed open space analysis.

As part of the preliminary assessment for open space, a project should be reviewed to determine if it is located in an area of the city identified as a "Walk to a Park Service Area." A Walk to a Park Service Area is a component of *OneNYC 2050 Building a Strong and Fair City* plan, in which New York City has laid out a goal for 85 percent of New York City residents living within a walking distance of a park by 2030. Existing areas located within a WtPSA are within a walking distance of a park (i.e., half-a-mile). Areas not located within a Walk to a Park Service Area are considered "walk gaps;" they are areas of New York City that are not within walking distance to a park. As shown in **Figure F-2**, the Project Area is located within an area that has been identified as a Walk to a Park Service Area that is within a walking distance of a park (i.e., not located within a walk gap area).

[2] Pursuant to the 2021 *CEQR Technical Manual*, "public" open space that is analyzed pursuant to CEQR is defined as open space that is accessible to the public on a constant and regular basis for passive and active recreation, including for designated daily periods. Public open space may be under government or private jurisdiction.

Figure F-1
Open Space Study Area



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

- Project Area
- Half-Mile Radius
- 169 Half-Mile Residential Study Area Census Tracts
- Open Space Study Area
- Roadways
- Water Bodies

Figure F-2
NYC Parks Walk to a Park Initiative



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

Project Area | Walk to a Park Service Area | Roadways

Analysis Framework

Direct Effects Analysis

According to the 2021 *CEQR Technical Manual*, a proposed project would have a direct effect on an open space if it causes the physical loss of public open space because of encroachment onto the space or displacement of the space; changes the use of an open space so that it no longer serves the same user population; limits public access to an open space; or causes increased noise or air pollutant emissions, odors, or shadows that would affect its usefulness, whether on a permanent or temporary basis. As no open space resources would be physically altered or displaced as a result of the Proposed Project, this attachment uses information from **Attachment B, "Supplemental Screening," Attachment G, "Shadows,"** and **Attachment J, "Noise"** to determine whether the Proposed Actions have the potential to directly affect any open space resources in close proximity to the Project Area. As (1) there are no publicly accessible open space resources located within the Project Area, and (2) the Proposed Actions would not result in significant adverse shadow, air quality, noise, or construction impacts on area open space resources, the Proposed Actions would not have any direct effects on open space resources and no further analysis is warranted.

Pursuant to Chapter 7, Section 100 of the 2021 *CEQR Technical Manual*, open space that is accessible to the public on a constant and regular basis for active and passive recreation, including for designated daily periods, is defined as "public" and analyzed under CEQR. Public open space may be under government or private jurisdiction. Open space that is not publicly accessible or restricts public accessibility to a limited number of users (e.g., requiring membership, front and rear yards) and/or is not publicly available on a regular and constant basis, is defined as "private." Pursuant to Chapter 7, Section 100 of the 2021 *CEQR Technical Manual*, private open space is not included in the quantitative analysis but may be considered in the qualitative assessment of potential open space impacts.

Indirect Effects Analysis

As described in the 2021 *CEQR Technical Manual*, open space can be indirectly affected by a proposed project if the project would add enough population, either residents or nonresidents (e.g., workers), to noticeably diminish the ability of an area's open space to serve the existing or future populations. Indirect effects may occur when the population generated by a proposed project overtaxes the capacity of existing public open spaces so that the service provided to existing and future populations in the area would be diminished substantially or noticeably.

With an inventory of available open space resources and potential users, the adequacy of open space in the study area can be assessed both quantitatively and qualitatively. The quantitative approach computes the ratio of open space acreage to the population in the study area and compares this ratio with certain guidelines. The qualitative assessment examines other factors that can affect conclusions about adequacy, including proximity to additional resources beyond the study area, the availability of private recreational facilities, and the demographic characteristics of the study area's population. Specifically, the analysis in this attachment includes:

- Characteristics of the existing residential population. To determine the number of residents in the study area, 2017-2021 ACS Five-Year Estimates data have been compiled for census tracts comprising the study area.

- An inventory of all publicly accessible passive and active recreational facilities in the study area.
- An assessment of the quantitative ratio of open space in the study area by computing the ratio of open space acreage to the population in the study area and comparing this open space ratio with certain guidelines. For the residential population, the 2021 *CEQR Technical Manual* planning guidance is 2.5 acres of open space per 1,000 residents, including 2.0 acres of active open space and 0.5 acres of passive open space.
- An evaluation of qualitative factors affecting open space use.
- A final determination of the adequacy of open space in the study area.
- An assessment of expected changes in future levels of open space supply and demand in the 2027 build year, based on known or planned development projects within the study area. To estimate the residential population expected in the study area in the future without the Proposed Actions, known or planned No-Action developments are accounted for within the study area. Any new open space or recreational facilities that are anticipated to be operational by the 2027 build year are also accounted for. The open space ratio is calculated for the future No-Action condition and compared with existing ratios to determine changes in future levels of open space adequacy.

Preliminary Assessment

According to the 2021 *CEQR Technical Manual*, a preliminary assessment may be useful to determine if a detailed open space analysis is necessary, or whether the open space assessment can be targeted to a particular user group. This initial assessment calculates an open space ratio by relating the existing residential and nonresidential populations to the total open space in the study area. It then compares that ratio with the open space ratio in the future with the Proposed Actions. If there is a decrease in the open space ratio that would approach or exceed one percent in areas exhibiting low open space ratios that are 0.50 acres or less, a detailed analysis is warranted. The detailed analysis examines passive and active open space resources available to residents within the open space study area delineated in accordance with the 2021 *CEQR Technical Manual*, as outlined above. As the Proposed Actions would introduce a large residential population of over 500 incremental residents, a detailed open space analysis is warranted and is provided herein.

Impact Assessment

As described in the 2021 *CEQR Technical Manual*, the significance of a proposed project's effects on an area's open spaces is determined using both quantitative and qualitative factors, as compared to the No-Action condition. The determination of significance is based upon the context of a proposed project, including its location, the quality and quantity of the open space in the future With-Action condition, the types of open space provided, and any new open space provided by the proposed project.

A proposed project's potential effects on an area's open space are based, in part, on how a project would change the open space ratios in the study area, as well as other qualitative considerations. According to the 2021 *CEQR Technical Manual*, a project that would reduce the open space ratio by more than the general guidelines for the open space percentage change shown in **Table F-1** may be considered significant, as these reductions may result in the overburdening existing facilities or further exacerbating an existing deficiency in open space. As shown in **Table F-1**, the guidance for a tolerated percent change in the open space ratio is determined based on the open space ratio ranges outlined in the 2021 *CEQR Technical Manual*.

Table F-1: Guidance for Percentage Change in Open Space Ratio

Open Space Ratio Range	Percent Change in Open Space Ratio
2.01 to 2.50 or Greater	5%
1.51 to 2.0	4%
1.01 to 1.5	3%
0.51 to 1.0	2%
0.50 or Less	1%
*2.5 open space ratio is the planning goal in New York City.	

Source: Table 7-1 in Chapter 7, "Open Space," of the 2021 *CEQR Technical Manual*.

In addition to the quantitative factors cited above, the 2021 *CEQR Technical Manual* also recommends consideration of qualitative factors in assessing the potential for significant adverse impacts. These include the availability of nearby destination resources, the beneficial effects of new open space resources provided by a project, and the comparison of projected open space ratios with the city's established planning goal for open space.[3] The assessment should consider the balance of passive and active open space. A larger percent of active space is usually preferred; given the physical space requirement for active open space uses are significantly greater. It is recognized that the open space ratios of the city guidelines described above are not feasible for many areas of the city, and they are not considered impact thresholds on their own. Rather, these benchmarks indicate how well an area is served by open space. Determinations as to what constitutes a significant adverse open space impact are not based solely on the results of the quantitative assessment. Qualitative considerations such as the distribution of open space, whether a project is within a Walk to a Park Service Area, the distance to regional parks, the connectivity of existing open space, and any additional open space provided by the proposed project, should be considered in a determination of impact significance.

III. DETAILED ANALYSIS

Existing Conditions

Demographic Characteristics of the Study Area

As shown in **Table F-2**, 2017-2021 ACS Five-Year Estimates data indicate that the study area has a total residential population of approximately 33,404 residents.

[3] In New York City, the optimal Open Space Ratio for residential populations is 2.5 acres per 1,000 residents and is optimally distributed as 80 percent active open space (or 2.0 acres per 1,000 residents) and 20 percent passive open space (or 0.5 acres per 1,000 residents).

Table F-2: Residential Population and Age Distribution in the Study Area

Census Tract	Total Residential Population	Age Distribution												Median Age
		Under 5		5 to 9		10 to 14		15 to 19		20 to 64		65+		
		#	%	#	%	#	%	#	%	#	%	#	%	
141.01	1,036	76	7.3	35	3.4	55	5.3	18	1.7	816	78.8	36	3.5	33.3
141.02	2,027	270	13.3	67	3.3	129	6.4	48	2.4	1,200	59.2	313	15.4	35.3
147	2,675	316	11.8	244	9.1	275	10.3	94	3.5	1,634	61.1	112	4.2	33.2
149.01	1,563	110	7.0	12	0.8	112	7.2	87	5.6	1,051	67.2	191	12.2	36.0
149.02	4,707	137	2.9	309	6.6	315	6.7	317	6.7	3,272	69.5	357	7.6	35.9
151	4,129	242	5.9	111	2.7	273	6.6	182	4.4	2,661	64.4	660	16.0	37.5
167	4,859	491	10.1	160	3.3	127	2.6	89	1.8	3,308	68.1	684	14.1	40.7
169	5,244	294	5.6	398	7.6	225	4.3	234	4.5	3,572	68.1	521	9.9	40.4
171	4,357	275	6.3	283	6.5	619	14.2	121	2.8	2,483	57.0	576	13.2	39.9
1502	2,807	213	7.6	363	12.9	278	9.9	46	1.6	1,573	56.0	334	11.9	41.0
Study Area	***33,404***	***2,424***	***7.3***	***1,982***	***5.9***	***2,408***	***7.2***	***1,236***	***3.7***	***21,570***	***64.6***	***3,784***	***11.3***	***38.1***
Total for Brooklyn	***2,712,360***	***191,760***	**7.1**	***167,684***	**6.2**	***169,066***	**6.2**	***146,161***	**5.4**	***1,655,011***	**61.0**	***382,678***	**14.1**	***35.7***
Total for NYC	***8,736,047***	***543,437***	***6.2***	***483,578***	***5.5***	***509,866***	***5.8***	***470,639***	***5.4***	***5,410,323***	***61.9***	***1,318,204***	***15.1***	***37.3***

Source: U.S. Census Bureau, 2017-2021 ACS Five-Year Estimates.

As shown in **Table F-2**, people between the ages of 20 and 64 make up the majority (approximately 64.6 percent) of the residential population in the study area. Children and teenagers (0 to 19 years old) account for approximately 24.1 percent of the entire study area population, and persons 65 years and over account for approximately 11.3 percent of the study area population. As also presented in **Table F-2**, compared to Brooklyn and New York City as a whole, the study area includes a larger percentage of adults (20-64 years); the study area's percentage of children and teenagers (0 to 19 years old) is smaller than that of Brooklyn as a whole and larger than that of New York City as a whole; the study area's elderly population is smaller than that of Brooklyn and New York City as a whole.

The study area's median age of 38.1 is 2.4 years older than the median age for Brooklyn as a whole (35.7 years) and 0.8 years older than the median age for New York City as a whole (37.3 years). It should also be noted that the median age varies by census tract, with census tract 147 exhibiting the lowest median age (33.2) and census tract 1502 exhibiting the highest median age (41.0).

Within a given area, the age distribution of a population affects the way open space resources are used and the need for various types of recreational facilities. Typically, children four years old or younger use traditional playgrounds that have play equipment for toddlers and preschool-aged children. Children aged five through nine typically use traditional playgrounds, as well as grassy and hard-surfaced open spaces, which are important for activities such as ball playing, running, and skipping rope. Children aged 10 through 14 use playground equipment, court spaces, Little League fields, and ball fields. Teenagers' and young adults' needs tend toward court game facilities, such as basketball and field sports. Adults between the ages of 20 and 64 continue to use court game facilities and fields for sports, as well as more individualized forms of recreation such as rollerblading, biking, and jogging, requiring bike paths, promenades, and vehicle-free roadways. Adults also gather with families for picnicking, ad hoc active sports, such as Frisbee®, and recreational activities in which all ages can participate. Senior citizens engage in active recreation, such as tennis, gardening, and swimming, as well as recreational activities that require passive facilities.

Inventory of Publicly Accessible Open Space

According to the 2021 *CEQR Technical Manual*, open space may be public or private and may be used for active or passive recreational purposes. Pursuant to the 2021 *CEQR Technical Manual*, publicly accessible

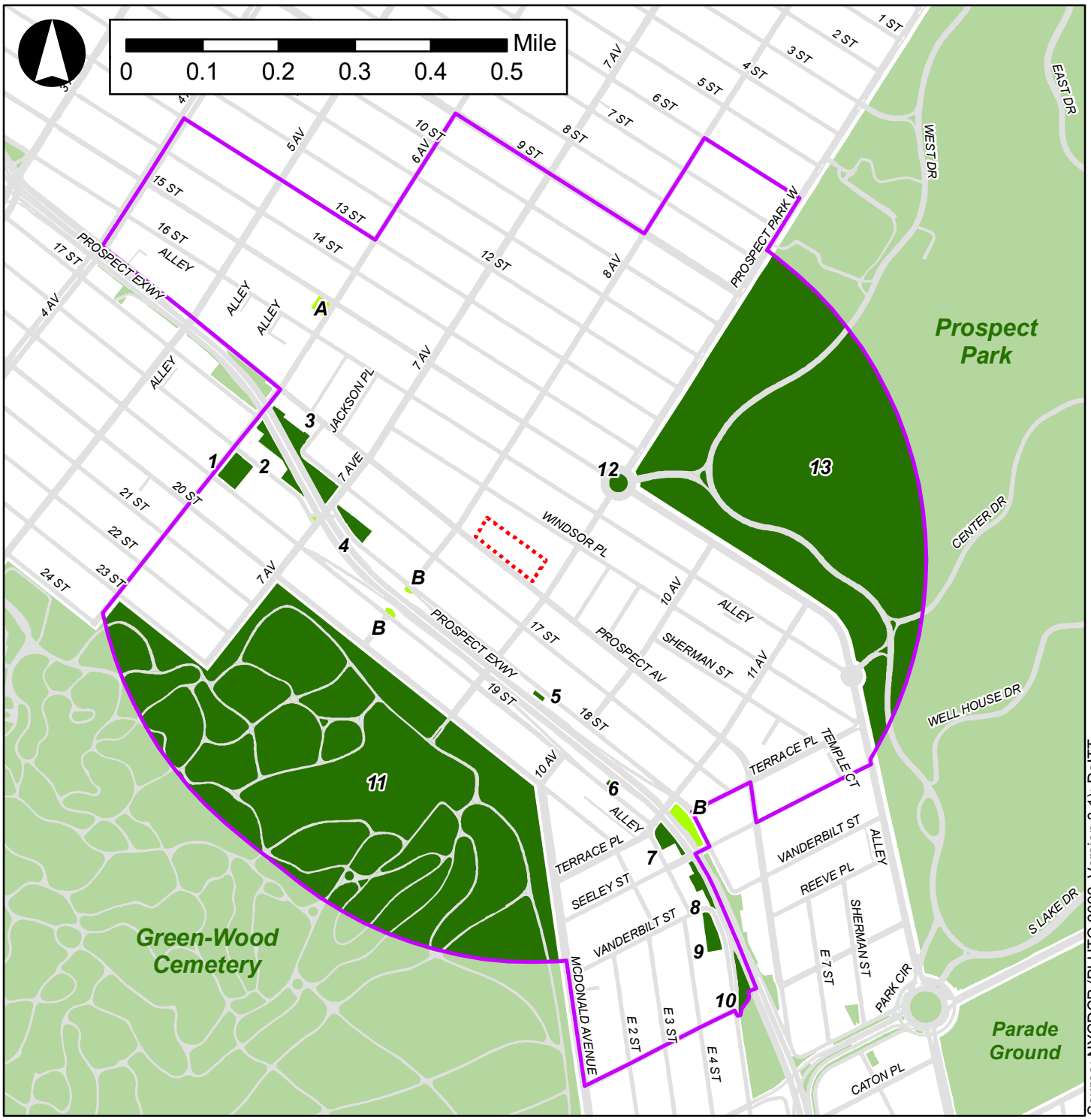
open space is defined as facilities open to the public at designated hours on a regular basis and is assessed for impacts using both a quantitative and a qualitative analysis, whereas private open space is not accessible to the general public on a regular basis and is considered only qualitatively. Pursuant to the 2021 *CEQR Technical Manual*, private open space is considered only after an assessment of the proposed project's effects on public open space has been completed. If the proposed project is likely to have indirect effects on public open space (such as greater utilization demands), the ability of private open space to influence or alter those effects may be considered.

An open space resource is determined to be active or passive by the uses that the design of the space allows. Active open space is the part of a facility used for active play, such as sports or exercise, and may include playground equipment, playing fields and courts, swimming pools, skating rinks, golf courses, and multi-purpose play areas (open lawns and paved areas for active recreation such as running, games, informal ball-playing, skipping rope, etc.). Passive open space is used for sitting, strolling, and relaxation, and typically contains benches, walkways, and picnicking areas. However, some passive spaces can be used for both passive and active recreation, such as a lawn or riverfront walkway, which can also be used for ball playing, jogging, or rollerblading.

Within the study area, all publicly accessible open space resources were inventoried and identified by their location, size, owner, type, utilization, equipment, hours, and condition. The information used for this analysis was gathered through field inventories conducted in April 2023; the New York City Department of Parks and Recreation's ("NYC Parks") website; and the New York City Open Accessible Space Information System ("OASIS") database and other secondary sources of information.

The condition of each open space resource was categorized as "Excellent," "Good," "Fair," or "Poor." A resource was considered in excellent condition if the space was clean and attractive, and all equipment was present and in a state of good repair. A good resource had minor problems such as litter or older but operative equipment. A fair or poor resource was one that was poorly maintained, had broken or missing equipment or lack of security, or other factors that would diminish the facility's attractiveness to potential users. Determinations were made subjectively, based on a visual assessment of the open space resources. Likewise, judgments as to the intensity of use of the resources were qualitative, based on an observed degree of activity or utilization. If a resource seemed to be at or near capacity (i.e., the majority of benches or equipment was in use), then utilization was considered high. If the facility or equipment was in use but could accommodate additional users, utilization was considered moderate. If a playground or sitting area had few people, usage was considered low. **Table F-3, "Inventory of Existing Open Space and Recreational Resources in the Study Area,"** identifies the address, ownership, features, and acreage of passive and active open space resources in the study area, as well as their condition and utilization. **Figure F-3** maps their location within the study area.

Figure F-3
Open Space Resources



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

- Project Area
- Half-Mile Residential Study Area
- Open Space Included in Quantitative Analysis (Keyed to Table F-3)
- Open Space Not Included in Quantitative Analysis (Keyed to Table F-3)
- Open Space Located Outside Study Area Boundaries

Table F-3: Inventory of Existing Open Space and Recreational Resources in the Study Area

Map No.[1]	Name	Location	Owner/ Agency[2]	Amenities	User Groups	Hours of Operation	Acreage	Active		Passive		Condition/Utilization
								Acres	%	Acres	%	
Open Space Resources Included in Quantitative Analysis												
1	Slope Park Playground	6th Ave. bet. 18th St. and 19th St.	DOE	Playgrounds, Spray Showers, Bathrooms, Benches, Landscaping, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.50	0.45	90	0.05	10	Excellent condition/Moderate utilization
2	Park Strip	S/B Prospect Exwy. bet. 6th Ave. and 18th St.	NYC Parks	Dog run, Benches, Walkways, Landscaping, Trees	Children, Teens, Adults, Senior Citizens	6AM to 9PM	0.74	0.67	90	0.07	10	Good condition/Low utilization
3	Detective Joseph Mayrose Park	N/B Prospect Exwy., 17th St., bet. 6th Ave. and 7th Ave.	NYC Parks	Benches, Walkways, Landscaping, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	1.31	0.13	10	1.18	90	Good condition/ Low utilization
4	Butterfly Gardens	18th St. bet. 7th Ave. and 8th Ave.	NYC Parks	Benches, Gardens, Landscaping, Trees	Children, Adults, Senior Citizens	6AM to 9PM	0.44	0.04	10	0.40	90	Fair condition/ Low utilization
5	Park Strip	18th St. bet. Prospect Park West and 10th Ave.	NYC Parks	Benches, Trees	Teenagers, Adults, Senior Citizens	24 Hours	0.06	0.00	0	0.06	100	Good condition/ Low utilization
6	Park Strip	19th St. bet. Prospect Park West and 10th Ave.	NYC Parks	Benches, Trees	Teenagers, Adults, Senior Citizens	24 Hours	0.05	0.00	0	0.05	100	Good condition/ Low utilization

Table F-3 (continued): Inventory of Existing Open Space and Recreational Resources in the Study Area

Map No.[1]	Name	Location	Owner/ Agency[2]	Amenities	User Groups	Hours of Operation	Acreage	Active		Passive		Condition/ Utilization
								Acres	%	Acres	%	
Open Space Resources Included in Quantitative Analysis												
7	Thomas J. Cuite Park	19th St. bet. 11th Ave. and Seeley St.	NYC Parks	Playgrounds, Benches, Lawns, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.49	0.05	10	0.44	90	Good condition/Moderate utilization
8	Seeley Park	S/B Prospect Exwy. bet. Seeley St. and Vanderbilt St.	NYC Parks	Playground, Benches, Landscaping, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.36	0.32	90	0.04	10	Good condition/ Low utilization
9	Captain John McKenna, IV Park	Vanderbilt St. bet. E. 4th St. and E. 5th St.	NYC Parks	Benches, Lawns, Landscaping, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.48	0.00	0	0.48	100	Good condition/ Low utilization
10	Greenwood Playground (P/o)	Ft. Hamilton Pkwy, Prospect Ave., Greenwood Ave.	NYC Parks	Playground, Benches, Walkways, Landscaping, Trees	Children, Teenagers, Adults, Senior Citizens	6AM to 9PM	0.50[3]	0.25	50	0.25	50	Good condition/Moderate utilization
11	Green-Wood Cemetery (P/o)	Prospect Park West Entrance (Prospect Park West and 20th Street)	Green-Wood Cemetery	Benches, Walkways, Landscaping, Trees	Children, Teens, Adults, Seniors	Monday to Friday: 11 AM to 7 PM; Saturday to Sunday: 8AM to 7 PM	100.00[3]	10.00	10	90.00	90	Excellent condition/High utilization
12	Bartel-Pritchard Square	Prospect Park West, 15th St.	NYC Parks	Benches, War Memorial, Landscaping, Trees	Children, Teens, Adults, Seniors	24 Hours	1.71	0.00	0	1.71	100	Good condition/Moderate utilization
13	Prospect Park (P/o)	Prospect Park West and Prospect Park Southwest Entrance	NYC Parks	Playgrounds, Spray Showers, Barbecuing Areas, Baseball Fields, Dog-friendly Areas, Bicycling and Greenways, Wi-Fi Hot Spots, Bathrooms, Benches, Landscaping, Trees	Children, Teens, Adults, Seniors	6AM to 9PM	74.90[3]	37.45	50	37.45	50	Excellent condition/High utilization
Total Acreage Included in Quantitative Analysis							***181.54***	***49.36***	***27.2***	***132.17***	***72.8***	

Open Space Resources Excluded From Quantitative Analysis[4]					
Map No.[1]	**Name**	**Location**	**Owner/ Agency[2]**	**Amenities**	**Acreage**
A	6/15 Green Community Garden	274 15th St.	Brooklyn Alliance of Neighborhood Gardens ("BANG") Land Trust	Community Garden	0.30
B	Greenstreets (four total)	Various Locations within Study Area	DOT/NYC Parks	Landscaping and Trees	0.58
				Total Acreage Excluded from Quantitative Analysis	***0.88***

Source: OASIS, NYC Parks, 2023 Primary Land Use Tax Lot Output ("PLUTO") Data (Version 3.1), site visits conducted in April 2023.
Notes:
[1] Refer to **Figure F-3**.
[2] DOE = New York City Department of Education; DOT = New York City Department of Transportation
[3] The total acreage figures for the portions of Greenwood Playground, Green-Wood Cemetery, and Prospect Park located within the study area were sourced from a shapefile layer utilizing ArcGIS mapping software.
[4] Pursuant to Chapter 7, Section 100 of the 2021 *CEQR Technical Manual*, Resources A and B were excluded from the quantitative analysis. Resource A (6/15 Green Community Garden) is not publicly accessible on a constant and regular basis, while Resources B (four Greenstreets) do not feature amenities (i.e., benches or seating areas) that may be used for public recreation

Study Area Open Space

As shown in **Figure F-3** and **Table F-3**, there are 13 publicly accessible open space resources located within the study area. The study area contains a total of approximately 181.54 acres of publicly accessible open space located within the study area, including approximately 49.36 acres (27.2 percent) of active open space and approximately 132.17 acres (72.8 percent) of passive open space (refer to **Table F-3**).

The study area's largest open space resource is the approximately 100-acre portion of ("p/o") the 478-acre Green-Wood Cemetery (Map No. 11), which is located within the southwestern portion of the study area. Green-Wood Cemetery is privately-owned and operated but is publicly accessible. The nearest entrance to Green-Wood Cemetery from the Project Area is the Prospect Park West entrance (located at Prospect Park West and 20th Street), which is located approximately 0.2 miles to the southwest of the Project Area. The Prospect Park West Entrance of Green-Wood Cemetery is open to the public Mondays through Fridays from 11:00 AM to 7:00 PM and Saturdays and Sundays from 8:00 AM to 7:00 PM. In addition to burial plots and memorials, the approximately 100-acre p/o Green-Wood Cemetery located within the study area contains walkways and benches. Although the 100-acre p/o Green-Wood Cemetery located within the study area is primarily programmed with passive open space uses, the miles of walkways may also be used as hiking trails, a form of active recreation.

The study area's second largest open space resource is the approximately 74.9-acre p/o of the 526-acre Prospect Park (Map No. 13), which is located within the eastern portion of the study area. The nearest entrance to Prospect Park from the Project Area is situated at the intersection of Prospect Park West and Prospect Park Southwest, which is located approximately 0.2 miles to the northeast of the Project Area. Prospect Park, which is owned by NYC Parks and operated by NYC Parks and Prospect Park Alliance, is the second largest park in Brooklyn. The approximately 74.9-acre p/o of Prospect Park located within the study area is programmed with both passive and active open space uses. Passive open space uses include barbecuing areas, dog-friendly areas, Wi-Fi hot spots, model aircraft fields, and benches. Active open space uses include playgrounds, spray showers, baseball fields, as well as bicycling and greenways.

Additional significant open space resources located within the study area include Bartel-Pritchard Square and Detective Joseph Mayrose Park. Bartel-Pritchard Square (Map No. 12) is an approximately 1.71-acre public park located approximately 0.2 miles to the northeast of the Project Area, within the eastern portion of the study area. Bartel-Pritchard Square, which is owned and operated by the NYC Parks, is programmed with passive open space uses, including benches and a war memorial. Detective Joseph Mayrose Park (Map No. 3) is an approximately 1.31-acre public park located approximately 0.2 miles to the northwest of the Project Area, within the western portion of the study area. Detective Joseph Mayrose Park, which is owned and operated by the NYC Parks, is primarily programmed with passive open space uses, including benches and walkways.

The remaining nine open space resources within the study area are all under one acre in size, located to the southeast and southwest of the Project Area, and clustered along the route of the Prospect Expressway (New York State Route 27).

Assessment of Open Space Adequacy

Quantitative Assessment

As previously stated, there are approximately 181.54 acres of publicly accessible open space located within the study area, including approximately 49.36 acres (27.2 percent) of active open space and approximately 132.17 acres (72.8 percent) of passive open space. A total of approximately 33,404 residents reside within the study area.

The study area has an overall open space ratio of 5.435 acres per 1,000 residents, which exceeds the city's planning guideline of 2.5 acres of combined passive and active open space per 1,000 residents (refer to **Table F-4**). With a passive open space ratio of 3.957 acres per 1,000 residents, the study area, similarly, exceeds the 2021 *CEQR Technical Manual* guidance threshold of 0.5 acres of passive open space per 1,000 residents. The active open space ratio of 1.478 acres per 1,000 residents is below the city's planning guideline of 2.0 acres of active open space per 1,000 residents.

Table F-4: Adequacy of Open Space Resources – Existing Conditions

Population		Open Space Acreage			Open Space Ratios per 1,000 People			2021 *CEQR Technical Manual* Open Space Optimal Planning Goal		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Study Area										
Residents	33,404	181.54	132.17	49.36	5.435	3.957	1.478	2.50	0.5	2.00

Qualitative Assessment

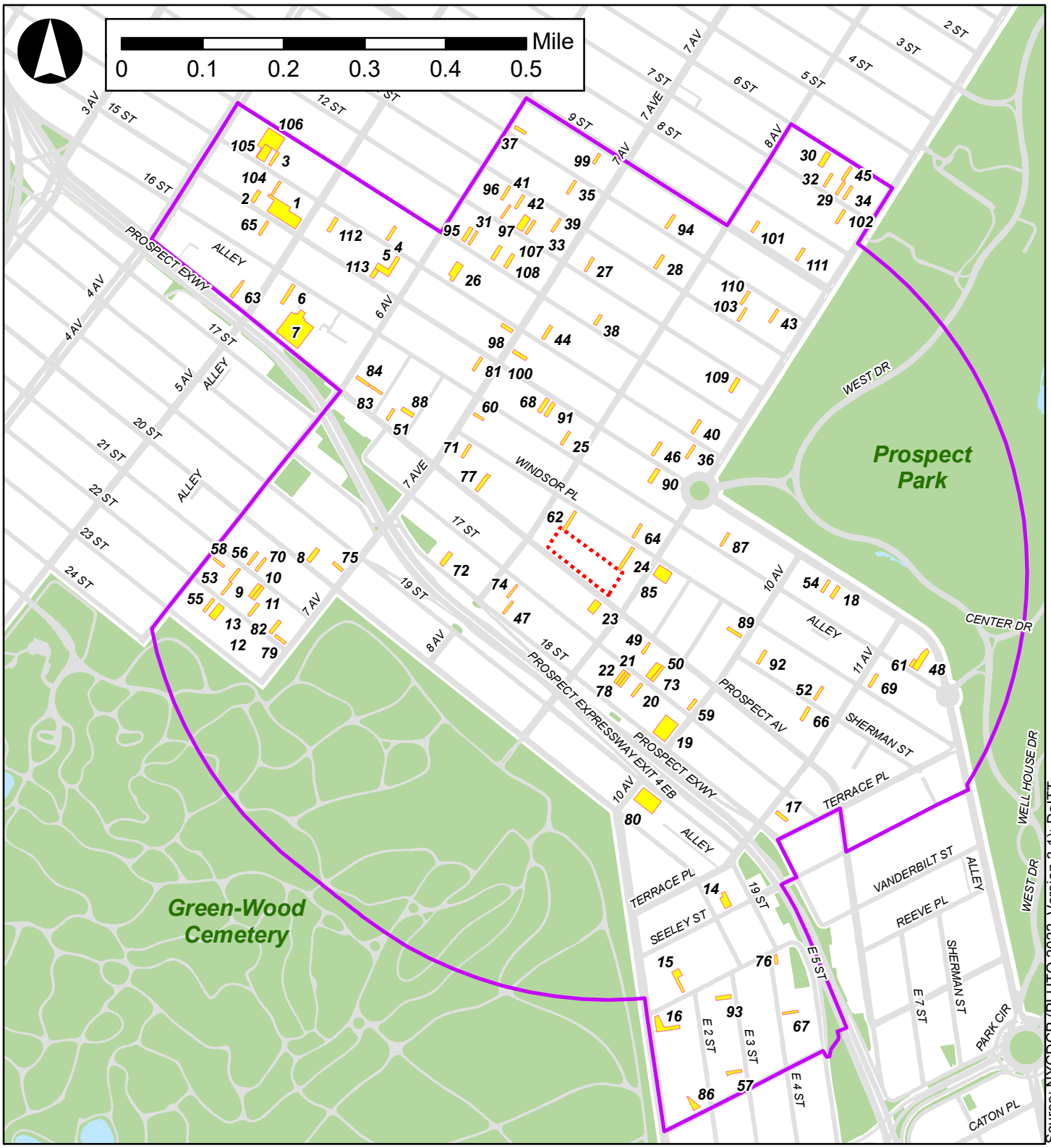
The study area exhibits a total open space ratio that exceeds the city's optimal benchmark (2.5 acres of open space per 1,000 residents). As shown in **Table F-3**, open space resources within the study area include a variety of passive and active open space uses appropriate for each residential user group. Furthermore, and as noted in **Table F-3**, a majority of the open space resources within the study area are in good to excellent condition and exhibit low to moderate utilization rates.

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

Study Area Population

In the future without the Proposed Actions, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. The No-Action condition comprises an approximately 110,064-gross square feet ("gsf") residential development containing approximately 94 DUs and 289 residents. The No-Action condition would include an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings. In addition, as summarized in **Table F-5** and illustrated in **Figure F-4**, there are 113 developments within the study area anticipated for completion by the 2027 build year. In sum, these 113 developments are expected to introduce approximately 536 DUs and approximately 1,537 residents.

Figure F-4
No-Action Developments



Source: NYCDCP (PLUTO 2022, Version 3.1); DoITT

Legend

- Project Area
- Half-Mile Residential Study Area
- No-Action Developments
- Open Space

Table F-5: Study Area No-Action Development Projects

Map No.[1]	Address	DUs	Residential Population[2]
1	550 Fifth Avenue	18	44
2	179 15th Street	2	5
3	213 14th Street	2	5
4	293 14th Street	1	2
5	308 14th Street	10	24
6	186 16th Street	3	9
7	263 Prospect Avenue	147	434
8	353 20th Street	5	15
9	316 21st Street	2	6
10	332 21st Street	4	12
11	334 21st Street	4	12
12	335 22nd Street	1	3
13	316 22nd Street	9	27
14	89 Seeley Street	2	6
15	127 Vanderbilt Street	1	3
16	129 McDonald Avenue	12	35
17	1713 11th Avenue	1	3
18	53 Prospect Park Southwest	5	15
19	1712 10th Avenue	17	50
20	532 17th Street	1	3
21	522 17th Street	1	3
22	520 17th Street	1	3
23	474 Prospect Avenue	5	15
24	120 Windsor Place	2	6
25	395 16th Street	3	9
26	333 14th Street	7	17
27	415 12th Street	2	5
28	543 11th Street	3	7
29	593 7th Street	1	2
30	590 6th Street	8	19
31	345 13th Street	2	5
32	583 7th Street	1	2
33	385 12th Street	2	5
34	599 7th Street	2	5
35	520 10th Street	1	2
36	494 14th Street	1	2
37	457 6 Avenue	3	7
38	421 13th Street	1	2
39	476 11th Street	1	2
40	481 14th Street	1	2
41	369 12th Street	1	2
42	442 11th Street	1	2
43	690 10th Street	2	5
44	385 14th Street	1	2
45	608 6th Street	1	2
46	447 15th Street	1	2

Notes:

[1] The No-Action development projects are mapped in **Figure F-4**.

[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

Table F-5 (continued): Study Area No-Action Development Projects

Map No.[1]	Address	DUs	Residential Population[2]
47	455 18th Street	1	3
48	92 Prospect Park Southwest	9	28
49	506 Prospect Avenue	3	9
50	535 17th Street	2	6
51	333 Prospect Avenue	1	3
52	55 Sherman Street	1	3
53	317 22nd Street	2	6
54	49 Prospect Park Southwest	2	6
55	312 22nd Street	2	6
56	321A 21st Street	1	3
57	72 East 3rd Street	1	3
58	711 6 Avenue	1	3
59	559 17th Street	4	12
60	465 7 Avenue	3	9
61	605 16th Street	1	3
62	74 Windsor Place	1	3
63	231 Prospect Avenue	2	6
64	115 Windsor Place	1	3
65	198A 15th Street	1	3
66	56 Sherman Street	1	3
67	45 East 4th Street	1	3
68	390 15th Street	6	18
69	257 Windsor Place	2	6
70	327 21st Street	1	3
71	8 Windsor Place	4	12
72	409 18th Street	2	6
73	533 17th Street	2	6
74	448A 17th Street	1	3
75	566 7 Avenue	4	12
76	402 Vanderbilt Street	1	3
77	391 Prospect Avenue	3	9
78	518 17th Street	1	3
79	604 7 Avenue	2	6
80	1901 10 Avenue	27	83
81	350 15th Street	4	12
82	349 22nd Street	4	12
83	28 Webster Place	2	6
84	603 6 Avenue	3	9
85	235 Prospect Park West	15	46
86	123 Greenwood Avenue	3	9
87	489 16th Street	2	6
88	28 Jackson Place	1	3
89	1638 10 Avenue	1	3
90	460 15th Street	8	25
91	396 15th Street	1	3
92	11 Sherman Street	1	3
93	14 East 3rd Street	1	3
94	583 10th Street	3	7
95	341 13th Street	4	10

Notes:

[1] The No-Action development projects are mapped in **Figure F-4**.

[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

Table F-5 (continued): Study Area No-Action Development Projects

Map No.[1]	Address	DUs	Residential Population[2]
96	430 11th Street	1	2
97	379 12th Street	6	15
98	424 7 Avenue	4	10
99	432 9th Street	2	5
100	431 7 Avenue	10	24
101	521 9th Street	1	2
102	596 7th Street	2	5
103	611 11th Street	2	5
104	234 14th Street	1	2
105	205 14th Street	5	12
106	228 13th Street	28	68
107	359 13th Street	3	7
108	367 13th Street	4	10
109	516 12th Street	6	15
110	666 10th Street	2	5
111	555 9th Street	2	5
112	270 14th Street	4	10
113	261 15th Street	1	2
Total		***536***	***1,537***

Notes:
[1] The No-Action development projects are mapped in **Figure F-4**.
[2] The residential population figures were calculated as follows: For development projects located within BK07 Sunset Park-Windsor Terrace (Brooklyn Community District 7 Approximation), the average household size of 3.07 from the 2017-2021 ACS Five-Year Estimates was applied; For development projects located within BK06 Park Slope-Carroll Gardens (Brooklyn Community District 6 Approximation), the average household size of 2.42 from the 2017-2021 ACS Five-Year Estimates was applied.

As indicated in **Table F-6**, in the No-Action condition, the study area population is expected to increase to approximately 35,230 residents.

Table F-6: No-Action Condition Study Area Population

	Existing Population	Additional Population from No-Action Developments	Additional Population from No-Action Condition on Projected Development Site 1 (Applicant-owned)	No-Action Condition Total Population
Study Area				
Residents	33,404	1,537	289	35,230

Open Space Resources

There are no planned changes to open space resources that would increase or decrease the overall acreage within the study area, and NYC Parks has no capital construction projects planned within the study area.

Assessment of Open Space Adequacy

In the No-Action condition, the additional population introduced to the study area would increase the demand on the study area's open space resources. As shown in **Table F-7**, the No-Action condition total, passive, and active open space ratios per 1,000 residents are expected to decrease to 5.153, 3.752, and

1.401, respectively, from 5.435, 3.957, and 1.478 under existing conditions. Therefore, the study area total and passive open space ratios would continue to exceed the city's optimal planning guidelines for total and passive open space ratios. The study area's active open space ratio would continue to be below the city's optimal planning guideline.

Table F-7: Adequacy of Open Space Resources – No-Action Condition

Population		Open Space Acreage			Open Space Ratios per 1,000 People			2021 *CEQR Technical Manual* Open Space Optimal Planning Goal		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Study Area										
Residents	35,230	181.54	132.17	49.36	5.153	3.752	1.401	2.50	0.5	2.00

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

This section describes the open space conditions that would result from the Proposed Actions by the 2027 build year. It evaluates the potential for the Proposed Actions to result in significant adverse impacts to open space resources directly and indirectly based on a comparison of the No-Action condition (described above) to the With-Action condition.

Study Area Population

In the future with the Proposed Actions, it is estimated the RWCDS established for the Proposed Actions would introduce approximately 792 incremental residents to Projected Development Site 1 (Applicant-owned) within the Project Area. Therefore, in the With-Action condition, the study area population is expected to increase to approximately 36,022 residents.

Study Area Open Space

In the future with the Proposed Actions, Projected Development Site 1 (Applicant-owned) would include an approximate 21,326-square feet ("sf") (0.49-acres) landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned) (refer to **Figure A-5** in **Attachment A, "Project Description"**). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the Proposed Project. Although it is the Applicant's intention to program the open space with passive recreational uses, the open space could also be programmed to feature organized active recreational uses, such as outdoor fitness courses or yoga for residents of the Proposed Project.

Direct Effects Analysis

The Proposed Actions would not have a direct effect on any study area open space resources. Construction and operation of the future buildings on Projected Development Site 1 (Applicant-owned) within the Project Area would not cause the physical loss of public open space because of encroachment or displacement of the space; would not change the use of an open space so that it no longer serves the same user population; and would not limit public access to an open space resource. In addition, as discussed in **Attachment B, "Supplemental Screening," Attachment G, "Shadows,"** and **Attachment J,**

"Noise," the Proposed Actions would not result in significant adverse shadow, air quality, noise, or construction impacts on study area open space resources.

Indirect Effects Analysis

As noted above, the open space impact analysis consists of both a quantitative assessment and a qualitative assessment. The quantitative assessment considers how a proposed project would change the open space ratios in the study area. The qualitative assessment considers factors such as proximity to nearby destination open space resources, the connectivity of open space, the effects of new open space provided by the proposed project, and private open spaces created by the proposed project not available to the general public. It is recognized that the city's planning goals are not feasible for many areas of the city, and they are not considered impact thresholds on their own. Rather, these are benchmarks indicating how well an area is served by open space.

Assessment of Open Space Adequacy

In the With-Action condition, the additional population introduced to the study area would increase the demand on the study area's open space resources. As shown in **Table F-8**, the With-Action condition total, passive, and active open space ratios per 1,000 residents are expected to decrease to 5.040, 3.669, and 1.370, from 5.153, 3.752, and 1.401 under the No-Action condition.

Therefore, the study area total and passive open space ratios would continue to exceed the city's optimal planning guidelines for total and passive open space ratios, while the study area's active open space ratio would continue to be below the city's optimal planning guideline.

Table F-8: Adequacy of Open Space Resources – With-Action Condition

Population		Open Space Acreage			Open Space Ratios per 1,000 People			2021 *CEQR Technical Manual* Open Space Optimal Planning Goal		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Study Area										
Residents	36,022	181.54	132.17	49.36	5.040	3.669	1.370	2.50	0.5	2.00

Potential Effects of the Proposed Actions on Publicly Accessible Open Space

Quantitative Assessment

According to the 2021 *CEQR Technical Manual*, a significant adverse open space impact may occur if a proposed project would reduce the open space ratio by more than the general guidelines for the open space percentage change provided in **Table F-9**.

Table F-9: Detailed Assessment – Percentage Change Guidance to Determine Possible Open Space Impact

Total Open Space Ratio Range*	Active Open Space Ratio Range*	Passive Open Space Ratio Range*	Percentage Change in Open Space ratio Signifying a Possible Adverse Open Space Impact
2.01 to 2.50 Or greater	1.61 to 2.0 Or greater	0.41 to 0.50 Or greater	5%
1.51 to 2.00	1.21 to 1.60	0.31 to 0.40	4%
1.01 to 1.50	0.81 to 1.20	0.21 to 0.30	3%
0.51 to 1.00	0.41 to 0.80	0.11 to 0.20	2%
0.50 or less	0.01 to 0.40	0.01 to 0.10	1%
*2.5 open space ratio is the planning goal in New York City, with the optimal distribution goal of 2.0 active open space ratio and 0.5 passive open space ratio.			

Source: Table 7-5 in Chapter 7, "Open Space," of the 2021 *CEQR Technical Manual*.

Table F-10 displays the percentage changes from the No-Action condition to the With-Action condition for the study area. As noted previously, in the future with the Proposed Actions, ratios of open spaces to residents would continue to exceed the optimal planning goals furnished by the city.

Table F-10: Study Area Open Space Ratios Summary

Ratio	2021 *CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000)	Open Space Ratios per 1,000			Percent Change (Future No-Action to Future With-Action)
		Existing	No-Action	With-Action	
Study Area					
Total – Residents	2.5	5.435	5.153	5.040	-2.20
Passive – Residents	0.5	3.957	3.752	3.669	-2.20
Active - Residents	2.0	1.478	1.401	1.370	-2.20

In the future with the Proposed Actions, the residential total, passive, and active open space ratios would each decrease by approximately 2.20 percent from the No-Action condition. However, these reductions would not constitute a significant adverse impact. In the With-Action condition, as under the No-Action condition, the study area's total and passive open space ratios per 1,000 residents (5.040 and 3.669, respectively) would continue to exceed the city's optimal planning guidelines for total and passive open space ratios per 1,000 residents (2.5 and 0.5, respectively), while the study area's active open space ratio per 1,000 residents (1.370) would continue to be below the city's optimal planning guideline for active open space per 1,000 residents (2.0). As shown in **Table F-9**, the percentage changes in the total (2.20%), passive (2.20%), and active (2.20%) open space ratios in the With-Action condition would not exceed the percentage changes in the total (5%), passive (5%), and active (4%) open space ratios that would signify a possible significant adverse impact. Therefore, the Proposed Actions would not result in a significant adverse impact on open space in the study area, in accordance with 2021 *CEQR Technical Manual* impact criteria.

Qualitative Assessment

In the future with the Proposed Actions, the study area would be adequately served by open space despite the increase in population. The reduction in the total, passive, and active open space ratios in the study area would be ameliorated by several factors. A majority of the open space resources within the study area are in good to excellent condition and exhibit low to moderate utilization rates. Further, a wide range of passive and active open space uses are available in the study area, including benches, Wi-Fi hot spots, barbecuing areas, dog-friendly areas, and walkways for passive recreation, and multiple playgrounds, multiple spray showers, multiple baseball fields, and bicycling and greenways for active recreation.

Additionally, in the future with the Proposed Actions, the additional acreage of Green-Wood Cemetery (totaling approximately 378 acres) and Prospect Park (totaling approximately 451.1 acres) would be accessible to residents of the study area, as these additional acres of open space are proximate to the boundaries of the study area. Furthermore, the Proposed Project would include an approximate 21,326-sf (0.49-acres) landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the Proposed Project. Although it is the Applicant's intention to program the open space with passive recreational uses, the open space could also be programmed to feature organized active recreational uses, such as outdoor fitness courses or yoga for residents of the Proposed Project. The open space provided within the rear yard of Projected Development Site 1 (Applicant-owned) could alleviate pressure on the study area's surrounding open spaces from residents of the Proposed Project.

Therefore, in conclusion, the Proposed Actions would not result in a significant adverse impact on open space in the study area, in accordance with 2021 *CEQR Technical Manual* impact criteria.

Attachment G:

Shadows

I. INTRODUCTION

This attachment assesses the potential for the Proposed Project to result in incremental shadows long enough to reach any nearby publicly accessible open spaces or other sunlight-sensitive resources. According to the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*, a shadows analysis is required if a proposed project would result in structures (or additions to existing structures) of 50 feet or greater in height, or those that would be located adjacent to, or across the street from, a sunlight-sensitive resource.

The RWCDS would facilitate a maximum permitted building height increment of approximately 102 feet, compared to the No-Action condition. The No-Action condition would comprise two approximately 43-foot-tall buildings (the maximum permitted building height of 33 feet pursuant to the existing R5B zoning district, plus a 10-foot-tall rooftop bulkhead), while the maximum permitted building height pursuant to the proposed R7-1 zoning district is 135 feet. Therefore, a preliminary shadows analysis was prepared in accordance with 2021 *CEQR Technical Manual* guidance to determine the potential for the Proposed Project to result in significant adverse shadow impacts on sunlight-sensitive resources. As described in **Attachment A, "Project Description,"** the Proposed Project would not maximize the permitted building height of 135 feet in R7-1 zoning districts. Therefore, for CEQR analysis purposes, the With-Action condition utilizes the maximum allowable building height and comprises two 13-story, approximately 135-foot-tall buildings (plus a 10-foot-tall rooftop bulkhead for each building).

II. METHODOLOGY

According to the 2021 *CEQR Technical Manual*, the longest shadow a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. For actions or projects resulting in structures less than 50 feet tall, a shadows analysis is generally not necessary, unless the structures are adjacent to a park, historic resource, or important natural feature (if the feature that makes the structure significant depends on sunlight).

First, a preliminary screening assessment must be conducted to ascertain whether shadows resulting from an action or project could reach any sunlight-sensitive resource at any time of year. The 2021 *CEQR Technical Manual* defines sunlight-sensitive resources as those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity. The following are considered to be sunlight-sensitive resources:

- *Public open space* (e.g., parks, beaches, public outdoor pools, playgrounds, plazas, schoolyards, greenways, and landscaped medians with seating). Pursuant to Chapter 7, Section 100 of the 2021 *CEQR Technical Manual*, open space that is accessible to the public on a constant and regular basis for active and passive recreation, including for designated daily periods, is defined as "public" and analyzed under CEQR. The use of a public open space establishes its sensitivity to shadows. This sensitivity is assessed for both (1) warm-weather dependent features, such as wading pools and sandboxes, or vegetation that could be affected by loss of sunlight during

the growing season (i.e., March through October); and (2) features, such as benches, that could be affected by a loss of winter sunlight. Open space uses that rely on sunlight include: Passive uses, such as sitting or sunning areas; active uses, such as playfields or paved courts; and such activities as gardening, or children's wading pools and sprinklers. Where lawns are actively used, the turf may require extensive sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants, and plots in community gardens. Generally, six to eight hours a day of sunlight, particularly in the growing season, is a minimum requirement.

- *Features of historic architectural resources that depend on sunlight for their enjoyment by the public.* Only the sunlight-sensitive features are considered, as opposed to the entire architectural resource. Sunlight-sensitive features include the following: design elements that are part of a recognized architectural style that depends on the contrast between light and dark (e.g., deep recesses or voids, such as open galleries, arcades, recessed balconies, deep window reveals, and prominent rustication); elaborate, highly carved ornamentation; stained glass windows; exterior building materials and color that depend on direct sunlight for visual character (e.g., the polychromy [multicolored] features found on Victorian Gothic Revival or Art Deco facades); historic landscapes, such as scenic landmarks, including vegetation recognized as an historic feature of the landscape; and structural features for which the effect of direct sunlight is described as playing a significant role in the structure's importance as an historic landmark.

- *Natural resources where the introduction of shadows could alter the resource's condition or microclimate.* Such resources could include community gardens, surface water bodies, wetland resources, upland resources, or significant, sensitive, or designated resources, such as coastal fish and wildlife habitats. Community gardens are defined as community gardens that are City-owned and licensed through the NYC Parks GreenThumb program, or Non-City-owned community gardens that are owned by land trust organizations or other governmental entities and are currently registered with NYC Parks GreenThumb.

- *Other resources.* Greenstreets (planted areas within the unused portions of roadbeds that are part of the Greenstreets program).

According to the 2021 *CEQR Technical Manual*, the following are not considered to be sunlight-sensitive resources and their assessment for shadow impacts is not warranted:

- City streets and sidewalks (except when improved as part of a Greenstreet).

- Buildings or structures other than those defined above as historic architectural resources.

- Private open space (e.g., front and back yards). Pursuant to Chapter 7, Section 100 of the 2021 *CEQR Technical Manual*, open space that is not publicly accessible or restricts public accessibility to a limited number of users (e.g., requiring membership) and/or is not publicly available on a regular and constant basis, is defined as "private."

- Project-generated open space. Shadows on project-generated open space are not considered significant under CEQR. However, when the condition of the project-generated open space is included as part of the qualitative open space analysis in Chapter 7, "Open Space," of the 2021 *CEQR Technical Manual*, a discussion of how shadows would affect the new project-generated open space may be warranted.

The preliminary shadow screening assessment consists of three tiers of analysis. The first tier determines a simple radius around the site representing the longest shadow that could be cast by the proposed building(s). If there are sunlight-sensitive resources within the radius, the analysis proceeds to the second tier, which reduces the area that could be affected by project-generated shadows by accounting for a specific range of angles south of a given project site that can never receive shade in New York City due to the path of the sun in the northern hemisphere. If the second tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a third tier of screening analysis further refines the area that could be reached by new shadows by looking at specific representative days of the year and determining the maximum extent of shadow coverage over the course of each representative day.

If the third tier of analysis does not eliminate the possibility of new shadows on sunlight-sensitive resources, a detailed shadows analysis is required to determine the extent and duration of the incremental shadow – or the additional, or new, shadow that a building or other built structure resulting from a proposed project would cast on a sunlight-sensitive resource during the year – resulting from a proposed project. Incremental shadows are determined by establishing a baseline condition (i.e., the No-Action condition) and comparing it to the future condition resulting from a proposed project (i.e., the With-Action condition), thus illustrating the shadows cast by existing or future buildings and distinguishing the additional (incremental) shadows cast by a proposed project. In accordance with 2021 *CEQR Technical Manual* guidance, shadows on sunlight-sensitive resources of concern were modeled for four representative days of the year. For the New York City area, the months of interest for an open space resource encompass the growing season (i.e., March through October) and one month between November and February representing a cold-weather month (usually December). Representative days for the growing season are generally the March 21 vernal equinox (or the September 21 autumnal equinox, which is approximately the same), the June 21 summer solstice, and a spring or summer day halfway between the summer solstice and equinoxes, such as May 6 or August 6 (which are approximately the same). For the cold weather months, the December 21 winter solstice is included to demonstrate conditions when open space users rely most heavily on available sunlight warmth. As these months and days are representative of the full range of possible shadows, they are also used for assessing shadows on sunlight-sensitive resources.

The 2021 *CEQR Technical Manual* defines the temporal limits of a shadows analysis period to fall from an hour and a half after sunrise to an hour and a half before sunset.

The detailed analysis provides the data needed to assess the shadow impact. The effects of the new shadows on the sunlight-sensitive resources are described, and their degree of significance is considered. The results of the analysis are documented with graphics, a table of incremental shadow durations, and narrative text. As described in the 2021 *CEQR Technical Manual*, an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year and the resource continues to receive substantial direct sunlight. A significant shadow impact generally occurs when an incremental shadow of 10 minutes or longer falls on a sunlight-sensitive resource and results in one of the following:

- *Vegetation:* A substantial reduction in sunlight available to sunlight-sensitive features of the resource to less than the minimum time necessary for their survival (when there would be sufficient sunlight in the future without the project) or a reduction in direct sunlight exposure where the sensitive features of the resource are already subject to substandard sunlight (i.e., less than the minimum time necessary for their survival).

- *Historic and cultural resources:* A substantial reduction in sunlight available for the enjoyment or appreciation of the sunlight-sensitive features of an historic or cultural resource.

- *Open space utilization:* A substantial reduction in the usability of open space as a result of increased shadow, including information regarding anticipated new users and the open space's utilization rates throughout the affected time periods.

- *For any sunlight-sensitive feature of a resource:* Complete elimination of all direct sunlight on the sunlight-sensitive feature(s) of the resource, when the complete elimination results in substantial effects on the survival, enjoyment, or, in the case of open space or natural resources, the use of the resource.

In general, a significant adverse shadow impact occurs when the incremental shadow added by a proposed project falls on a sunlight-sensitive resource and substantially reduces or completely eliminates direct sunlight exposure, thereby significantly altering the public's use and enjoyment of the resource or threatening the viability of vegetation or other resources.

III. PRELIMINARY SCREENING

Tier 1 Screening Assessment

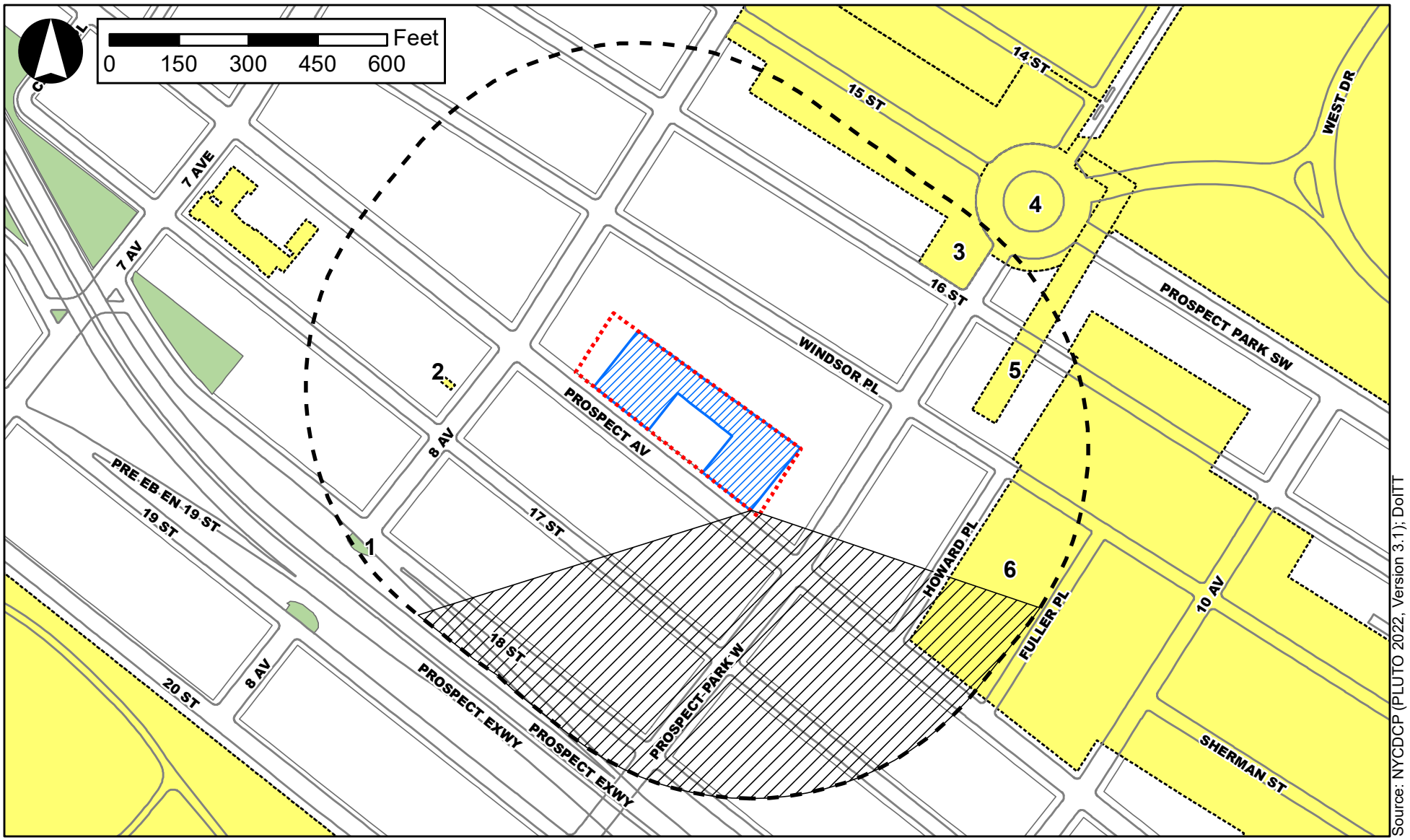
According to the 2021 *CEQR Technical Manual*, the longest shadow that a structure will cast in New York City, except for periods close to dawn or dusk, is 4.3 times its height. The maximum shadow radius for the With-Action condition (623.5 feet) was determined using a maximum building height of 145 feet (including the building height of 135 feet plus a 10 foot rooftop bulkhead) (Tier 1 Screening Assessment).

A base map was prepared (refer to **Figure G-1**) for Projected Development Site 1 (Applicant-owned), which identifies all potentially sunlight-sensitive resources within the maximum shadow radius. As shown in **Figure G-1** and **Table G-1**, within the longest shadow study area, there is one potentially sunlight-sensitive public open space resource as defined by the 2021 *CEQR Technical Manual*, as well as numerous potentially sunlight-sensitive historic and cultural resources. Therefore, further screening was warranted to determine whether these resources could be affected by project-generated shadows.

Tier 2 Screening Assessment

Due to the path of the sun across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given site. In New York City, this area lies between -108 and +108 degrees from true north. The purpose of the Tier 2 screening assessment is to determine whether the potentially sunlight-sensitive resources identified in the Tier 1 screening assessment are located within portions of the longest shadow study area that can receive shade from the With-Action condition.

Figure G-1 provides a base map illustrating the results of the Tier 2 screening assessment (i.e., the portion of the longest shadow study area lying within -108 degrees from true north and +108 degrees from true north as measured from the southernmost corner of Projected Development Site 1 [Applicant-owned]).



Legend

- Project Area
- Development Site
- Tier 1 Screening Assessment: Longest Shadow Study Area
- Tier 2 Screening Assessment: Area That Cannot Be Shaded
- Open Space Resources
- Historic and Cultural Resources

441 and 467 Prospect Avenue Rezoning EAS

Figure G-1
Tier 1 and 2 Screening Assessments

Table G-1: Resources Warranting Further Analysis Based on Tier 2 Screening Assessment

Map ID[1]	Resources	Sunlight-Sensitive (Yes/No)
Open Space Resource		
1	8th Avenue Pedestrian Overpass Greenstreet at 18th Street	Yes
Historic and Cultural Resources		
2	1674 8th Avenue (State/National Registers of Historic Places ["S/NR"]-Eligible)	No
3	Park Slope Historic District Extension (New York City Landmarks Preservation Commission ["LPC"] Designated), including 21 buildings addressed 432 – 470 15th Street and 196 – 210 Prospect Park West	No
4	Prospect Park (S/NR-Listed and LPC Scenic Landmark)	No[2]
5	15th Street – Prospect Park Subway Station (IND) (S/NR-Listed)	No
6	Windsor Terrace Historic District (S/NR-Eligible), including 61 buildings addressed 1 – 45 Howard Place, 2 – 48 Fuller Place, 521 Prospect Avenue, 153 – 167 Windsor Place, 456 – 464 16th Street, and 483 16th Street	No

Note:

[1] The resources are identified in **Figure G-1**.

[2] The portion of Prospect Park located within the longest shadow study area (i.e., the Prospect Park West roadbed and sidewalk surrounding Bartel-Pritchard Square) does not contain sunlight-sensitive features.

As shown in **Table G-1**, there is one sunlight-sensitive public open space resource (the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street) that warrants further assessment based on the Tier 2 screening assessment. According to the 2021 *CEQR Technical Manual*, Greenstreets (planted areas within the unused portions of roadbeds that are part of the Greenstreets program) are considered sunlight-sensitive resources. The numerous historic and cultural resources identified in **Table G-1** do not warrant further assessment based on the Tier 2 screening assessment. According to the 2021 *CEQR Technical Manual*, only the sunlight-sensitive features of historic and cultural resources should be considered, as opposed to the entire resource. The numerous historic and cultural resources located within the longest shadow study area that can be shaded by the With-Action condition were determined to not contain sunlight-sensitive features such as stained glass windows and do not depend on direct sunlight for visual character. These conclusions were confirmed by LPC in a letter dated December 14, 2023 (provided in **Appendix 1**). For Prospect Park in particular, no sunlight-sensitive features of the resource would be located within the longest shadow study area.

Tier 3 Screening Assessment

According to the 2021 *CEQR Technical Manual*, a Tier 3 screening assessment should be performed to determine if, in the absence of intervening buildings, shadows resulting from a proposed project can reach a sunlight-sensitive resource, thereby warranting a detailed shadows analysis. The Tier 3 screening assessment is used to determine if shadows resulting from a proposed project can reach a sunlight-sensitive resource at any time between an hour and a half after sunrise and an hour and a half before sunset on representative analysis days.

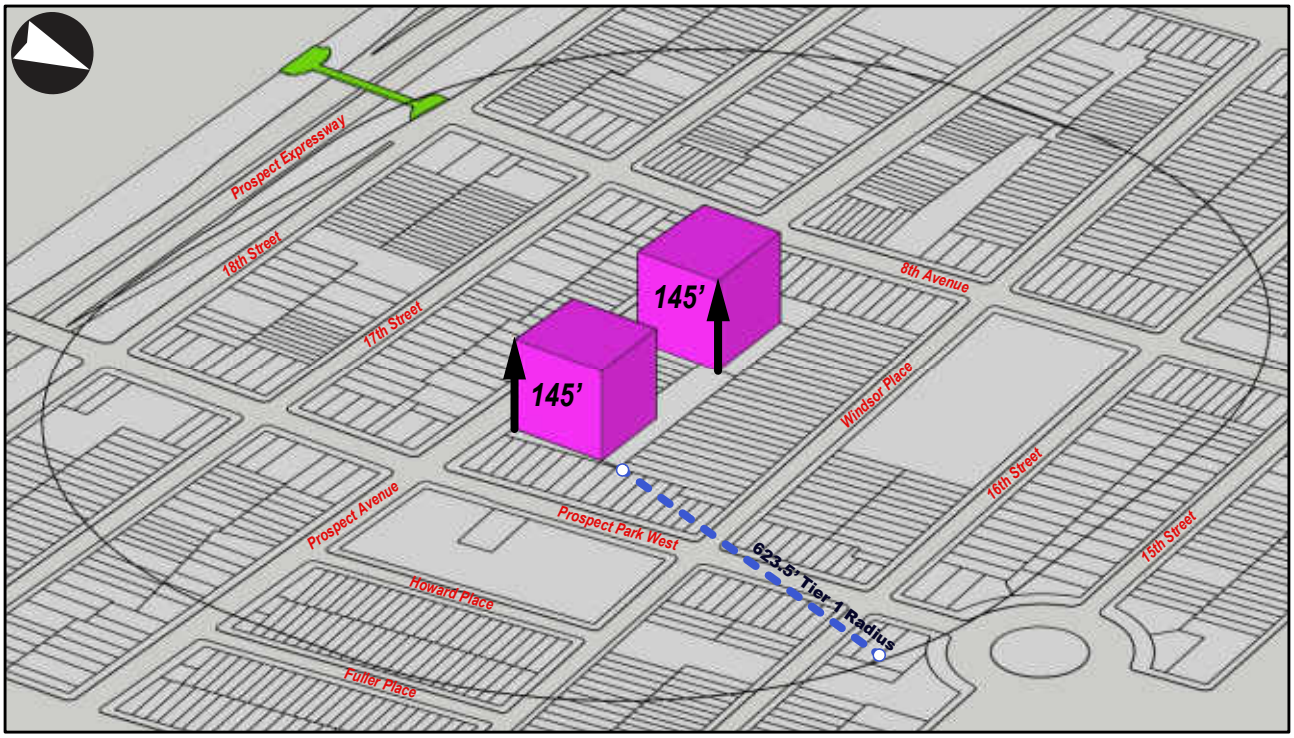
As project-generated shadows could reach one sunlight-sensitive public open space resource, a Tier 3 assessment was performed using three dimensional ("3D") computer mapping software. The 3D model was used to calculate and display project-generated shadows on individual representative analysis days. The model contained 3D representations of the elements in the base map used in the preceding assessments and a 3D model of the With-Action condition located on Projected Development Site 1 (Applicant-owned). Refer to **Figure G-2** for the 3D model set up. In the Tier 3 screening assessment, surrounding buildings within the longest shadow study area are not included in the model so that it may be determined whether project-generated shadows would reach the sunlight-sensitive public open space resource identified.

As shown in **Figures G-3** and **G-4**, and presented in **Table G-2**, based on the Tier 3 screening assessment, the potential for new incremental shadows to be cast on the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street could be ruled out, as the incremental shadows will not fall on the sunlight-sensitive resource for any representative analysis day. Therefore, a detailed shadows analysis is not warranted for this sunlight-sensitive public open space resource and the Proposed Actions would not result in any significant adverse shadow impacts.

Table G-2: Sunlight-Sensitive Public Open Space Resource Warranting Further Analysis Based on Tier 3 Screening Assessment

Map ID	Name	March 21/September 21 7:36 AM - 4:29 PM	May 6/August 6 6:27 AM - 5:18 PM	June 21 5:57 AM - 6:01 PM	December 21 8:51 AM - 2:53 PM	Representative Analysis Days
1	8th Avenue Pedestrian Overpass Greenstreet at 18th Street	NO	NO	NO	NO	0

3D Computer Model Set Up For Tier 3 Screening Assessment



145' With-Action Condition Projected Development Site 1 (Applicant-owned)

8th Avenue Pedestrian Overpass Greenstreet at 18th Street



MARCH 21/SEPTEMBER 21



MAY 6/AUGUST 6

145' With-Action Condition Projected Development Site 1 (Applicant-owned)

8th Avenue Pedestrian Overpass Greenstreet at 18th Street

Incremental Shadow



JUNE 21



DECEMBER 21

145' With-Action Condition Projected Development Site 1 (Applicant-owned)

8th Avenue Pedestrian Overpass Greenstreet at 18th Street

Incremental Shadow

Attachment H:

Historic and Cultural Resources

I. INTRODUCTION

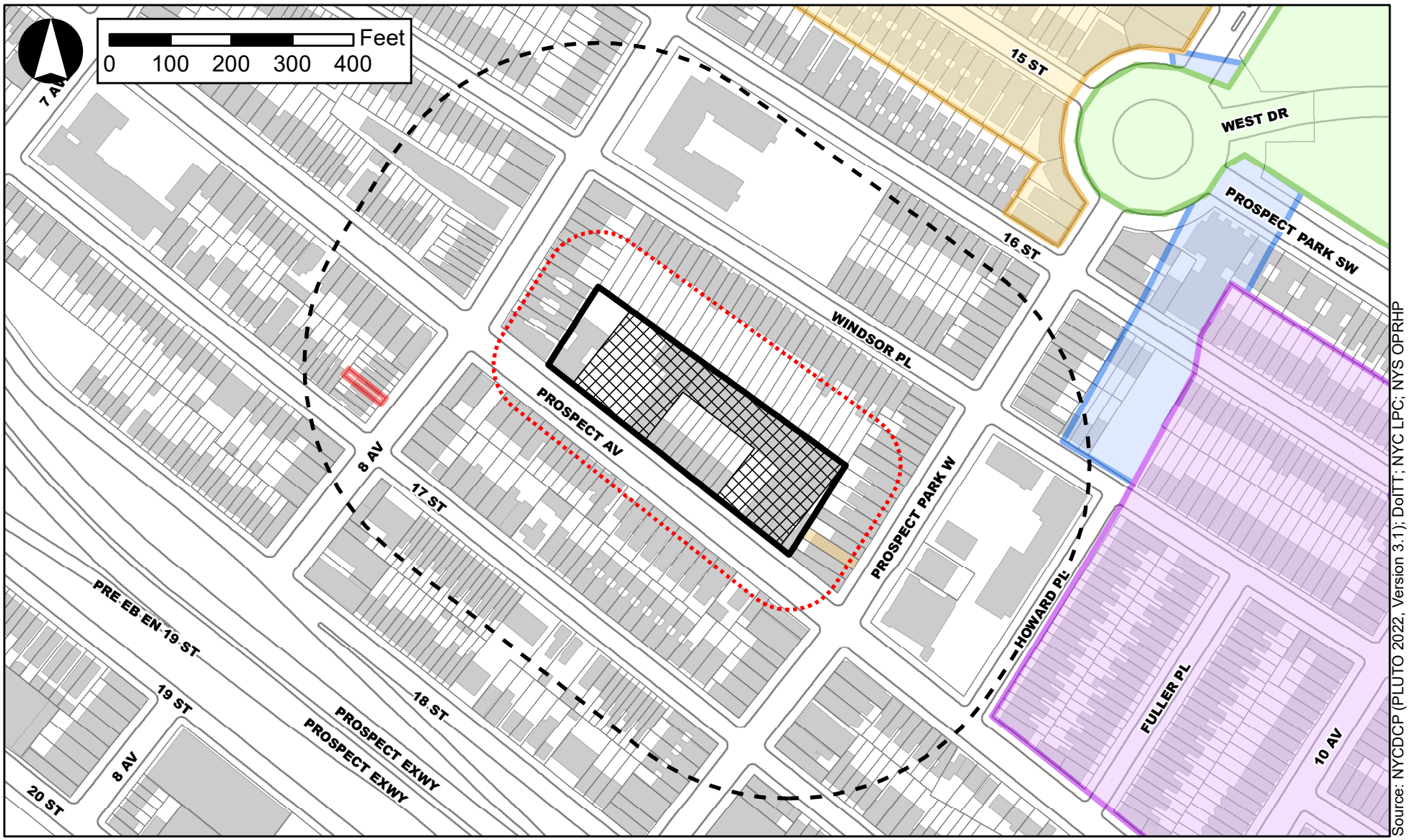
Historic and cultural resources include both architectural and archaeological resources. The 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual* identifies historic and cultural resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks ("NYCLs"); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission ("LPC"); properties listed on the State/National Registers of Historic Places ("S/NR") or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks ("NHLs"); and properties not identified by one of the programs listed above, but that meet their eligibility requirements. An assessment of historic/archaeological resources is usually needed for projects that are located adjacent to historic or landmark structures or within historic districts, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated. Pursuant to Chapter 9, Section 220 of the 2021 *CEQR Technical Manual*, generally, architectural resources should be surveyed and assessed if a project would result in new construction, whether or not any known historic resources are located near the site of the project. As the Proposed Actions would facilitate new construction and in-ground disturbance in the Project Area, an assessment of historic and cultural resources is warranted.

As the Project Area is located with 400 feet of the S/NR-listed 15th Street – Prospect Park Subway Station and the S/NR-eligible building at 1674 8th Avenue, it is necessary to assess the potential impacts of the Proposed Actions on historic architectural resources. According to 2021 *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed project and in the area surrounding the project area. The historic resources study area for the Proposed Actions is therefore defined as the Project Area (Brooklyn Block 1113, Lots 60 [portion of ("P/O")], 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 [P/O], 166, and 172) plus an approximate 400-foot radius surrounding the Project Area (refer to **Figure H-1**), which is typically adequate for the assessment of historic architectural resources in terms of physical, visual, and historical relationships.

Archaeological resources are considered only in those areas where new excavation or ground disturbance is likely and would result in new in-ground disturbance as compared to the No-Action condition; these are limited to sites that may be developed as a result of a proposed project. As determined by LPC in a letter dated April 29, 2024 (provided in **Appendix 1**), none of the lots comprising Projected Development Site 1 (Applicant-owned) have archaeological significance. Therefore, the Proposed Actions would not result in any significant adverse archaeological impacts and an archaeological analysis is not warranted. As such, this attachment focuses exclusively on historic architectural resources.

II. DEVELOPMENT BACKGROUND

Prior to the arrival of the European colonists in the 17th century, Brooklyn was inhabited by Canarsie Native Americans, a largely autonomous tribe of the Leni Lenape, who traveled between encampments which were typically located near water. The study area and surrounding area remained predominately farmland



Legend

- Project Area
- Development Site
- 90-Foot Radius
- 400-Foot Study Area
- Existing Building Footprints
- 252 Prospect Park West (Undetermined Resource)

Historic Resources

- 15th Street - Prospect Park Subway Station (S/NR-Listed)
- 1674 8th Avenue (S/NR-Eligible)
- Windsor Terrace Historic District (S/NR-Eligible)
- Park Slope Historic District Extension (LPC-Designated)
- Prospect Park (LPC-Designated and S/NR-Listed)

Figure H-1
Historic and Cultural Resources Map

and woodland until the mid- to late-19th century, when the area began to be speculatively divided into blocks and lots for development.

The opening of Prospect Park in 1871 and concurrent transportation improvements in the area spurred the construction of modest rowhouses and flats buildings in the study area. Immigrants from Lower Manhattan began moving into the area, commuting via horsecars and trains to East River ferries, or finding employment in nearby factories. Development of the lots surrounding the Project Area began in earnest in the 1880s, although the Project Area's subject block (Block 1113) remained vacant until the first decades of the 20th century. The three-story rowhouses within the Project Area were constructed in 1910, and the three-story factory on Lot 61 followed shortly thereafter, erected for Anchor Laundry. By 1920, the remainder of the block was developed with residential rowhouses and tenements, save for Lot 73.

The study area has undergone a minimal amount of redevelopment since the 1920s. Lot 73 in the western portion of the Project Area was partially developed with a one-story warehouse in 1965; a seven-story, 201-unit apartment building was constructed to the north of the Project Area at 1601 8th Avenue in 1980; and a six-story, 27-unit condo building was erected at 1638 8th Avenue in 2007. The remainder of the small-scale redevelopments in the study area in the late-20th and early-21st centuries have been limited to rowhouse renovations and infill projects.

III. ARCHITECTURAL RESOURCES

Criteria and Regulations

Once the study area was determined, an inventory of officially recognized architectural resources was compiled. Criteria for listing on the National Register are in the Code of Federal Regulations, Title 36, Part 63. As recommended in the 2021 *CEQR Technical Manual*, Chapter 9, Section 160, LPC has adopted these criteria for use in identifying National Register listed and eligible architectural resources for review pursuant to CEQR. Following these criteria, districts, sites, buildings, structures, and objects are eligible for the National Register if they possess integrity of location, design, setting, materials, workmanship, feeling, and association, and: (1) are associated with events that have made a significant contribution to the broad patterns of history (Criterion A); (2) are associated with significant people (Criterion B); (3) embody distinctive characteristics of a type, period, or method of construction, represent the work of a master, possess high artistic value, or that represent a significant and distinguishable entity whose components may lack individual distinction (Criterion C); or (4) may yield [archaeological] information important in prehistory or history. Properties younger than 50 years of age are ordinarily not eligible, unless they have achieved exceptional significance. Official determinations of eligibility are made by the New York State Office of Parks, Recreation & Historic Preservation ("OPRHP").

In addition, LPC designates historically significant properties in the City as NYCLs and/or Historic Districts, following the criteria provided in the Local Laws of the City of New York, New York City Charter, Administrative Code, Title 25, Chapter 3. Buildings, properties, or objects are eligible for landmark status when a part is at least 30 years old. Landmarks have a special character or special historical or aesthetic interest or value as part of the development, heritage, or cultural characteristics of the city, state, or nation. There are four types of NYCLs: individual landmarks, interior landmarks, scenic landmarks, and historic districts.

Existing Conditions

Project Area

In a letter dated April 29, 2024 (provided in **Appendix 1**), LPC determined that there are no designated or eligible historic architectural resources located on any of the lots that comprise Projected Development Site 1.

400-Foot Study Area

According to 2021 *CEQR Technical Manual* guidance, impacts on historic architectural resources are considered on those sites affected by a proposed project and in the area surrounding the project area. The historic resources study area for the Proposed Actions is therefore defined as the Project Area (Brooklyn Block 1113, Lots 60 [P/O], 61, 66, 67, 68, 69, 70, 71, 72, 73, 79 [P/O], 166, and 172) plus an approximate 400-foot radius surrounding the Project Area (refer to **Figure H-1**), which is typically adequate for the assessment of historic architectural resources in terms of physical, visual, and historical relationships.

There are two historic architectural resources located within the 400-foot study area surrounding the Project Area: the S/NR-listed 15th Street – Prospect Park Subway Station and the S/NR-eligible building at 1674 8th Avenue (refer to **Figure H-1**). A brief description of each resource is presented below, and photos are provided in **Figure H-2**. **Figure H-3** provides a photo location map for the two historic architectural resources located within the 400-foot study area. As shown in **Figure H-1**, the LPC-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic District are also located in close proximity to the 400-foot study area. However, per 2021 *CEQR Technical Manual* guidance, these historic resources are located beyond the 400-foot study area and are therefore not included in the analysis herein. As also shown in **Figure H-1**, 252 Prospect Park West is an undetermined resource located within the 400-foot study area. However, although 252 Prospect Park West is located within the 400-foot study area, it is excluded from the analysis in accordance with Chapter 9, Section 160 of the 2021 *CEQR Technical Manual*.

15th Street – Prospect Park Subway Station (S/NR-Listed)

As shown in **Figure H-1** the S/NR-listed 15th Street – Prospect Park Subway Station is located to the northeast of the Project Area. When completed in 1933 as part of the Independent ("IND") subway system, it was celebrated for its expansive platforms, large mezzanines, and multiple access points. Robert Ridgeway served as the Chief Engineer of the station, along with Aaron I. Raisman as the Design Engineer. Aligned in a north-south direction beneath street level along the eastern extension of Prospect Park, the 662-foot-long and 50-foot-wide station has an upper mezzanine and a two-track, center platform. The basic structural frame of the station consists of a concrete foundation and sidewalls with steel columns. Its interior tiling is notable for its modern design, utilizing bands of station-identifying colors surrounded by white wall tiles (refer to **Figure H-2**). The 15th Street – Prospect Park Subway Station is significant as a well-preserved example of the simplicity of the 1930s Art Deco subway style, designed for maintenance and efficiency.

1674 8th Avenue (S/NR-Eligible)



1. View of the mezzanine of the S/NR-listed 15th Street - Prospect Park Subway Station. Photo Date: April 2023.



2. View of the platform of the S/NR-listed 15th Street - Prospect Park Subway Station. Photo Date: April 2023.



3. View of the S/NR-eligible building at 1674 8th Avenue and adjacent rowhouses. Photo Date: April 2023.



4. View of the S/NR-eligible building at 1674 8th Avenue (at far right) and adjacent rowhouses. Photo Date: April 2023.



Legend

Development Site | 90-Foot Radius | 400-Foot Study Area

The building at 1674 8th Avenue is one of a group of eight rowhouses constructed concurrently in the early 1860s. One of the earliest buildings erected in the study area, 1674 8th Avenue was designed in the Italianate style by an unknown architect/builder. As shown in **Figure H-2**, the two-story red brick building is extremely narrow (12.5-foot-wide), and like its neighbors, is setback behind a fenced front yard. It features a raised basement, small stoop, a transom window above the front entrance, and a slightly projecting cornice, similar to the other adjacent rowhouses. It is believed that 1674 8th Avenue and the surrounding rowhouses were constructed as workers cottages for employees of nearby factories. 1674 8th Avenue is eligible for listing on the S/NR.

The Future without the Proposed Actions (No-Action Condition)

Under the No-Action condition, the status of historic resources could change. S/NR-eligible architectural resources could be listed on the Registers, and properties found eligible for consideration for designation as NYCLs could be calendared and/or designated. Changes to the historic resources identified above or to their settings could also occur irrespective of approval of the Proposed Actions. Future projects could affect the settings of architectural resources. It is possible that some architectural resources in the area surrounding the Project Area could deteriorate, while others could be restored. In addition, future projects could accidentally damage architectural resources through adjacent construction.

Properties that are designated NYCLs are protected under the New York City Landmarks Law, which requires LPC review and approval before any alteration or demolition of those resources can occur. All properties within LPC-designated historic districts also require LPC permit and approval prior to new construction, additions, enlargements, or demolition. The owners of a property may work with LPC to modify their plans to make them appropriate. Properties that have been calendared for consideration for designation as NYCLs are also afforded a measure of protection insofar as, due to their calendared status, permits may not be issued by the New York City Department of Buildings ("DOB") for any structural alteration to the buildings for any work requiring a building permit, without at least 40 days prior notice being given to LPC. During the 40-day period, LPC has the opportunity to consider the case and, if it so chooses, schedule a hearing and move forward with designation.

The New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to designated NYCLs and S/NR-listed historic buildings located within 90 linear feet of a proposed construction site. For these structures, the DOB's Technical Policy and Procedure Notice ("TPPN") #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction damage to adjacent NYCL-designated or S/NR-listed historic resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

Additionally, historic resources that are listed on the S/NR or that have been found eligible for listing are given a measure of protection from the effects of federally-sponsored or federally-assisted projects under Section 106 of the National Historic Preservation Act, and are similarly protected against impacts resulting from state-sponsored or state-assisted projects under the New York State Historic Preservation Act. Although preservation is not mandated, federal agencies must attempt to avoid adverse impacts on such resources through a notice, review, and consultation process. Private property owners using private funds can, however, alter or demolish their S/NR-listed or S/NR-eligible properties without such a review process.

Anticipated Developments in the No-Action Condition

Project Area

As detailed in **Attachment A, "Project Description,"** in the future without the Proposed Actions, Projected Development Site 1 (Applicant-owned) (Lots 61 and 73 on Block 1113) would be developed with two new, three-story (approximately 43-foot-tall including bulkheads) residential buildings. No changes to the remaining lots within the Project Area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur in the future without the Proposed Actions. The construction of the two No-Action buildings on Projected Development Site 1 (Applicant-owned) would not alter the context or settings of surrounding historic resources. Under the No-Action condition, the new three-story residential buildings on Projected Development Site 1 (Applicant-owned) would not obstruct views from streets to any identified historic resources in the 400-foot study area as they are located midblock; the two No-Action condition buildings would not result in new shadows on any sunlight-sensitive features of historic resources; and would not result in any direct or construction-related impacts to surrounding historic resources, as all are located more than 90 feet away from the Project Area.

400-Foot Study Area

As discussed in **Attachment C, "Land Use, Zoning, and Public Policy,"** there are six known development projects anticipated to be completed within a 400-foot radius of the Project Area in the future without the Proposed Actions. In sum, the six known development projects are anticipated to introduce approximately 25 DUs and three accessory parking spaces to the 400-foot study area. These No-Action residential projects, as well as the residential No-Action condition on Projected Development Site 1 (Applicant-owned) in the Project Area, would not alter the context or settings of surrounding historic resources as these developments would be consistent with the existing residential character of the 400-foot study area. Further, in the future without the Proposed Actions, no changes to the existing identified historic resources in the 400-foot study area would occur. Therefore, pursuant to Chapter 9, Section 322.3 of the 2021 *CEQR Technical Manual*, there would be no direct or indirect impacts to historic and cultural resources in the future without the Proposed Actions.

The Future with the Proposed Actions (With-Action Condition)

According to the 2021 *CEQR Technical Manual*, generally, if a project would affect those characteristics that make a historic resource eligible for NYCL designation or S/NR listing, this could be a significant adverse impact. This section assesses the Proposed Actions' potential to result in significant adverse impacts on identified historic architectural resources in the study area, including impacts resulting from construction of the With-Action condition, project-generated shadows, or other indirect effects on existing historic resources in the study area.

The Proposed Actions were assessed in accordance with guidance established in the 2021 *CEQR Technical Manual* (Chapter 9, Part 420) to determine (a) whether there would be a physical change to any designated or listed property as a result of the Proposed Actions; (b) whether there would be a physical change to the setting of any designated or listed resource, such as context or visual prominence, as a result of the Proposed Actions; and (c) if so, whether the change is likely to diminish the qualities of the resource that make it important. Whereas this attachment focuses specifically on the Proposed Actions' effects on the visual context of historic resources, an assessment of the Proposed Actions' effects on the

visual character of the study area in general is provided separately in **Attachment I, "Urban Design and Visual Resources."**

As detailed in **Attachment A, "Project Description,"** under the Reasonable Worst Case Development Scenario ("RWCDS"), the Proposed Actions would facilitate the development of two 13-story (approximately 145-foot-tall including bulkheads) residential buildings on Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73). No changes to the remaining lots within the Project Area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur under the With-Action condition.

Direct (Physical) Impacts

Historic resources can be directly affected by physical destruction, demolition, damage, alteration, or neglect of all or part of a historic resource. For example, alterations, such as the addition of a new wing to a historic building or replacement of the resource's entrance, could result in significant adverse impacts, depending on the design. Direct effects also include changes to an architectural resource that cause it to become a different visual entity, such as a new location, design, materials, or architectural features.

The Proposed Actions are specific to the Project Area, and, as discussed above, the Project Area does not contain any designated or eligible historic resources. Therefore, the Proposed Actions would not result in any direct impacts to historic architectural resources. LPC concurred with these findings in a letter dated April 29, 2024 (provided in **Appendix 1**).

Indirect (Contextual) Impacts

Contextual impacts may occur to architectural resources under certain conditions. According to the 2021 *CEQR Technical Manual*, possible impacts to architectural resources may include isolation of the property from, or alteration of, its setting or visual relationships with the streetscape. This includes changes to the resource's visual prominence so that it no longer conforms to the streetscape in terms of height, footprint, or setback; is no longer part of an open setting; or can no longer be seen as part of a significant view corridor. Significant indirect impacts may also occur with the introduction of incompatible visual, audible, or atmospheric elements to a resource's setting and elimination or screening of publicly accessible views of the resource. Significant indirect impacts can occur if a project would cause a change in the quality of a property that qualifies it for listing on the S/NR or for designation as a NYCL.

The Proposed Actions would not result in significant adverse indirect impacts on historic architectural resources. In the future with the Proposed Actions, the S/NR-listed 15th Street – Prospect Park Subway Station and the S/NR-eligible building at 1674 8th Avenue would remain unchanged from existing conditions and conditions in the future without the Proposed Actions. As detailed above, the Proposed Actions would facilitate the development of two 13-story residential buildings on Projected Development Site 1 (Applicant-owned). The With-Action condition would not be visible from within the S/NR-listed 15th Street – Prospect Park Subway Station, nor would the With-Action condition be fully visible when looking towards any of the at-grade entrances to the station at the street level; the With-Action condition would be partially visible when looking toward the S/NR-eligible building at 1674 8th Avenue from limited locations along 8th Avenue, however these views would be limited due to distance and intervening streets and buildings. The S/NR-listed 15th Street – Prospect Park Subway Station, located underground, is not visible from viewpoints looking eastward, adjacent to the Project Area's Prospect Avenue frontage. The at-grade entrances to the S/NR-listed 15th Street – Prospect Park Subway Station are not visible from

viewpoints looking eastward, adjacent to the Project Area's Prospect Avenue frontage due to intervening streets and buildings; views of the at-grade entrances to the S/NR-listed 15th Street – Prospect Park Subway Station are generally limited to along Prospect Park West. The S/NR-eligible building at 1674 8th Avenue is not visible from viewpoints looking westward, adjacent to the Project Area's Prospect Avenue frontage due to intervening streets and buildings; views of the S/NR-eligible building at 1674 8th Avenue are generally limited to along 8th Avenue. Therefore, the With-Action condition would not change the visual setting of either historic resource so as to affect those characteristics that make them eligible for listing on the S/NR. Therefore, no changes to the context or settings of historic resources would occur within the 400-foot study area in the future with the Proposed Actions.

Additionally, in the future with the Proposed Actions, no incompatible visual, audible, or atmospheric elements would be introduced to any historic resource's setting as the With-Action condition involves the construction of two new residential buildings within an existing residential neighborhood and therefore the uses surrounding the historic resources would remain unchanged in the future with the Proposed Actions. The With-Action condition would not alter or isolate the relationship of any identified historic architectural resources to the streetscape, as all streets in the study area would remain open and all historic resources' relationships to the street that they are located on would remain unchanged in the future with the Proposed Actions as development facilitated by the Proposed Actions is limited to the Project Area. Although two new, taller buildings would be constructed in the Project Area in the With-Action condition, the identified historic architectural resources in the 400-foot study area are not immediately adjacent to the Project Area. Neither the S/NR-listed 15th Street – Prospect Park Subway Station nor the S/NR-eligible building at 1674 8th Avenue are located on the same street or block as the With-Action condition. As such, the setting of the historic architectural resources would continue to conform with streetscape as a result of the Proposed Actions. Therefore, the With-Action condition would not eliminate or screen public views of any historic architectural resources, which would remain visible in view corridors on each historic resource's adjacent public streets and sidewalks. No primary façades, significant architectural ornamentation, or notable features of surrounding historic architectural resources would be obstructed by the With-Action condition, which is located more than 90 feet away from all identified historic architectural resources in the 400-foot study area.

The Proposed Actions would not result in development that would diminish the qualities that make the S/NR-listed 15th Street – Prospect Park Subway Station or the S/NR-eligible building at 1674 8th Avenue historically and architecturally significant. As such, the Proposed Actions would not result in any significant adverse indirect or contextual impacts on historic architectural resources. LPC concurred with these findings in a letter dated April 29, 2024 (provided in **Appendix 1**).

Construction-Related Impacts

Any new construction taking place within historic districts or adjacent to individual landmarks has the potential to cause damage to those historic resources from ground-borne construction vibrations. As noted above, the New York City Building Code provides some measure of protection for all properties against accidental damage from adjacent construction by requiring that all buildings, lots, and service facilities adjacent to foundation and earthwork areas be protected and supported. Additional protective measures apply to LPC-designated and S/NR-listed historic resources located within 90 linear feet of a proposed construction site. For these structures, DOB's Technical Policy and Procedure Notice ("TPPN") #10/88 applies. TPPN #10/88 supplements the standard building protections afforded by the Building Code by requiring, among other things, a monitoring program to reduce the likelihood of construction

damage to adjacent LPC-designated or S/NR-listed resources (within 90 feet) and to detect at an early stage the beginnings of damage so that construction procedures can be changed.

As shown in **Figures H-1** and **H-3**, there are no historic architectural resources located within 90 feet of the Project Area. In addition, construction activities associated with the Proposed Actions are considered short-term (i.e., would not last longer than two years). Therefore, the Proposed Actions would not result in any significant adverse construction-related impacts to historic resources. LPC concurred with these findings in a letter dated April 29, 2024 (provided in **Appendix 1**).

Shadows Impacts

As detailed in **Attachment G, "Shadows,"** none of the historic resources located within the longest shadow study area contain sunlight-sensitive features. Therefore, the Proposed Actions would not result in any significant adverse shadows impacts on historic resources. LPC concurred with these findings in a letter dated December 14, 2023 (provided in **Appendix 1**).

In conclusion, as determined in the analysis presented herein, the Proposed Actions would not result in significant adverse impacts on historic and cultural resources. LPC concurred with these findings in a letter dated April 29, 2024 (provided in **Appendix 1**).

Attachment I:

Urban Design and Visual Resources

I. INTRODUCTION

This attachment assesses the Proposed Project's potential effects on urban design and visual resources. The Proposed Actions would facilitate the development of the Proposed Project, an approximately 299,051-gross square feet ("gsf") residential development; the Proposed Project would comprise two 13-story buildings (each featuring a height of 130 feet [140 feet including a 10-foot-tall rooftop bulkhead]). As described in **Attachment A, "Project Description,"** the Proposed Project would not maximize the permitted building height of 135 feet. Therefore, for CEQR analysis purposes, the With-Action condition utilizes the maximum allowable building height of 135 feet (145 feet including a 10-foot-tall rooftop bulkhead).

The 2021 *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 assessment focuses on the components of a proposed 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 2021 *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.

II. METHODOLOGY

In general, an assessment of urban design is warranted when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space.

As described in **Attachment A, "Project Description,"** the Proposed Actions would permit the modification of yard, height, and setback requirements, as well as result in an increase in built floor area beyond what would be allowed "as-of-right." As the Proposed Actions have the potential to change pedestrians' experience of public space surrounding the Project Area in comparison to conditions in the No-Action condition, it is necessary to assess the Proposed Actions potential impacts on urban design and visual resources.

A pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to 2021 *CEQR Technical Manual* methodology. Although the Proposed Project would result in the construction of two 13-story buildings on Projected Development Site 1 (Applicant-owned) within the Project Area, the Project

Area is not located in a high wind location (such as along the waterfront). Therefore, a pedestrian wind condition analysis is not warranted for the Proposed Actions pursuant to 2021 *CEQR Technical Manual* methodology.

Following 2021 *CEQR Technical Manual* guidance, the analysis is based on field visits, aerial views, photographs, and other graphic images of the Zoning Lot and surrounding area. Zoning calculations, including floor area calculations, building heights and lot coverage information is also provided. The following preliminary analysis also considers the effects of the Proposed Actions on the surrounding area's visual resources, which are generally considered important public view corridors, vistas, or natural or built features. Visual resources can include waterfront views, public parks, landmark structures or districts, or natural features, such as rivers or geologic formations.

Study Areas

The study area for the assessment of urban design and visual resources corresponds to the area where the proposed project may influence land use patterns, the built environment, and pedestrian's experiences in the public realm surrounding the project area. The study area is generally consistent with the study area used for the analysis of land use, zoning, and public policy. For visual resources, the view corridors within the study area from which such resources are publicly viewable should be identified.

The urban design analysis considers both a primary study area, which is generally coterminous with the boundaries of the Project Area, and a secondary study area, which extends an approximate 400-foot radius from the boundary of the Project Area. Consistent with the secondary study area presented in **Attachment C, "Land Use, Zoning, and Public Policy,"** the secondary study area encompasses areas that have the potential to experience indirect impacts as a result of the proposed project. The secondary study area extends an approximate 400-foot radius from the boundary of the primary study area. The secondary study area is generally bound by 16th Street to the north, Howard Place to the east, the midblock between 17th Street and 18th Street to the south, and the midblock between 7th Avenue and 8th Avenue to the west. Both the primary and secondary study areas have been established in accordance with 2021 *CEQR Technical Manual* guidance and are presented in **Figure I-1**.

III. EXISTING CONDITIONS

Urban Design

Primary Study Area (Project Area)

The primary study area measures approximately 79,429-square feet ("sf"), comprising the approximate 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as portions of ("P/O") Lots 60 and 79. The primary study area is bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th Avenue to the west. The primary study area occupies approximately 502.75 feet of frontage on the north side of Prospect Avenue.



Legend

Primary Study Area (Project Area)

Secondary Study Area (400-Foot Radius)

Development Site

Figure I-1
Study Areas - Aerial Map

BUILDINGS

The primary study area is currently occupied by numerous low-rise buildings (refer to **Figures I-2** through **I-4** for photos of the primary study area). **Table I-1** summarizes the existing built conditions for each of the lots located within the primary study area.

Table I-1: Primary Study Area – Existing Built Conditions

Lot[1]	Total Lot Area SF	Address	Owner	Zoning	Land Use	Total Building GSF	Built FAR[2]	Residential GSF	Construction Year	Industrial GSF	Parking
Applicant-Owned											
61	31,182	467 Prospect Avenue	ARROW LINEN SUPPLY CO INC	R5B	Industrial/ Manufacturing	38,650	1.08	0	1910	38,650	0 spaces
73	22,903	441 Prospect Avenue	ARROW LINEN SUPPLY CO INC		Industrial/ Manufacturing	4,200	0.16	0	1965	4,200	12 spaces
Non-Applicant Owned											
60 (P/O)	1,892	479 Prospect Avenue	DBAP OF NY LLC	R5B	Multi-Family Walkup Building	3,564	1.71	3,564	1910	0	0 spaces
66	1,733	465 Prospect Avenue	465 PROSPECT ASSOCIATES LLC		Multi-Family Walkup Building	2,520	1.32	2,520	1910	0	0 spaces
67	1,650	463 Prospect Avenue	CRESPO, LOUIS		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
68	1,650	461 Prospect Avenue	BEAL, JAMIE		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
69	1,650	459A Prospect Avenue	PLOTKIN, ANNABELLE C		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
70	1,650	459 Prospect Avenue	PROSPECTION LLC		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
71	1,650	457 Prospect Avenue	LUZ TERESA TORRES TRUST, DATED JUNE 28, 2016		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
72	1,675	455A Prospect Avenue	CHOI, SUNG JIN		Multi-Family Walkup Building	2,376	1.29	2,376	1910	0	0 spaces
79 (P/O)	8,452	437 Prospect Avenue	437 PROSPECT AVENUE A		Multi-Family Walkup Building	17,000	1.83	17,000	1920	0	0 spaces
166	1,650	463A Prospect Avenue	PERRELLI, JOSEPH		Multi-Family Walkup Building	2,376	1.31	2,376	1910	0	0 spaces
172	1,692	455 Prospect Avenue	455 PROSPECT AVENUE LLC		Multi-Family Walkup Building	2,280	1.23	2,280	1910	0	0 spaces
Total SF	**79,429**										

Notes:

[1] Properties owned by the Applicant (comprising Projected Development Site 1) are highlighted in gray.

[2] The built FAR is calculated based on the ZSF for each lot. The ZSF for each lot was calculated by dividing the GSF for each lot by 1.1 (for residential properties) and by 1.15 (for non-residential properties).

Sources: New York City Department of City Planning ("DCP") 2023 PLUTO Data (Version 3.1); Field observations (April 2023).



1. View of the Primary Study Area looking northwest from the north side of Prospect Avenue. Photo Date: May 2023.



2. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



3. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.



4. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



5. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



6. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.



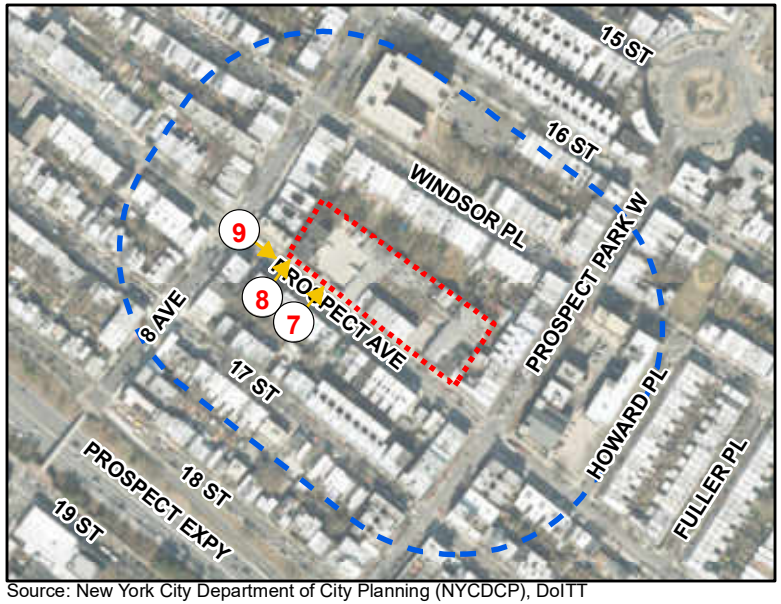
7. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



8. View of the Primary Study Area looking northeast from the south side of Prospect Avenue. Photo Date: May 2023.



9. View of the Primary Study Area looking southeast from the north side of Prospect Avenue. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.

The primary study area's Prospect Avenue frontage is generally characterized by a continuous street wall of low-rise residential buildings; however, portions of the primary study area's Prospect Avenue frontage contain active driveways (to facilitate access to parking within Applicant-owned Lots 61 and 73) which break up the primary study area's continuous street wall of low-rise residential buildings. The setback characteristics of residential buildings within the primary study area are generally consistent, with residential buildings on Lots 60 (P/O), 66, 67, 68, 69, 70, 71, 72, 166, and 172 featuring no setback (0 feet) from their respective lot lines; however, the residential building on Lot 79 (P/O) is setback approximately five feet from its lot line. The industrial building on Lot 61 proximate to Prospect Avenue features no setback (0 feet) from its lot line, while the industrial building on Lot 73 is setback approximately two feet from its lot line.

APPLICANT-OWNED PROJECTED DEVELOPMENT SITE 1

Projected Development Site 1 (Applicant-owned) measures approximately 54,085-sf. Projected Development Site 1 (Applicant-owned) contains a total of approximately 282 feet of total frontage on the north side of Prospect Avenue. As shown in **Table I-1**, Projected Development Site 1 (Applicant-owned) contains four low-rise industrial buildings totaling approximately 42,850-gsf.

Lot 61 is an approximately 31,182-sf lot situated at the southeastern portion of the primary study area. Lot 61 contains approximately 132 feet of frontage on the north side of Prospect Avenue. Lot 61 contains three industrial/manufacturing buildings constructed in circa 1910, which range in height from one- to three-stories (approximately 30.98-, 35.8-, to 37.87-foot-tall) and total approximately 38,650-gsf (1.08 FAR). These buildings are occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 61 is also occupied by a concrete-paved area utilized for loading and storage, which is accessed via an active driveway with an approximate 30-foot wide curb cut. There are no parking spaces located on this lot. Along its Prospect Avenue frontage, Lot 61 features a combination masonry wall and sliding chain link fence which separates the property from the sidewalk; the chain link fence is movable to permit ingress and egress. The industrial building on Lot 61 proximate to Prospect Avenue features no setback (0 feet) from the lot line.

Lot 73 is an approximately 22,903-sf lot situated at the northern portion of the primary study area. Lot 73 contains approximately 150 feet of frontage on the north side of Prospect Avenue. Lot 73 contains one single-story (approximately 15.01-foot-tall) industrial/manufacturing building constructed in circa 1965, which totals approximately 4,200-gsf (0.16 FAR). This building is also occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 73 is also occupied by a large concrete-paved area utilized for loading, storage, and parking, which is accessed via an active driveway with an approximate 29-foot wide curb cut. There are approximately 12 parking spaces located on this lot. Along its Prospect Avenue frontage, Lot 73 features a masonry wall which separates the property from the sidewalk; the masonry wall contains two rolling security gates for ingress and egress. The industrial building on Lot 73 is setback approximately two feet from the lot line.

NON-APPLICANT-OWNED PROPERTIES

As shown in **Table I-1**, 11 properties not owned or controlled by the Applicant are located within the primary study area; all are occupied by multi-family walkup residential buildings. In sum, these 11 lots comprise approximately 41,996-gsf of total building space and approximately 46 total dwelling units ("DUs"). The multi-family walkup residential buildings located within the primary study area are either three- or four-stories tall; in feet, building heights within the primary study area range from a minimum of 34 feet (three-stories) to a maximum of 44.65 feet (four-stories).

Lot 60 (P/O) is an approximate 1,892-sf lot that contains a three-story (approximately 37.49-foot-tall), approximately 3,564-gsf masonry building with three DUs (1.71 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a light tan-colored brick façade and set of bay windows on each floor.

Lot 66 is an approximate 1,733-sf lot that contains a three-story (approximately 34-foot-tall), approximately 2,520-gsf masonry building with three DUs (1.32 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a brown-painted brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a tan color.

Lot 67 is an approximate 1,650-sf lot that contains a three-story (approximately 35-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a red brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a light green color.

Lot 68 is an approximate 1,650-sf lot that contains a three-story (approximately 35-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a red brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a dark brown color.

Lot 69 is an approximate 1,650-sf lot that contains a three-story (approximately 36-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a red brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a dark red color.

Lot 70 is an approximate 1,650-sf lot that contains a three-story (approximately 35-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a light tan-colored brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a dark blue color.

Lot 71 is an approximate 1,650-sf lot that contains a three-story (approximately 35-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a red-painted brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a light blue color.

Lot 72 is an approximate 1,675-sf lot that contains a three-story (approximately 36-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.29 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a blue-painted brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a pale blue-green color.

Lot 79 (P/O) is an approximate 8,452-sf lot that contains a four-story (approximately 44.65-foot-tall), approximately 17,000-gsf masonry building with 16 DUs (1.83 FAR) constructed in circa 1920. The building is setback approximately five feet from the lot line. The building typology is a multi-family walkup building with a red brick façade and a cast iron fire escape.

Lot 166 is an approximate 1,650-sf lot that contains a three-story (approximately 35-foot-tall), approximately 2,376-gsf masonry building with three DUs (1.31 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a light tan-colored brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a dark red color.

Lot 172 is an approximate 1,692-sf lot that contains a three-story (approximately 36-foot-tall), approximately 2,280-gsf masonry building with three DUs (1.23 FAR) constructed in circa 1910. The building is not setback from the lot line. The building typology is a multi-family attached row house with a light tan-colored brick façade and set of bay windows on each floor. The portion of the building façade containing the set of bay windows is painted a dark green color.

STREETS AND STREETSCAPE

The primary study area features frontage on Prospect Avenue only. Prospect Avenue adjacent to the primary study area is a two-way street with parking lanes on both sides of the street; the street, an eastbound and westbound street with a mapped width of 80 feet, connects Greenwood Avenue to the east and 3rd Avenue to the west.

Prospect Avenue bordering the primary study area is flanked by a concrete sidewalk with a width of approximately 19 feet. There are two existing curb cuts located along the primary study area's street frontage, one approximate 30-foot wide curb cut adjacent to Lot 61 and one approximate 29-foot wide curb cut adjacent to Lot 73. Other streetscape elements include two standard cobrahead street lights, standard New York City Department of Transportation ("DOT") parking and street signage, and two fire hydrants. There are seven street trees located on the sidewalk adjoining the primary study area.

NATURAL FEATURES AND OPEN SPACE

According to the 2021 *CEQR Technical Manual*, natural features include vegetation (i.e., trees, shrubs, grasses, etc.), 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. The topography of the area surrounding the primary study area is generally flat and there are no natural features located within the primary study area.

According to the 2021 *CEQR Technical Manual*, 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. Open spaces within the primary study area include the concrete-paved areas utilized for loading, storage, and parking located on portions of Projected Development Site 1 (Applicant-owned), as well as the private rear yards of the 11 multi-family walkup residential buildings.

Secondary Study Area (400-Foot Radius)

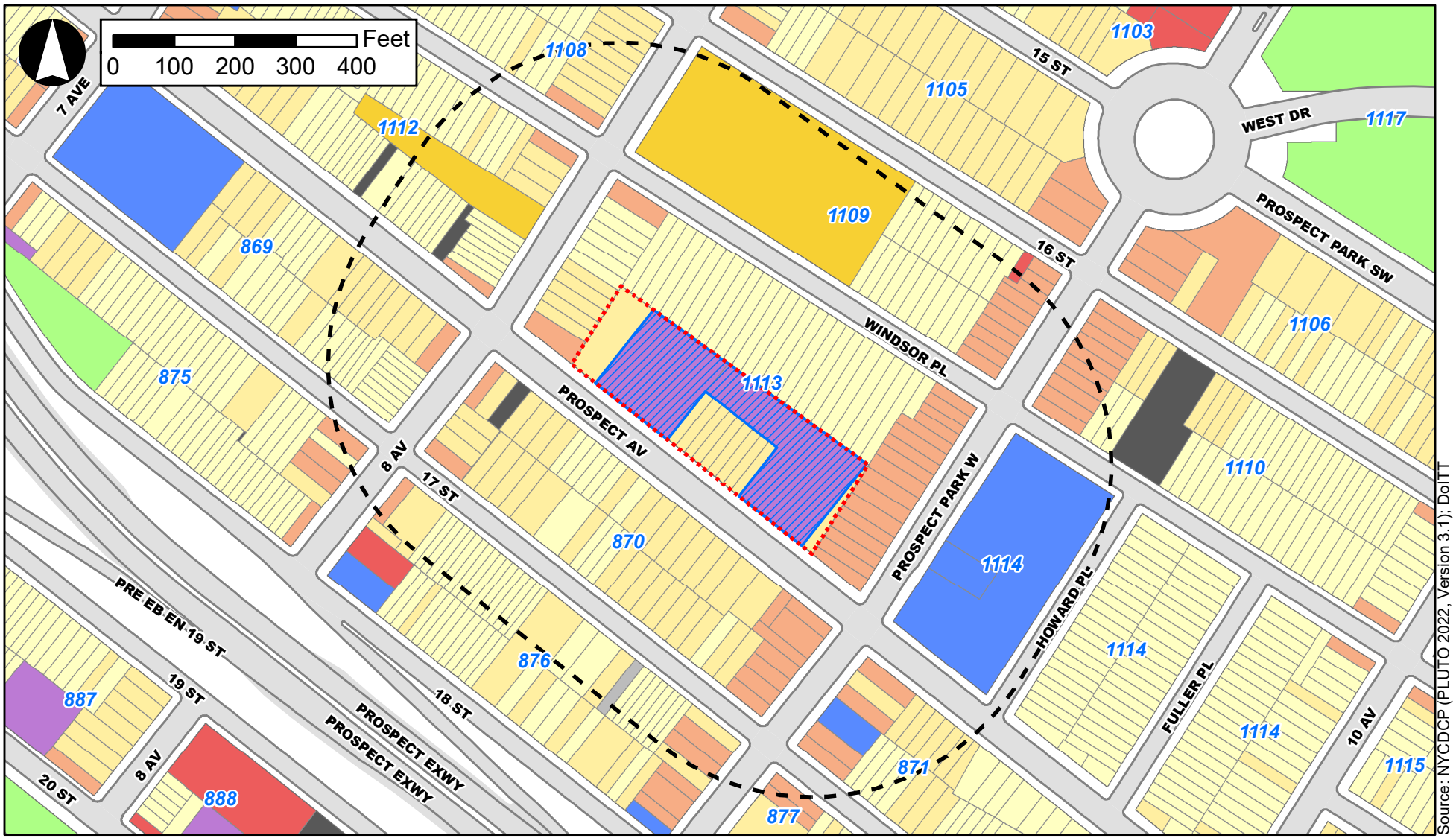
BUILDINGS

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** the predominant land uses within the secondary study area include residential and mixed-use commercial/residential buildings, and to a lesser extent public facility and institutional buildings (refer to **Figure I-5** for a map of land uses). Refer to **Figures I-6** and **I-7** for photographs of buildings within the secondary study area. Buildings within the secondary study area are low-rise in height and are generally built to the lot lines, creating continuous street walls (see photo nos. 11 and 12 in **Figure I-6** and photo nos. 13 and 14 in **Figure I-7**). Where present, driveways, parking lots, and vacant lots disrupt the secondary study area's general pattern of continuous street walls (see photo no. 10 in **Figure I-6** and photo no. 14 in **Figure I-7**). One- and two-family attached row houses rising to a height of either two- or three-stories are well represented along streets within the secondary study area, as are two-, three-, and four-story multi-family walkup apartment buildings. As shown in **Figure I-8**, buildings between four and six stories tall are generally located along 8th Avenue, Prospect Park West, Prospect Avenue, and 17th Street. The seven-story Bishop Boardman Apartments (see photo no. 10 in **Figure I-6**), which is located in the northern portion of the secondary study area along 8th Avenue, is the tallest building located within the secondary study area. The Bishop Boardman Apartments property also contains an open area utilized as surface parking and a landscaped garden area. Two-, three-, and four-story mixed-use commercial/residential buildings are clustered in the eastern and western portions of the secondary study area, along 8th Avenue and Prospect Park West, which serve as local commercial corridors within the secondary study area. Many of the mixed-use commercial/residential buildings are further distinguished by awnings and signage (see photo no. 14 in **Figure I-7**). The Holy Name of Jesus Roman Catholic Church is a public facility and institutional campus of five low-rise buildings located in the eastern portion of the secondary study area (see photo no. 15 in **Figure I-7**); the campus also contains open areas utilized as surface parking and for recreational purposes. As shown in **Figure I-8**, buildings within the secondary study area are typically one-, two-, and three-stories tall; in feet, building heights within the secondary study area range from a minimum of 8.68 feet (one-story) to a maximum of 73.38 feet (seven-stories). As shown in **Figure I-9**, taller buildings are also generally the buildings with the highest built density within the secondary study area.

Overall, the secondary study area is characterized by a variety of building typologies that lack a consistent built character. The western and eastern portions of the secondary study area, along 8th Avenue and Prospect Park West, generally feature a mixture of high lot-coverage, low- and mid-rise multi-family residential, mixed-use commercial/residential, and public facility and institutional buildings which form continuous street walls, while the northern and southern portions of the secondary study area, along 16th Street, Windsor Place Prospect Avenue, and 17th Street, generally feature low lot-coverage, one- and two-family attached row houses that contain shallow front yards and stoops that set them back from adjacent buildings and streets, which serves to break up the street wall.

STREETS AND STREETSCAPE

The secondary study area is characterized by a rectilinear street grid system, with east-west streets – 17th Street, Prospect Avenue, and Windsor Place – and north-south streets – 8th Avenue and Prospect Park West. In the immediate vicinity of the primary study area, east-west streets primarily carry local vehicular traffic, while north-south streets carry both local and through vehicular traffic. Within the secondary study area, 17th Street (one-way eastbound), Howard Place (one-way northbound), and Windsor Place (one-way



Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-Foot Radius)
- Development Site
- One & Two Family Buildings
- Multi-Family Walkup Buildings
- Multi-Family Elevator Buildings
- Mixed Commercial/Residential Buildings
- Commercial/Office Buildings
- Industrial/Manufacturing
- Transportation/Utility
- Public Facilities & Institutions
- Open Space
- Parking Facilities
- Vacant Land
- All Others or No Data



10. View of the mid-rise Bishop Boardman Apartments looking south from the east side of 8th Avenue. Photo Date: May 2023.



11. View of low-rise residential buildings looking northeast from the east side of 8th Avenue. Photo Date: May 2023.



12. View of low-rise residential buildings looking southeast from the north side of Windsor Place. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.



13. View of low-rise residential buildings looking southeast from the north side of 17th Street. Photo Date: May 2023.



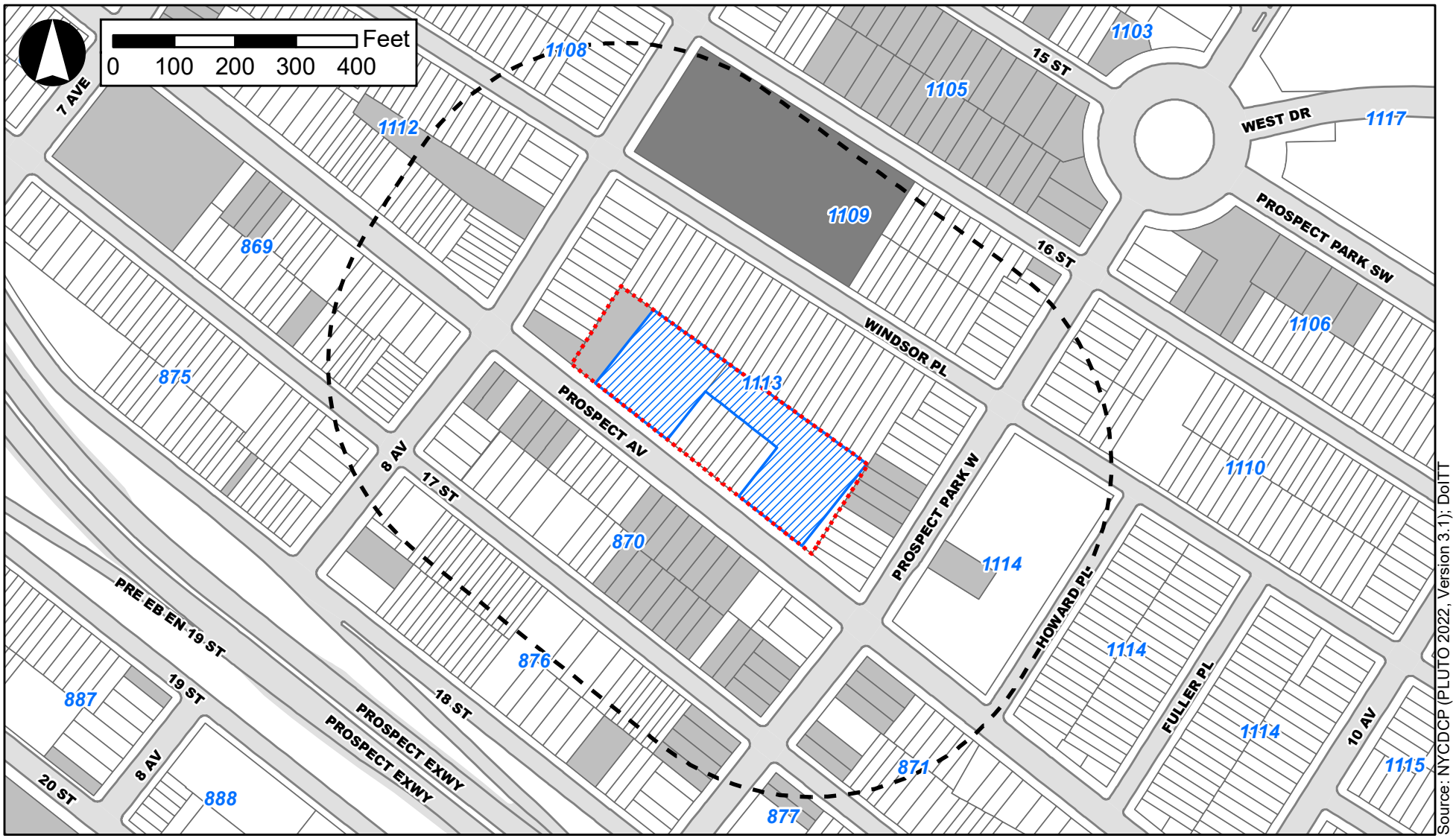
14. View of low-rise mixed-use buildings looking southwest from the west side of Prospect Park West. Photo Date: May 2023.



15. View of buildings on the Holy Name of Jesus Roman Catholic Church campus looking southeast from the west side of Prospect Park West. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.



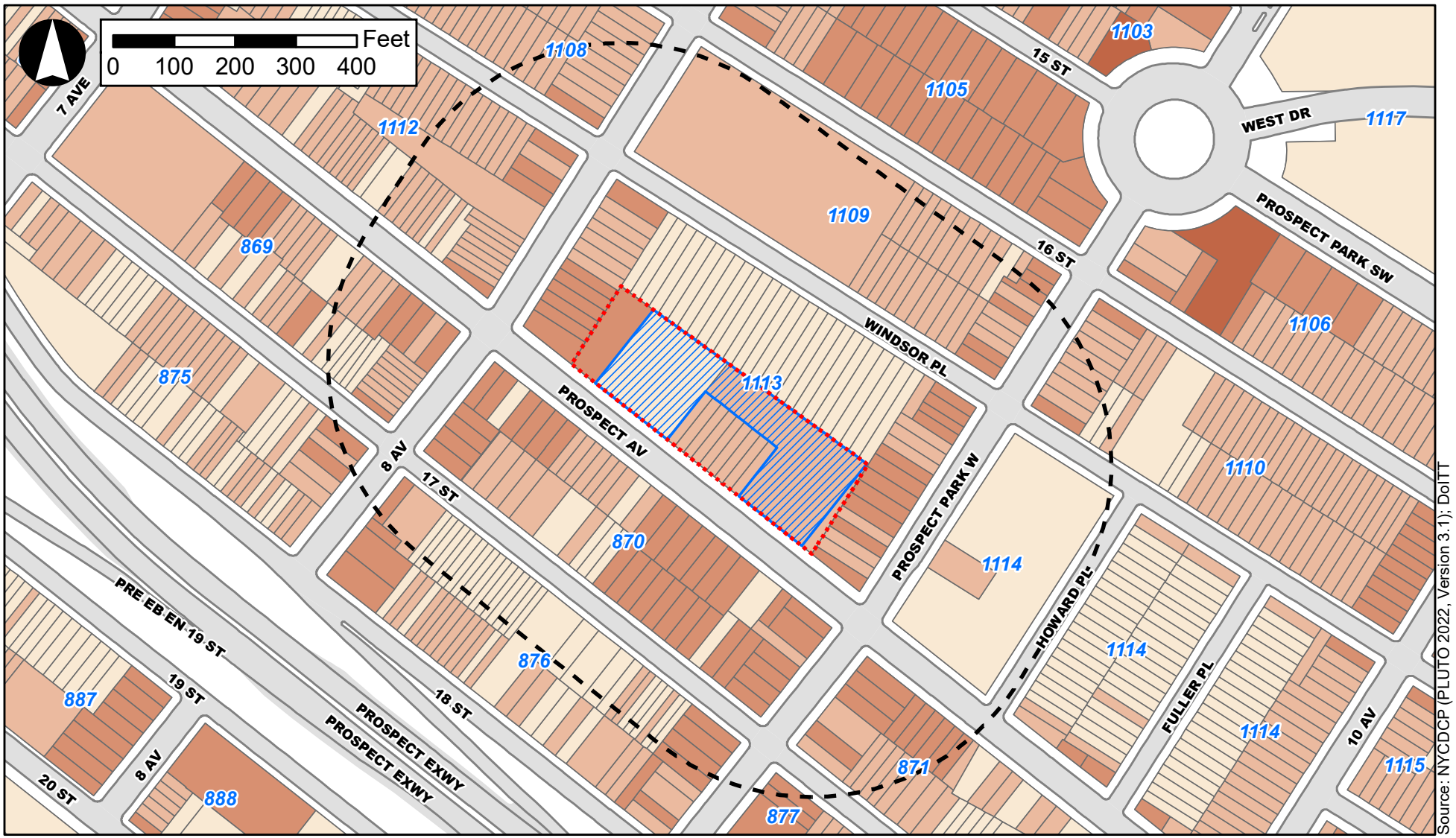
Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-Foot Radius)
- Development Site

Number of Stories

- 3 Stories or Less
- 4 - 6 Stories
- 7 - 9 Stories
- 10 - 12 Stories
- Greater than 12 Stories

Figure I-8
Existing Building Heights



Legend

- Primary Study Area (Project Area)
- Secondary Study Area (400-Foot Radius)
- Development Site

Built FAR

- 0.0 - 1.0 FAR
- 1.1 - 2.0 FAR
- 2.1 - 4.0 FAR
- 4.1 - 6.0 FAR
- Greater than 6.1 FAR

Figure I-9
Existing Building Density

westbound) are narrow (less than 75 feet in width) streets; 8th Avenue (one-way northbound), Prospect Avenue (two-way eastbound and westbound), and Prospect Park West (two-way northbound and southbound) are wide (75 feet or greater in width) streets. All streets within the secondary study area contain parking lanes on both sides of the streets. Refer to **Figures I-10** and **I-11** for photographs of local streets and streetscapes within the secondary study area. As shown in the figures, all of the streets within the secondary study area are flanked by concrete sidewalks with varied widths. Along Prospect Park West, in addition to concrete, sidewalks are paved in dark brick (see photo no. 17 in **Figure I-10**). Streetscape elements include street trees, standard cobrahead street lights, World's Fair pedestrian pole street lights, Type B pedestrian pole street lights, standard DOT parking and street signage, DOT traffic signals, DOT pedestrian signals, DOT CityRacks, ParkNYC Muni-Meters, Fire Department of the City of New York ("FDNY") call boxes, fire hydrants, United States Postal Service ("USPS") collection boxes, a FedEx Drop Box, New York City Department of Sanitation ("DSNY") litter receptacles, residential garbage and recycling receptacles located adjacent to residential buildings, bollards, planters, temporary Open Restaurant Program outdoor dining areas along Prospect Park West, as well as removable tables, chairs, and umbrellas utilized for small sidewalk cafes as defined in the *Zoning Resolution of the City of New York* ("ZR"). Along the east and west sidewalks of Prospect Park West within the secondary study area, bus stops for the B61 are located at Prospect Park West and 16th Street and at Prospect Park West and Prospect Avenue. There are no subway station stairs or elevators within the secondary study area; the 15th Street – Prospect Park Subway Station (serviced by the F and G trains) is located just outside of the secondary study area. Two Citi bike stations are located within the secondary study area along Windsor Place (one station is located near the intersection of Windsor Place and Howard Place and one station is located near the intersection of Windsor Place and 8th Avenue) (see photo no. 16 in **Figure I-10**). Curb cuts are uncommon within the secondary study area.

NATURAL FEATURES AND OPEN SPACE

The topography of the secondary study area is generally flat. There are no natural features within the secondary study area. Open spaces within the secondary study area include open areas utilized as surface parking lots, as well as numerous private front and rear yards. Where present within the secondary study area, open spaces are enclosed with wrought iron or chain link fencing.

Visual Resources

Primary Study Area (Project Area)

There are no visual resources located within the primary study area.

Secondary Study Area (400-Foot Radius)

The State/National Registers of Historic Places ("S/NR")-eligible 1674 8th Avenue is a visual resource located within the western portion of the secondary study area, while the S/NR-listed 15th Street – Prospect Park Subway Station is a visual resource located within the eastern portion of the secondary study area (refer to **Attachment H, "Historic and Cultural Resources"** for a detailed description of 1674 8th Avenue and the 15th Street – Prospect Park Subway Station). 1674 8th Avenue is not visible from viewpoints looking westward, adjacent to the primary study area's Prospect Avenue frontage; views of 1674 8th Avenue are generally limited to along 8th Avenue. Further, the 15th Street – Prospect Park Subway



16. View of streetscape conditions looking northwest from the north side of Windsor Place. Photo Date: May 2023.



17. View of streetscape conditions looking southwest from the east side of Prospect Park West. Photo Date: May 2023.



18. View of streetscape conditions looking northeast near the intersection of 8th Avenue and 17th Street. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.



19. View of streetscape conditions looking northwest from the intersection of Prospect Park West and Prospect Avenue. Photo Date: May 2023.



20. View of streetscape conditions looking northwest from the north side of 17th Street. Photo Date: May 2023.



21. View of streetscape conditions looking northwest from the south side of 17th Street. Photo Date: May 2023.



Source: New York City Department of City Planning (NYCDCP), DoITT
Notes:
1. The Primary Study Area is outlined by a red dashed line.
2. The Secondary Study Area is outlined by a blue dashed line.

Station, located underground, is not visible from viewpoints looking eastward, adjacent to the primary study area's Prospect Avenue frontage.

In addition, as described in **Attachment H, "Historic and Cultural Resources,"** the New York City Landmarks Preservation Commission ("LPC")-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic District are located in close proximity to, but not within, the secondary study area. Therefore, per 2021 *CEQR Technical Manual* guidance, because these visual resources are located beyond the boundaries of the secondary study area, they are excluded from this preliminary analysis. Furthermore, the LPC-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic District are not visible adjacent to the primary study area's Prospect Avenue frontage. However, it should be noted that these visual resources, although located outside of the secondary study area, are visible from specific vantages within the secondary study area. Therefore, the following three view corridors exist within the secondary study area:

- The southernmost portion of the LPC-designated Park Slope Historic District Extension is visible from Prospect Park West, between Windsor Place and 16th Street;
- The southernmost portion of the LPC-designated and S/NR-listed Prospect Park is visible from Prospect Park West, between Windsor Place and 16th Street; and
- The S/NR-eligible Windsor Terrace Historic District is visible from Prospect Avenue between Prospect Park West and Howard Place, from Howard Place between Prospect Avenue and Windsor Place, and from Windsor Place between Prospect Park West and Howard Place.

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

Urban Design

Primary Study Area (Project Area)

BUILDINGS

As described in **Attachment A, "Project Description,"** in the future without the Proposed Actions, the primary study area's existing R5B zoning district would remain. In the future without the Proposed Actions, the Applicant would not proceed with the Proposed Project on Projected Development Site 1 (Applicant-owned) within the primary study area.

Under the No-Action condition, Projected Development Site 1 (Applicant-owned) within the primary study area would be developed on an as-of-right basis under the ownership of the Applicant. The remainder of the primary study area is expected to remain as under existing conditions. In the No-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new

building's footprint would measure approximately 12,597-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 12,597-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories), with a total building height of approximately 43 feet including a 10-foot-tall rooftop bulkhead. No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,507-zoning square feet ("zsf") (.675 FAR) and approximately 52,755-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,158-gsf); no IRHUs would be provided or required. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 17,150-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 17,150-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories), with a total building height of approximately 43 feet including a 10-foot-tall rooftop bulkhead. No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,508-zsf (.675 FAR) and approximately 57,309-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,159-gsf); no IRHUs would be provided or required. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

In sum, the No-Action condition on Projected Development Site 1 (Applicant-owned) would comprise two 43-foot-tall (including bulkhead) residential buildings totaling approximately 110,064-gsf of total building space (73,015-zsf; 1.35 FAR).

The two new buildings would share access to an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

No changes to the existing residential buildings located on the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur in the No-Action condition.

STREETS AND STREETSCAPE

The No-Action condition would not change the configuration of the existing block or block form, as the No-Action condition would not change the arrangement, dimensions, or orientation or apportionment of streetscape. In the future without the Proposed Actions, the pedestrian experience of the primary study area would change from the existing conditions. In the future without the Proposed Actions, along

Projected Development Site 1's (Applicant-owned) Prospect Avenue frontage, it is the Applicant's intention that the No-Action condition's ground floor would feature windows, which would be glazed with transparent materials. The No-Action condition's pedestrian ingress and egress points would be located on Prospect Avenue, adjacent to each new building. The sidewalks adjoining Projected Development Site 1 (Applicant-owned) would be reconstructed in conjunction with construction of the No-Action condition. The existing two curb cuts would be demolished and two new 12-foot wide curb cuts would be constructed on Prospect Avenue adjacent to each new building to facilitate vehicle ingress and egress. It is the Applicant's intention that the existing street tree located adjacent to Lot 61 of Projected Development Site 1 (Applicant-owned) would be preserved with reconstruction of the sidewalks. Adjacent to Lot 61 of Projected Development Site 1 (Applicant-owned), the Applicant contemplates that three new street trees would be planted on Prospect Avenue; adjacent to Lot 73 of Projected Development Site 1 (Applicant-owned), the Applicant contemplates that five new street trees would be planted on Prospect Avenue.

NATURAL FEATURES AND OPEN SPACE

The No-Action condition would not result in the creation of any new publicly accessible open space within the primary study area, nor would the No-Action condition change the existing private open space (i.e., the private rear yards of the 11 multi-family walkup residential buildings) located within the primary study area. However, the No-Action condition would include an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). Access to the open space would be restricted to residents of the No-Action condition.

Secondary Study Area (400-Foot Radius)

BUILDINGS

As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** six development projects are anticipated to be completed within the secondary study area in the future without the Proposed Actions. In sum, the six known development projects are anticipated to introduce approximately 25 DUs and three accessory parking spaces to the secondary study area. In the future without the Proposed Actions, the built character of the secondary study area would remain characterized by a variety of building typologies that lack a consistent built character, as under existing conditions. Under existing conditions, the western and eastern portions of the secondary study area, along 8th Avenue and Prospect Park West, generally feature a mixture of high lot-coverage, low- and mid-rise multi-family residential, mixed-use commercial/residential, and public facility and institutional buildings which form continuous street walls, while the northern and southern portions of the secondary study area, along 16th Street, Windsor Place Prospect Avenue, and 17th Street, generally feature low lot-coverage, one- and two-family attached row houses that contain shallow front yards and stoops that set them back from adjacent buildings and streets, which serves to break up the street wall. The six development projects anticipated to be completed by 2027 would not alter the built character of the secondary area beyond its current character.

STREETS AND STREETSCAPE

In the future without the Proposed Actions, no changes to streets or streetscapes would occur within the secondary study area. There are no known streetscape improvement plans within the secondary study area and existing conditions would remain.

NATURAL FEATURES AND OPEN SPACE

The secondary study area does not contain any natural features. In the future without the Proposed Actions, existing secondary study area private open space, including open areas utilized as surface parking lots, as well as numerous private front and rear yards, which would remain unchanged from existing conditions.

Visual Resources

Primary Study Area (Project Area)

There are no visual resources within the primary study area and no new visual resources would be introduced within the primary study area in the future without the Proposed Actions.

Secondary Study Area (400-Foot Radius)

The S/NR-eligible 1674 8th Avenue is a visual resource located within the western portion of the secondary study area, while the S/NR-listed 15th Street – Prospect Park Subway Station is a visual resource located within the eastern portion of the secondary study area. 1674 8th Avenue is not visible from viewpoints looking westward, adjacent to the primary study area's Prospect Avenue frontage. Further, the 15th Street – Prospect Park Subway Station, located underground, is not visible from viewpoints looking eastward, adjacent to the primary study area's Prospect Avenue frontage. In the future without the Proposed Actions, the contexts and settings of 1674 8th Avenue and the 15th Street – Prospect Park Subway Station are anticipated to remain unchanged from existing conditions. The secondary study area's three view corridors of the LPC-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic District are expected to remain, as under existing conditions, as the No-Action condition would not affect the pedestrian's experience of these view corridors to the visual resources located outside of the secondary study area because the No-Action condition would be located on Projected Development Site 1 (Applicant-owned) within the primary study area, which is located midblock on Prospect Avenue, generally away from the secondary study area's view corridors. Therefore, no changes to the visual resources located within the secondary study area, or the view corridors of the visual resources located outside of the secondary study area, are anticipated within the secondary study area in the future without the Proposed Actions.

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

This section describes the effects of the Proposed Actions on the urban design and visual resource conditions within both the primary and secondary study areas and evaluates the potential for the With-Action condition to result in significant adverse impacts. As described in **Attachment A, "Project Description,"** the Proposed Project on Projected Development Site 1 (Applicant-owned) would comprise two 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) buildings. However, the Proposed Project would not maximize the permitted building height of 135 feet pursuant to the proposed R7-1 zoning district. Therefore, for a conservative approach to CEQR analysis, the 4.6 FAR With-Action condition utilizes the maximum allowable building height of 135 feet (145 feet including a 10-foot-tall rooftop bulkhead).

Urban Design

Primary Study Area (Project Area)

BUILDINGS

In the future with the Proposed Actions, the Proposed Actions would facilitate a maximum permitted building height increment of approximately 102 feet. Under existing and No-Action conditions, the maximum permitted building height pursuant to the existing R5B zoning district is 33 feet, while the maximum permitted building height pursuant to the proposed R7-1 zoning district is 135 feet. The proposed R7-1 zoning district would also increase the allowable residential and community facility densities within the primary study area. The maximum allowable residential FAR within the primary study area would increase to 4.6 (for buildings participating in the city's MIH Program) from 1.35 under existing and No-Action conditions, while the maximum allowable community facility FAR within the primary study area would increase to 4.8 from 2.0 under existing and No-Action conditions. In addition, the maximum lot coverage in the existing and No-Action conditions would be 55 percent, while the maximum lot coverage in the With-Action condition would increase to 65 percent.

In the With-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot. The remainder of the primary study area would remain as under existing conditions.

At 441 Prospect Avenue (Lot 73), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building footprint would measure approximately 15,291-sf (the proposed lot coverage is approximately 54 percent); the cellar would also measure approximately 15,291-sf. It is the Applicant's intention that the With-Action condition would feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue; however, the analysis presented herein reflects a full building envelope of approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead). No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,283-zsf (2.3 FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 177 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 or MIH Option 2, respectively). The With-Action condition's cellar would contain storage space, a laundry room, a bike room containing 64 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 150,393-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

At 467 Prospect Avenue (Lot 61), a 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 13,987-sf (the proposed lot coverage is approximately 45 percent); the cellar would also measure approximately 13,987-sf. It is the Applicant's intention that the With-Action condition would

feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue; however, the analysis presented herein reflects a full building envelope of approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead). No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,430-zsf (2.3 FAR) and approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 175 total DUs (44 or 53 affordable DUs pursuant to MIH Option 1 or MIH Option 2, respectively). The With-Action condition's cellar would include a cellar, which would contain storage space, a laundry room, a bike room containing 59 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 148,658-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

In sum, the With-Action condition on Projected Development Site 1 (Applicant-owned) would comprise two 145-foot-tall (including bulkhead) residential buildings totaling approximately 299,051-gsf of total building space (248,713-zsf; 4.6 FAR).

The two new buildings would share access to an approximate 21,326-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

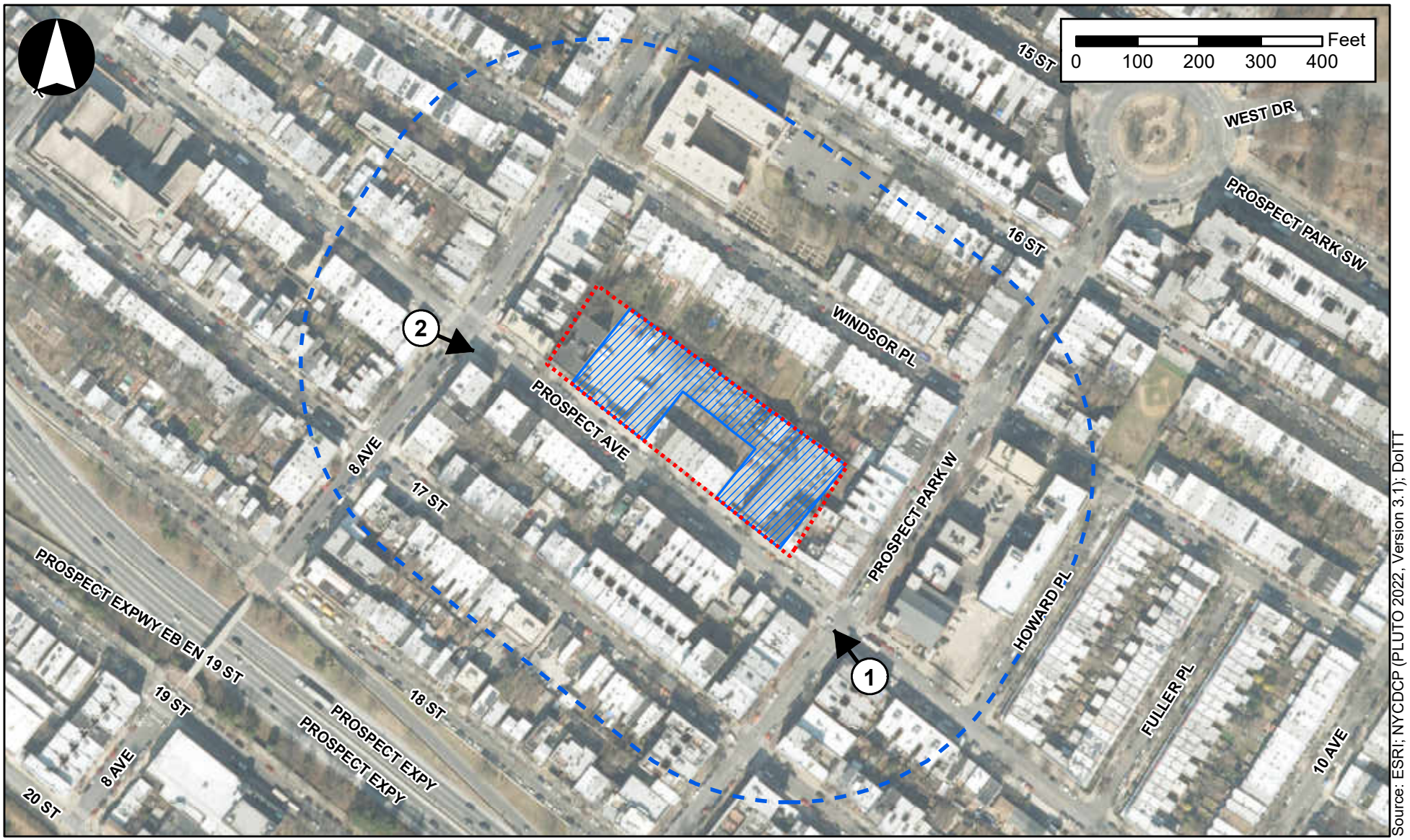
Figures I-13 and **I-14** provide illustrative views of the primary study area comparing the No-Action and With-Action bulk conditions. **Figure I-12** provides a photo location map for the No-Action and With-Action comparison views. As shown in these figures, in comparison to the No-Action condition, the With-Action condition would introduce two taller buildings and alter the visual setting and pedestrian experience of the primary study area.

No changes to the existing residential buildings located on the non-Applicant-owned lots within the primary study area (Lots 60 [P/O], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172 on Block 1113) would occur in the With-Action condition.

STREETS AND STREETSCAPE

The With-Action condition would not change the configuration of the existing block or block form as the With-Action condition would not change the arrangement, dimensions, or orientation or apportionment of streetscape. Similar to the No-Action condition, the With-Action condition would alter the pedestrian experience of the streetscape surrounding Projected Development Site 1 (Applicant-owned) within the primary study area through the introduction of taller, larger, and denser buildings than the No-Action condition. The With-Action condition, unlike the No-Action condition, would not provide accessory off-street parking and no new curb cuts would be required along to the primary study area's Prospect Avenue frontage.

In the future with the Proposed Actions, it is the Applicant's intention that the With-Action condition, similar to the No-Action condition, would introduce ground floors featuring windows glazed with transparent materials, and that both the No-Action condition and the With-Action condition would provide pedestrian ingress and egress points on Prospect Avenue. In addition, it is the Applicant's



Legend

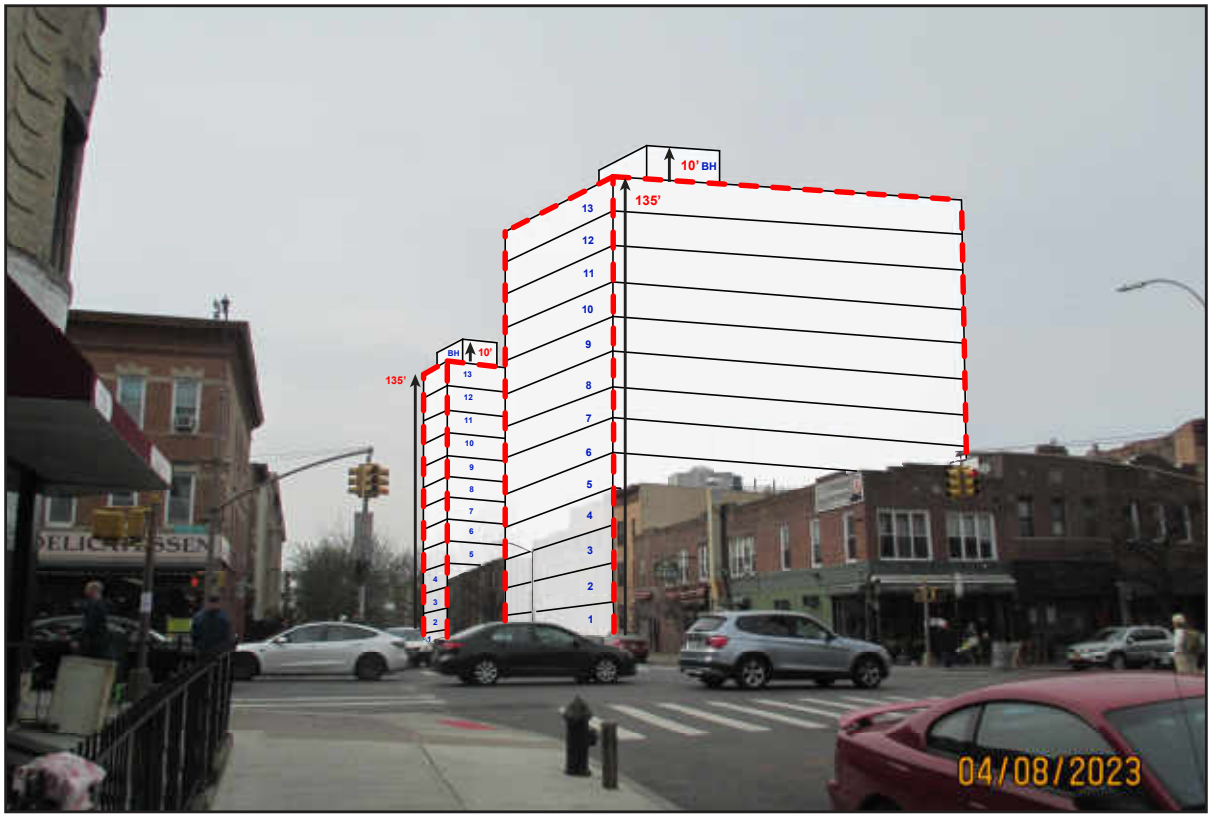
Primary Study Area (Project Area) | Secondary Study Area (400-Foot Radius) | Development Site

No-Action Condition and With-Action Condition Massing Comparison - Photo Location Map

No-Action Condition and With-Action Condition Massing Comparison



1. No-Action Condition: Looking northwest from the intersection of Prospect Avenue and Prospect Park West. The red dashed line indicates the maximum building envelope permitted pursuant to the proposed zoning. Floor numbers are indicated in blue.

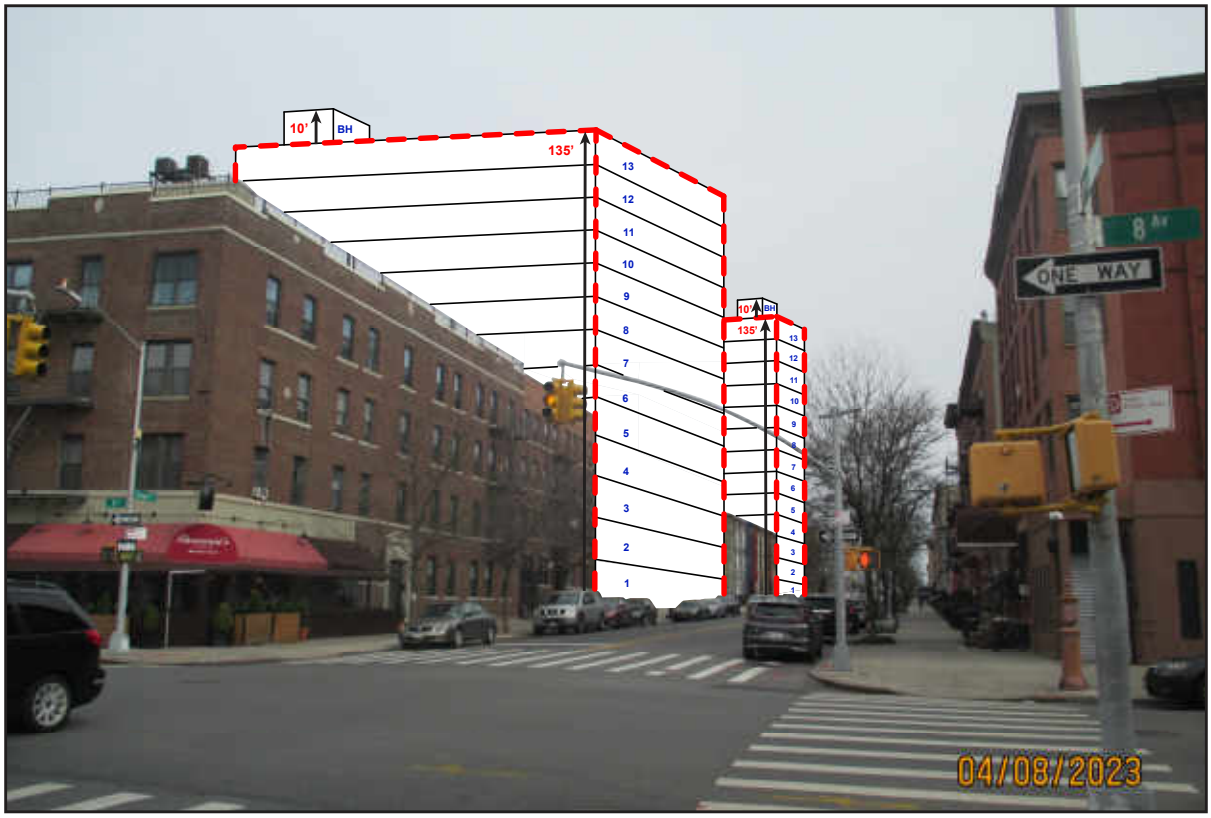


2. With-Action Condition: Looking northwest from the intersection of Prospect Avenue and Prospect Park West. The red dashed line indicates the maximum building envelope permitted pursuant to the proposed zoning. Floor numbers are indicated in blue.

No-Action Condition and With-Action Condition Massing Comparison



1. No-Action Condition: Looking southeast from the intersection of Prospect Avenue and 8th Avenue. The red dashed line indicates the maximum building envelope permitted pursuant to the proposed zoning. Floor numbers are indicated in blue.



2. With-Action Condition: Looking southeast from the intersection of Prospect Avenue and 8th Avenue. The red dashed line indicates the maximum building envelope permitted pursuant to the proposed zoning. Floor numbers are indicated in blue.

intention that the With-Action condition, similar to the No-Action condition, would result in the reconstruction of the sidewalks adjoining Projected Development Site 1 (Applicant-owned). With the reconstruction of the adjoining sidewalks, the existing two curb cuts would be demolished; however, the With-Action condition, unlike the No-Action condition, would not result in the construction of two new 12-foot wide curb cuts to facilitate vehicle ingress and egress. Further, similar to the No-Action condition, it is the Applicant's intention that the existing street tree located adjacent to Lot 61 of Projected Development Site 1 (Applicant-owned) would be preserved with reconstruction of the sidewalks. In the With-Action condition, the Applicant contemplates that four new street trees would be planted on Prospect Avenue adjacent to Lot 61 of Projected Development Site 1 (Applicant-owned), one more than in the No-Action condition; adjacent to Lot 73 of Projected Development Site 1 (Applicant-owned), the Applicant contemplates that six new street trees would be planted on Prospect Avenue, one more than in the No-Action condition.

NATURAL FEATURES AND OPEN SPACE

The primary study area does not contain natural features. The With-Action condition would not result in the creation of any new publicly accessible open space within the primary study area, nor would the With-Action condition change the existing private open space (i.e., the private rear yards of the 11 multi-family walkup residential buildings) located within the primary study area. However, the With-Action condition would include an approximate 21,326-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). Access to the open space would be restricted to residents of the With-Action condition.

Secondary Study Area (400-Foot Radius)

BUILDINGS

Within the secondary study area, it is anticipated that six development projects would be completed by the 2027 build year. There are no other development projects planned within the secondary study area that are anticipated to be completed by the 2027 build year. In the future with the Proposed Actions, the built character of the secondary study area would remain characterized by a variety of building typologies that lack a consistent built character, as under the No-Action condition. Under the No-Action condition, the western and eastern portions of the secondary study area, along 8th Avenue and Prospect Park West, generally feature a mixture of high lot-coverage, low- and mid-rise multi-family residential, mixed-use commercial/residential, and public facility and institutional buildings which form continuous street walls, while the northern and southern portions of the secondary study area, along 16th Street, Windsor Place Prospect Avenue, and 17th Street, generally feature low lot-coverage, one- and two-family attached row houses that contain shallow front yards and stoops that set them back from adjacent buildings and streets, which serves to break up the street wall. The six development projects anticipated to be completed by 2027 would not alter the built character of the secondary area beyond its current character.

STREETS AND STREETSCAPE

The Proposed Actions would not alter any street patterns, street hierarchies, streetscape arrangements, or block forms within the secondary study area, as the Proposed Actions are limited to the primary study area, which is located midblock on Prospect Avenue. In the future with the Proposed Actions, the

secondary study area's streets and streetscape conditions would be the same as under conditions in the future without the Proposed Actions.

NATURAL FEATURES AND OPEN SPACE

The secondary study area does not contain any natural features. In the future with the Proposed Actions, the secondary study area's private open space, including open areas utilized as surface parking lots, as well as numerous private front and rear yards, would remain unchanged from conditions in the future without the Proposed Actions, as the Proposed Actions are limited to the primary study area.

Visual Resources

Primary Study Area (Project Area)

There are no visual resources within the primary study area and no new visual resources would be introduced within the primary study area in the future with the Proposed Actions. Therefore, the Proposed Actions would not result in any significant adverse impacts on visual resources in the primary study area.

Secondary Study Area (400-Foot Radius)

The Proposed Actions are limited to the Project Area, and would not alter building uses, bulks, or arrangements in the surrounding secondary study area, or result in any changes to streets, blocks, topography, natural features, or open spaces within the secondary study area under the With-Action condition. The S/NR-eligible 1674 8th Avenue and the S/NR-listed 15th Street – Prospect Park Subway Station are visual resources located within the secondary study area.

In the future with the Proposed Actions, views of these visual resources would not change in comparison to the future without the Proposed Actions. As described above, 1674 8th Avenue is not visible from viewpoints looking westward, adjacent to the primary study area's Prospect Avenue frontage. Further, the 15th Street – Prospect Park Subway Station, located underground, is not visible from viewpoints looking eastward, adjacent to the primary study area's Prospect Avenue frontage. In the future with the Proposed Actions, the contexts and settings of 1674 8th Avenue and the 15th Street – Prospect Park Subway Station would remain unchanged from existing conditions and conditions in the future without the Proposed Actions. Although the With-Action condition would result in the construction of taller, larger, and denser buildings than the No-Action condition, the With-Action condition would not change views of 1674 8th Avenue and the 15th Street – Prospect Park Subway Station, nor would the With-Action condition alter the contexts and settings of these visual resources as these visual resources are not visible adjacent to the primary study area and views to these resources are generally limited to the streets these resources are located on. Further, these visual resources are located on different blocks than Projected Development Site 1 (Applicant-owned), with intervening streets and buildings obstructing views of the visual resources from the Project Area and Projected Development Site 1 (Applicant-owned). Therefore, no changes to these visual resources would occur within the secondary study area in the future with the Proposed Actions.

The secondary study area's three view corridors to the LPC-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic

District would remain, as under existing and No-Action conditions, as the With-Action condition would not affect the pedestrian's experience of these view corridors to the visual resources located outside of the secondary study area because the With-Action condition would be located on Projected Development Site 1 (Applicant-owned) within the primary study area, which is located midblock on Prospect Avenue, generally away from the secondary study area's view corridors. Therefore, views to visual resources would continue to exist and not be obstructed and no changes to the visual resources located within the secondary study area, or the view corridors of the visual resources located outside of the secondary study area, would occur within the secondary study area in the future with the Proposed Actions.

Assessment

The Proposed Actions would not result in significant adverse impacts on urban design and visual resources within the primary study area or the surrounding secondary study area. In comparison to the No-Action condition, the With-Action condition would introduce taller, larger, and denser buildings to the primary study area; the Proposed Actions would facilitate a maximum permitted building height increment of approximately 102 feet. The No-Action condition would comprise two approximately 43-foot-tall buildings including rooftop bulkheads of 10 feet (the maximum permitted building height pursuant to the existing R5B zoning district is 33 feet), while With-Action condition would comprise two approximately 145-foot-tall buildings including rooftop bulkheads of 10 feet (the maximum permitted building height pursuant to the proposed R7-1 zoning district is 135 feet). The No-Action condition would feature an FAR of 1.35, while the With-Action condition would feature a FAR of 4.6. The proposed R7-1 zoning district would continue to permit residential and community facility uses within the primary study area. Commercial and manufacturing/industrial uses would not be permitted in the proposed R7-1 zoning district. However, the proposed R7-1 zoning district would increase the allowable residential and community facility densities within the primary study area. The maximum allowable residential FAR within the primary study area would increase to 4.6 (for buildings participating in the city's MIH Program) from 1.35 and the maximum allowable community facility FAR within the primary study area would increase to 4.8 from 2.0. In addition, the maximum lot coverage in the No-Action condition would be 55 percent, while the maximum lot coverage in the With-Action condition would increase to 65 percent. However, although the With-Action condition, through the introduction of taller, larger, and denser buildings, would change the pedestrian experience in the vicinity of the primary study area as compared to conditions in the No-Action condition, this change would not be incompatible or negatively affect a pedestrian's experience of public space. The With-Action condition, like the No-Action condition, would introduce residential uses (Use Group 2) and form a continuous residential street wall along the primary study area's Prospect Avenue frontage.

The With-Action condition would be constructed on an existing block and would not entail any changes to topography, street patterns, street hierarchy, block shapes, or natural features within the primary or secondary study areas. In addition, the Proposed Actions would not create land uses or structures that would be substantially incompatible with the existing built character of the primary or secondary study areas, or the larger surrounding Windsor Terrace-South Slope neighborhood outside of the secondary study area. As described in **Attachment C, "Land Use, Zoning, and Public Policy,"** residential land uses are located throughout the secondary study area and represent, in sum, approximately 77.2%, 72.3%, and 70.8% of lots, lot area, and building area, respectively, within the secondary study area. Further, six residential development projects are currently under development within the secondary study area.

As illustrated in **Figures I-13** and **I-14**, the visual context of the primary study area would change as a result of the Proposed Actions, as the With-Action condition would represent a visible change to the perspective

of a pedestrian adjacent to the primary study area. As shown in these figures, in comparison to the No-Action condition, the With-Action condition would introduce taller, larger, and denser buildings to the primary study area. The heights of the existing multi-family walkup residential buildings within the primary study area, all of which would remain in the With-Action condition, range from a minimum of 34 feet (three-stories) to a maximum of 44.65 feet (four-stories) (refer to **Table I-1** for information on the non-Applicant-owned lots). The FARs of the existing multi-family walkup residential buildings within the primary study area range from 1.23 to 1.83 (refer to **Table I-1** for information on the non-Applicant-owned lots). In comparison to the existing multi-family walkup residential buildings within the primary study area, the With-Action condition would introduce two 13-story, approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) buildings to Projected Development Site 1 (Applicant-owned) within the primary study area; the FAR of Projected Development Site 1 (Applicant-owned) in the With-Action condition would be 4.6 FAR, while the FAR of Projected Development Site 1 (Applicant-owned) in the No-Action condition would be 1.35 FAR. The proposed R7-1 zoning district would increase the allowable maximum base and building heights within the primary study area. The maximum allowable base height within the primary study area would increase to 75 feet from 30 feet and the maximum building height within the primary study area would increase to 135 feet (for buildings participating in the city's MIH Program and providing a QGF) from 33 feet. The location of Projected Development Site 1 (Applicant-owned) on Prospect Avenue, a wide street with a mapped width of 80 feet, would support the increased bulk permissible pursuant to the proposed R7-1 zoning district. Further, in comparison to the non-Applicant-owned lots within the primary study area, a majority of which are interior lots measuring less than 2,000-sf in lot area, Projected Development Site 1 (Applicant-owned) is large (54,085-sf), irregular in shape, and extends to encompass interior portions of Block 1113 at depths ranging from approximately 148 to 171 feet.

Within the secondary study area, buildings are typically one-, two-, and three-stories tall; in feet, building heights within the secondary study area range from a minimum of 8.68 feet (one-story) to a maximum of 73.38 feet (seven-stories). However, the bulk of the With-Action condition would be consistent with multi-family residential buildings located within the secondary study area, including the six-story, 37.55-foot-tall, 1.8 FAR multi-family residential building located at 1638 8th Avenue (Block 1112, Lot 7502) and the seven-story, 73.38-foot-tall, 1.78 FAR multi-family residential building located at 1601 8th Avenue (Block 1109, Lot 1). Although the With-Action condition would introduce residential buildings that would be taller, larger, and denser than the two larger multi-family elevator apartment buildings located along 8th Avenue, the residential buildings introduced under the With-Action condition would remain consistent with the residential nature of the secondary study area, where residential uses, in sum, represent majorities of lots, lot area, and building area within the secondary study area (refer to **Attachment C, "Land Use, Zoning, and Public Policy"**). Further, examples of buildings with bulk conditions similar to the With-Action condition are also located just outside the secondary study area. For example, approximately 0.6 miles to the west of the primary study area, at least nine mid-rise buildings have been constructed along Fourth Avenue between Prospect Avenue and 12th Street since 2009. These mid-rise buildings range in height from nine- to 12 stories and feature rooftop heights of between 105 feet and 125 feet. Specific examples include the 11-story, 120-foot-tall, 3.5 FAR building located at 575 Fourth Avenue (Block 1052, Lot 7503) and the 11-story, 115-foot-tall, 7.18 FAR building located at 541 Fourth Avenue (Block 1047, Lot 3). Another example is located approximately 0.8 miles to the southeast of the primary study area, where a 13-story, 145-foot-tall mixed-use building is under construction at 11 Ocean Parkway (Block 5322, Lots 10 and 20). The mixed-use building under construction at 11 Ocean Parkway was facilitated by the 312 Coney Island Ave-Caton Place Rezoning (CEQR No: 20DCP036K; ULURP Nos: 200092 ZMK, N200093 ZRK, and 200094 ZSK), which was approved in 2020. It is the Applicant's intention that the With-Action condition would feature minimum base heights of 40 feet (4-stories) and maximum base heights of 70

feet (7-stories), which would be similar to the rooftop heights of the adjacent non-Applicant-owned three- and four-story buildings within the primary study area, which range in height from approximately 34 to 44.65 feet. However, the analysis presented herein reflects full building envelopes of approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) for the With-Action condition's two new buildings. The With-Action condition, like the No-Action condition, would introduce a continuous residential street wall along the primary study area's Prospect Avenue frontage.

In addition, the With-Action condition would not obstruct any views of visual resources, nor would the With-Action condition adversely impact any view corridors within the secondary study area. The S/NR-eligible 1674 8th Avenue is a visual resource located within the western portion of the secondary study area, while the S/NR-listed 15th Street – Prospect Park Subway Station is a visual resource located within the eastern portion of the secondary study area. 1674 8th Avenue is not visible from viewpoints looking westward, adjacent to the primary study area's Prospect Avenue frontage. Further, the 15th Street – Prospect Park Subway Station, located underground, is not visible from viewpoints looking eastward, adjacent to the primary study area's Prospect Avenue frontage. In the future with the Proposed Actions, the contexts and settings of 1674 8th Avenue and the 15th Street – Prospect Park Subway Station would remain unchanged from existing and No-Action conditions. The secondary study area's three view corridors of the LPC-designated Park Slope Historic District Extension, LPC-designated and S/NR-listed Prospect Park, and S/NR-eligible Windsor Terrace Historic District are expected to remain, as under existing and No-Action conditions, as the With-Action condition would not affect the pedestrian's experience of these view corridors to the visual resources located outside of the secondary study area because the With-Action condition would be located on Projected Development Site 1 (Applicant-owned) within the primary study area, which is located midblock on Prospect Avenue, generally away from the secondary study area's view corridors. Therefore, no views to or changes to the visual resources located within the secondary study area, or the view corridors of the visual resources located outside of the secondary study area, would occur within the secondary study area in the future with the Proposed Actions.

While the addition of the With-Action condition to the primary study area would be a change from the perspective of a pedestrian, the change would not result in a significant adverse impact. The With-Action condition comprises two new buildings featuring full building envelopes of approximately 135-foot-tall (145-foot-tall including a 10-foot-tall rooftop bulkhead) and a total FAR of 4.6. The With-Action condition, like the No-Action condition, would introduce a continuous residential street wall along the primary study area's Prospect Avenue frontage. No other changes to streetscape conditions would occur adjacent to the primary study area or within the secondary study area in the future with the Proposed Actions. Further, the Proposed Actions would result in two residential buildings located within a primary study area and a secondary study area that are characterized by residential land uses. The Proposed Actions would facilitate new residential development comprising the With-Action condition, which would be limited to Projected Development Site 1 (Applicant-owned) within the primary study area. Therefore, the With-Action condition would not change the configuration of the existing block or block form as the With-Action condition would not change the arrangement, dimensions, or orientation or apportionment of streetscape. The No-Action condition would introduce two 43-foot-tall (including bulkhead) buildings totaling 1.35 FAR to Projected Development Site 1 (Applicant-owned) within the primary study area. In comparison, the With-Action condition would alter the pedestrian experience of the area surrounding Projected Development Site 1 (Applicant-owned) within the primary study area through the introduction of two 13-story, 145-foot-tall (including bulkhead) buildings totaling 4.6 FAR. However, the location of Projected Development Site 1 (Applicant-owned) on Prospect Avenue, a wide street with a mapped width of 80 feet, would support the increased bulk permissible pursuant to the proposed R7-1 zoning district

and the residential character of the street wall would remain unchanged between the No-Action and With-Action conditions. Overall, the With-Action condition would result in a residential development that matches the residential context and character of the secondary study area, a continuous residential street wall within the primary study area would be created, and the wide street that Projected Development Site 1 (Applicant-owned) is located on is supportive of Projected Development Site 1 (Applicant-owned)'s permitted bulk. Although the Proposed Actions would change the appearance of the built environment of the primary and secondary study areas, the change would not negatively affect a pedestrian's experience of the primary and secondary study areas. Therefore, the Proposed Actions would not result in significant adverse impacts on urban design and visual resources within the primary study area or the surrounding secondary study area.

Attachment J:

Noise

I. INTRODUCTION

This attachment assesses the potential for the Proposed Actions to result in significant adverse noise impacts. As detailed in **Appendix 4 "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum,"** the Reasonable Worst Case Development Scenario ("RWCDS") facilitated by the Proposed Actions would generate approximately 30, 20, 26, and 30 incremental vehicle trips in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. Therefore, operation of the Proposed Project would change traffic patterns and volumes in the general vicinity of the Project Area. As local vehicular traffic is a major source of ambient noise in the area surrounding the Project Area, vehicular traffic generated by the RWCDS facilitated by the Proposed Actions could lead to changes in the ambient noise levels. According to the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual*, if existing noise passenger car equivalent ("PCE") values are increased by 100 percent or more due to a proposed project (which is equivalent to an increase of 3 dBA or more) a detailed analysis is generally warranted. Conversely, if existing noise PCE values are not increased by 100 percent or more it is likely that a proposed project would not cause a significant adverse vehicular noise impact, and therefore no further vehicular noise analysis is needed.

The noise analysis for the Proposed Actions was carried out in compliance with 2021 *CEQR Technical Manual* guidelines and has two components:

1. A screening analysis to determine whether traffic generated by the Proposed Actions would have the potential to result in significant adverse noise impacts on existing receptors;
2. An analysis to determine the level of building attenuation necessary to ensure that interior noise levels for future development within the Project Area satisfy applicable interior noise criteria. This attachment does not include an analysis of mechanical equipment because such mechanical equipment would be designed to meet all applicable noise regulations and, therefore, would not result in adverse noise impacts.

II. ACOUSTICAL FUNDAMENTALS

Sound is a fluctuation in air pressure. Sound pressure levels ("SPLs") are measured in units called "decibels" ("dB"). The particular character of the sound that we hear (a whistle compared with a French horn, for example) is determined by the speed, or "frequency," at which the air pressure fluctuates, or "oscillates." Frequency defines the oscillation of sound pressure in terms of cycles per second. One cycle per second is known as one Hertz ("Hz"). People can hear over a relatively limited range of sound frequencies, generally between 20 Hz and 20,000 Hz, and the human ear does not perceive all frequencies equally well. High frequencies (e.g., a whistle) are more easily discernible and, therefore, more intrusive than many of the lower frequencies (e.g., the lower notes on the French horn).

"A"-Weighted Sound Level (dBA)

In order to establish a uniform noise measurement that simulates people's perception of loudness and annoyance, the decibel measurement is weighted to account for those frequencies most audible to the human ear. This is known as the A-weighted sound level, or "dBA," and it is the descriptor of noise levels most often used for community noise. As shown in **Table J-1**, the threshold of human hearing is defined as 0 dBA; very quiet conditions (as in a library, for example) are approximately 40 dBA; levels between 50 dBA and 70 dBA define the range of noise levels generated by normal daily activity; levels above 70 dBA would be considered noisy, and then loud, intrusive, and deafening as the scale approaches 130 dBA.

In considering these values, it is important to note that the dBA scale is logarithmic, meaning that each increase of 10 dBA describes a doubling of perceived loudness. Thus, the background noise in an office, at 50 dBA, is perceived as twice as loud as a library at 40 dBA. For most people to perceive an increase in noise, it must be at least 3 dBA. At 3 dBA, the change will be readily noticeable.

Table J-1: Noise Levels of Common Sources

Sound Source	SPL (dBA)
Air raid siren at 50 feet	120
Maximum Levels at Rock Concerts (Rear Seats)	110
On Platform by Passing Subway Train	100
On Sidewalk by Passing Heavy Truck or Bus	90
On Sidewalk by Typical Highway	80
On Sidewalk by Passing Automobiles with Mufflers	70
Typical Urban Area	60-70
Typical Suburban Area	50-60
Quiet Suburban Area at Night	40-50
Typical Rural Area at Night	30-40
Isolated Broadcast Studio	20
Audiometric (Hearing Testing) Booth	10
Threshold of hearing	0

Note: A change in 3 dBA is a just noticeable change in SPL. A change in 10 dBA is perceived as a doubling or halving of SPL.
Source: Cowan, James P. *Handbook of Environmental Acoustics*, Van Nostrand Reinhold, New York, 1994. Egan, M. David, Architectural Acoustics. McGraw-Hill Book Company, 1988.

Noise Descriptors Used in Impact Assessment

As the SPL unit of dBA describes a noise level at just one moment and very few noises are constant, other ways of describing noise over extended periods have been developed. One way of describing fluctuating sound is to describe the fluctuating noise heard over a specific time period as if it had been a steady, unchanging sound. For this condition, a descriptor called the "equivalent sound level," L_{eq}, can be computed. L_{eq} is the constant sound level that, in a given situation and time period (e.g., one hour, denoted by $L_{eq(1)}$, or 24 hours, denoted as $L_{eq(24)}$), conveys the same sound energy as the actual time-varying sound. The Day-Night Sound Level (L_{dn}) refers to a 24-hour average noise level with a 10 dB penalty applied to the noise levels during the hours between 10 PM and 7 AM, due to increased sensitivity to noise levels during these hours. Statistical sound level descriptors such as L_1, L_{10}, L_{50}, L_{90}, and L_x, are used to indicate noise levels that are exceeded 1, 10, 50, 90, and x percent of the time, respectively.

The relationship between L_{eq} and levels of exceedance is worth noting. Because L_{eq} is defined in energy rather than straight numerical terms, it is not simply related to the levels of exceedance. If the noise fluctuates very little, L_{eq} will approximate L_{50} or the median level. If the noise fluctuates broadly, the L_{eq}

will be approximately equal to the L_{10} value. If extreme fluctuations are present, the L_{eq} will exceed L_{90} or the background level by ten or more decibels. Thus, the relationship between L_{eq} and the levels of exceedance will depend on the character of the noise. In community noise measurements, it has been observed that the L_{eq} is generally between L_{10} and L_{50}.

For purposes of the Proposed Actions, the maximum one-hour equivalent sound level ($L_{eq(1)}$) has been selected as the noise descriptor to be used in this noise impact evaluation. $L_{eq(1)}$ is the noise descriptor recommended for use in the 2021 *CEQR Technical Manual* for vehicular traffic and is used to provide an indication of highest expected sound levels. For dominant traffic noise, the one-hour L_{10} is the noise descriptor used in the 2021 *CEQR Technical Manual* noise exposure guidelines for city environmental impact review classification. As the Proposed Actions do not include federal sources of funding, only the required attenuation levels to meet CEQR noise guidelines are provided in this attachment.

III. APPLICABLE NOISE CODES AND NOISE STANDARDS AND CRITERIA

New York City Noise Code

The New York City Noise Control Code, which was enacted in December 2005 and became effective July 2007, defines "unreasonable and prohibited noise standards and decibel levels" for the City of New York. The Noise Code generally seeks to reduce ambient noise, prohibiting all unreasonable and unnecessary noise and addressing construction hours and activities. It also (1) establishes sound level standards for specific noise sources, such as motor vehicles, air compressors, and construction activities; (2) requires that all exhausts be muffled; and (3) prohibits all unnecessary noise adjacent to schools, hospitals, or courts. It specifies maximum allowable SPLs for designated octave bands emanating from a commercial or business enterprise as measured within a receiving property (such as a mixed-use and residential property). The Noise Code's enforcement is driven by complaints of violations.

New York CEQR Technical Manual Noise Standards

The 2021 *CEQR Technical Manual* sets external noise exposure standards, which are shown in **Table J-2** below. Noise exposure is classified into four categories based on the L_{10} or L_{dn}: Acceptable, Marginally Acceptable, Marginally Unacceptable, and Clearly Unacceptable. The 2021 *CEQR Technical Manual* Noise Exposure Guidelines shown in **Table J-2** are guidelines, not a law. However, city reviewing agencies use the guidelines in determining potential impacts when a project comes under their review.

Table J-2: Noise Exposure Guidelines for Use in City Environmental Impact Review[1]

Receptor Type	Time Period	Acceptable General External Exposure	Airport[3] Exposure	Marginally Acceptable General External Exposure	Airport[3] Exposure	Marginally Unacceptable General External Exposure	Airport[3] Exposure	Clearly Unacceptable General External Exposure	Airport[3] Exposure
1. Outdoor area requiring serenity and quiet[2]		$L_{10} \leq 55$ dB(A)	---------- DNL ≤ 60 dB(A) ----------		---------- 60 < DNL ≤ 65 dB(A) ----------		(1) 65 < DNL ≤ 75 dB(A)		---------- 75 dB(A) < DNL ----------
2. Hospital, Nursing Home		$L_{10} \leq 55$ dB(A)		$55 < L_{10} \leq 65$ dB(A)		$65 < L_{10} \leq 80$ dB(A)		$L_{10} > 80$ dB(A)	
3. Residence, residential hotel, or motel	7 AM to 10 PM	$L_{10} \leq 65$ dB(A)		$65 < L_{10} \leq 70$ dB(A)		$70 < L_{10} \leq 80$ dB(A)		$L_{10} > 80$ dB(A)	
	10 PM to 7 AM	$L_{10} \leq 55$ dB(A)		$55 < L_{10} \leq 70$ dB(A)		$70 < L_{10} \leq 80$ dB(A)		$L_{10} > 80$ dB(A)	
4. School, museum, library, court, house of worship, transient hotel or motel, public meeting room, auditorium, out-patient public health facility		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
5. Commercial or office		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)		Same as Residential Day (7 AM-10 PM)	
6. Industrial, public areas only[4]	Note 4	Note 4		Note 4		Note 4		Note 4	

Source: New York City Department of Environmental Protection ("DEP"); adopted policy 1983.

Notes:

(i) In addition, any new activity shall comply with the Impact Thresholds detailed in Section 410 of Chapter 19, "Noise," of the 2021 *CEQR Technical Manual*.

1. Measurements and projections of noise exposures are to be made at appropriate heights above site boundaries as given by American National Standards Institute (ANSI) Standards; all values are for the worst hour in the time period.
2. Tracts of land where serenity and quiet are extraordinarily important and serve an important public need and where the preservation of these qualities is essential for the area to serve its intended purpose. Such areas could include amphitheaters, particular parks or portions of parks or open spaces dedicated or recognized by appropriate local officials for activities requiring special qualities of serenity and quiet. Examples are grounds for ambulatory hospital patients and patients and residents of sanitariums and nursing homes.
3. One may use the Federal Aviation Administration- ("FAA-") approved DNL contours supplied by the Port Authority of New York and New Jersey ("PANYNJ"), or the noise contours may be computed from the federally approved Aviation Environmental Design Tool ("AEDT") Computer Model using flight data supplied by the PANYNJ.
4. External Noise Exposure standards for industrial areas of sounds produced by industrial operations other than operating motor vehicles or other transportation facilities are spelled out in the New York City Zoning Resolution, Sections 42-20 and 42-21. The referenced standards apply to M1, M2, and M3 manufacturing districts and to adjoining residence districts (performance standards are octave bands).

The 2021 *CEQR Technical Manual* also defines attenuation requirements for buildings based on exterior noise levels (refer to **Table J-3**). For dominant traffic noise, recommended noise attenuation values for buildings are designed to maintain interior noise levels of 45 dBA or lower for residential, hotel, or community facility uses and interior noise levels of 50 dBA or lower for commercial office uses and are determined based on exterior $L_{10(1)}$ noise levels.

Table J-3: Required Attenuation Values to Achieve Acceptable Interior Noise Level

	Marginally Unacceptable				Clearly Unacceptable
Vehicular Traffic	$70<L_{10}\leq73$	$73<L_{10}\leq76$	$76<L_{10}\leq78$	$78<L_{10}\leq80$	$80<L_{10}$
Aircraft[A]	65<DNL≤68	68<DNL≤71	71<DNL≤73	73<DNL≤75	75<DNL
Train	$65<L_{dn}\leq68$	$68<L_{dn}\leq71$	$71<L_{dn}\leq73$	$73<L_{dn}\leq75$	$75<L_{dn}$
Attenuation[B]	(I) 28 dB(A)	(II) 31 dB(A)	(III) 33 dB(A)	(IV) 35 dB(A)	See note[C]

Source: DEP; 2021 *CEQR Technical Manual*, Table 19-3.

Notes:

A. DNL descriptor based on average values of L_{dn} over a year period.

B. The above composite window-wall attenuation values are for residential dwellings and community facility development. Commercial office spaces and meeting rooms would be 5 dB(A) less in each category. All the above categories require a closed window situation and, hence, an alternate means of ventilation.

C. The required attenuation value is the difference between L_{huild} and $L_{interior}$, using the appropriate noise descriptor

Where:

L_{build} is the projected noise level under the build condition rounded up to the whole number

$L_{interior}$ is the designed interior noise level (45 dBA for vehicular noise, 40 dBA for aircraft and train noise)

IV. METHODOLOGY

Noise Prediction Methodology

Future No-Action and With-Action noise levels were calculated using a proportional modeling technique, which is used as a screening tool to estimate changes in noise levels. The proportional modeling technique is an analysis methodology recommended for analysis purposes in the 2021 *CEQR Technical Manual*.

Using the proportional modeling technique, the prediction of future noise levels where traffic is the dominant noise source is based on a calculation using measured existing noise levels and predicted changes in traffic volumes to determine noise levels in the future without the Proposed Actions (the No-Action condition) and with the Proposed Actions (the With-Action condition). Vehicular traffic volumes are converted into noise PCE values, for which one medium-duty truck (cargo vehicles with two axles and six tires) is assumed to generate the noise equivalent of 13 cars, one heavy-duty truck (cargo vehicles with three or more axles) is assumed to generate the noise equivalent of 47 cars, and one bus (vehicles having two or three axles and designed to carry more than nine passengers) is assumed to generate the noise equivalent of 18 cars. Future noise levels are calculated using the following equation:

F NL - E NL = 10 * log10 (F PCE / E PCE)

where:

F NL = Future Noise Level
E NL = Existing Noise Level
F PCE = Future PCEs
E PCE = Existing PCEs

Sound levels are measured in decibels and, therefore, increase logarithmically with sound source strength. In this case, the sound source is traffic volumes measured in PCEs. For example, assume that traffic is the dominant noise source at a particular location. If the existing traffic volume on a street is 100 PCEs and if the future traffic volume were increased by 50 PCEs (to a total of 150 PCEs), the noise level would increase

by 1.8 dBA. Similarly, if the future traffic were increased by 100 PCEs, or doubled to a total of 200 PCEs, the noise level would increase by 3 dBA.

For the purpose of this analysis, during the noise recording, vehicles were counted and classified. To calculate the 2027 No-Action PCE values, an annual background growth rate of 0.5 percent (for 2023 to 2027)[1], plus the estimated travel demand from the No-Action condition (refer to **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum"** for the No-Action condition's estimated travel demand) was applied to the counted PCE values. In order to obtain the necessary 2027 With-Action PCE values to calculate the With-Action noise levels, the With-Action condition's estimated travel demand presented in **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum,"** were converted into PCE values and added to the calculated No-Action PCE values.

Building Attenuation Analysis Procedure

In general, the following procedure was used in performing the 2021 *CEQR Technical Manual* building attenuation analysis:

- Noise receptor locations that have the greatest potential for being adversely affected by project-generated noise in the 2027 build year and the location of dominant sources of ambient noise were identified;
- Noise receptor locations were selected based on the following criteria: (1) locations where the highest noise levels are likely to occur based upon the consideration of existing land use patterns (e.g., locations near major commercial roadways, industrial uses, or stationary sources, etc.); and (2) along the future street frontage of the Project Area;
- Existing noise levels were determined through field measurements of ambient noise adjacent to the Project Area;
- Future (2027) noise levels without the Proposed Actions were predicted using the PCE-based proportionality equation (per 2021 *CEQR Technical Manual* guidelines) for all locations where traffic is the dominant source of noise and were based on the No-Action condition's estimated travel demand presented in **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum;"**
- Future (2027) noise levels with the Proposed Actions were predicted using the PCE-based proportionality equation (per 2021 *CEQR Technical Manual* guidelines) based on the With-Action condition's estimated travel demand presented in **Appendix 4, "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum;"**
- Future (2027) noise levels with the Proposed Actions were compared with future noise levels without the Proposed Actions to determine, by applying 2021 *CEQR Technical Manual* impact criteria, whether the Proposed Actions would have the potential to result in a significant adverse impact;
- Noise levels were determined for exterior building façades at the Project Area; and
- In compliance with CEQR requirements to determine an acceptable interior space noise environment, façade-based composite window/wall attenuation specifications for the Project Area were estimated based on future projected maximum exterior noise exposure at the Project

[1] Calculation according to Table 16-4 in the 2021 *CEQR Technical Manual.*

Area; CEQR requirements are based on the maximum L_{10} values for dominant traffic noise condition.

Impact Significance Criteria

According to 2021 *CEQR Technical Manual*, for the purposes of determining a significant impact during daytime hours, it is reasonable to consider a L_{eq} noise level of 65 dBA as an absolute noise level that should not be significantly exceeded. Therefore, a significant noise impact would occur at a noise receptor (i.e., residences, play areas, parks, schools, libraries, and houses of worship) during daytime hours under the following circumstances:

- A noise increase of 3 dBA or greater is predicted in the With-Action condition, when the future noise level in the No-Action condition is 62 dBA or greater; or
- When the No-Action noise level is below 62 dBA, a predicted With-Action noise increase that exceeds the difference between 65 dBA and the No-Action noise level. For example, if the No-Action noise level is 61 dBA, then the maximum noise increment with the Proposed Actions would be 4 dBA, since an increase higher than 4 dBA would result in a noise level that exceeds the 65 dBA L_{eq} significant impact threshold.
- Additionally, an increase of With-Action noise levels by 5 dBA over a No-Action noise level that is at or below 60 dBA would be considered significant.

V. EXISTING NOISE LEVELS

According to the established RWCDS for the Proposed Actions, one projected development site has been identified within the Project Area. Projected Development Site 1 (Block 1113, Lots 61 and 73) is Applicant-owned and contains approximately 282 feet of total frontage on the north side of Prospect Avenue. Projected Development Site 1 (Applicant-owned) measures approximately 54,085-sf and is currently occupied by four low-rise industrial buildings totaling approximately 42,850-gsf, as well as two existing curb cuts.

Lot 61 is an approximately 31,182-sf lot situated at the southeastern portion of the Project Area. Lot 61 contains approximately 132 feet of frontage on the north side of Prospect Avenue. Lot 61 contains three industrial/manufacturing buildings, which range in height from one- to three-stories and total approximately 38,650-gsf. These buildings are occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 61 is also occupied by a concrete-paved area utilized for loading and storage. There are no parking spaces located on this lot.

Lot 73 is an approximately 22,903-sf lot situated at the northern portion of the Project Area. Lot 73 contains approximately 150 feet of frontage on the north side of Prospect Avenue. Lot 73 contains one single-story industrial/manufacturing building, which totals approximately 4,200-gsf. This building is also occupied by the Applicant, Arrow Linen Supply Co., Inc. Lot 73 is also occupied by a large concrete-paved area utilized for loading, storage, and parking. There are approximately 12 parking spaces located on this lot.

No other properties within the Project Area (Block 1113, Lots 60 [portion of ("P/O")], 66, 67, 68, 69, 70, 71, 72, 79 [P/O], 166, and 172), other than Projected Development Site 1 (Applicant-owned), would be developed as a result of the Proposed Actions.

Noise Monitoring Locations

As traffic along Prospect Avenue is the dominant source of noise in the vicinity of the Project Area, the receptor locations were selected based upon the assumption that the future development within the Project Area would be built to their respective lot lines. As such, existing noise levels at the Project Area were measured at two locations along Prospect Avenue. These locations are shown in **Figure J-1** and described below:

- Receptor Location 1 – Future southern frontage of Applicant-owned Projected Development Site 1 (Lot 61); approximately 150 feet northwest of Prospect Park West; and
- Receptor Location 2 – Future southern frontage of Applicant-owned Projected Development Site 1 (Lot 73); approximately 290 feet southeast of 8th Avenue.

At the two receptor locations, 20-minute spot measurements were performed during the weekday AM (8:00 – 9:00 AM) peak period, midday (12:00 – 1:00 PM) peak period, and PM (5:00 – 6:00 PM) peak period. The noise monitoring occurred on Tuesday, April 4, 2023. During the three measurements periods, the weather was primarily sunny and in the high-40s to mid-60s°F on April 4, with a wind speed average of six miles per hour. Additionally, vehicle classification counts were conducted during the 20-minute spot measurements, which were used in the proportional modeling analysis.

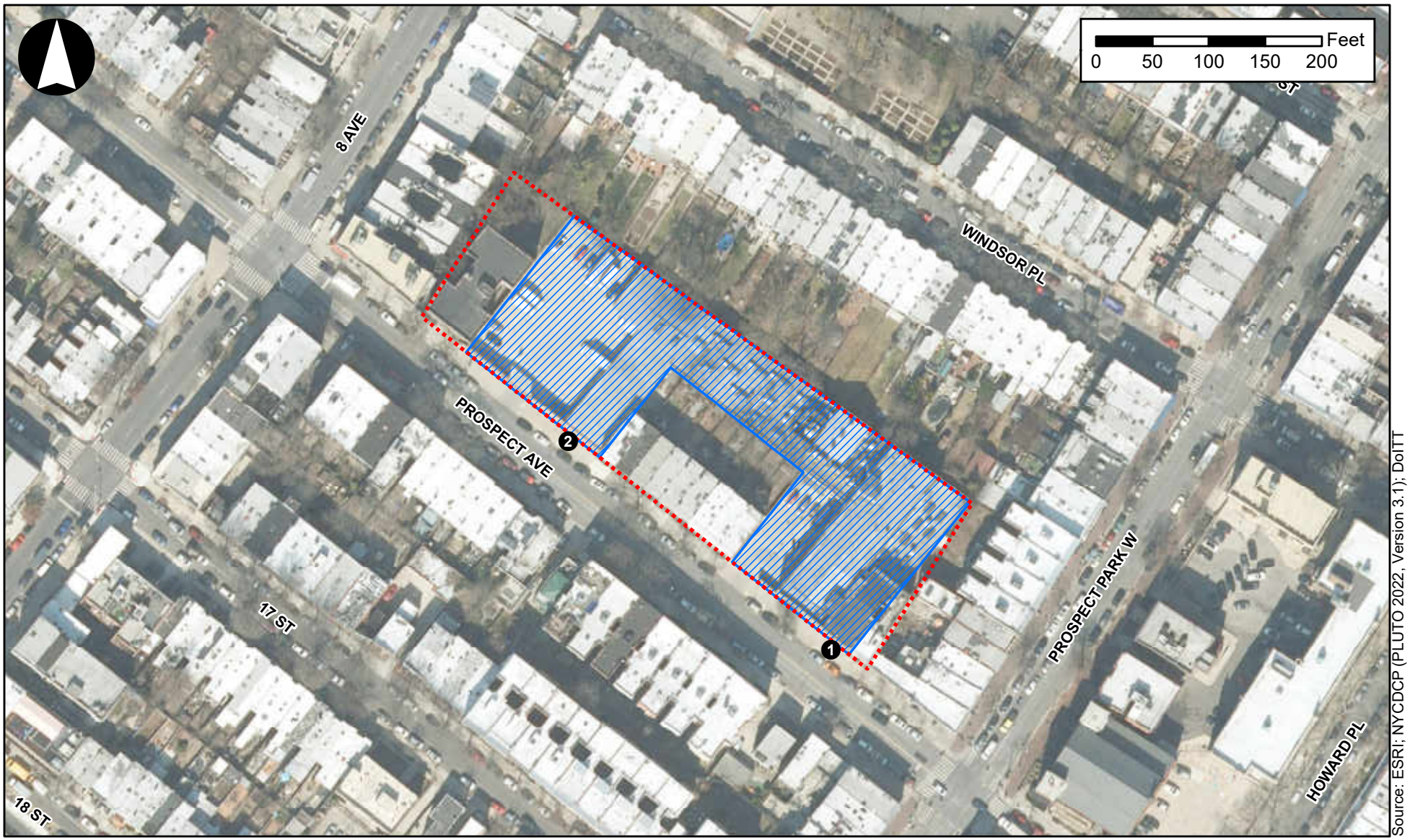
Equipment Used During Noise Monitoring

Measurements were performed using Brüel & Kjær Sound Level Meters ("SLM") Type 2250 and 2260, Brüel & Kjær ½-inch microphones Type 4189, and Brüel & Kjær Sound Level Calibrators Type 4231. The Brüel & Kjær SLMs are Type 1 instruments according to ANSI Standard S1.4- 1983 (R2006). The SLMs had a laboratory calibration date within one year of the time of use. For the two receptor locations, the microphones were mounted at a height of approximately five feet above the ground surface on a tripod and approximately six feet or more away from any large sound-reflecting surface to avoid major interference with sound propagation. The SLMs were calibrated before and after readings with a Brüel & Kjær Type 4231 Sound Level Calibrator using the appropriate adaptor. Measurements at each location were made on the A-scale (i.e., dBA). The data were digitally recorded by the SLMs and displayed at the end of the measurement period in units of dBA. Measured quantities included the L_{eq}, L_1, L_{10}, L_{50}, and L_{90} values, as well as ⅓-octave bands. A windscreen was used during all sound measurements except for calibration. All measurement procedures were based on the guidelines outlined in ANSI Standard S1.13-2005.

Existing Noise Levels at Receptor Locations

Measured Noise Levels

Noise monitoring results for Receptor Locations 1 and 2 are summarized in **Table J-4**. Traffic was the dominant noise source and the values shown reflect the level of vehicular activity on Prospect Avenue



Legend

Project Area | Development Site | ❶ Receptor Locations

Figure J-1
Receptor Locations

adjacent to the Project Area. Vehicular traffic volumes were counted during the noise recordings for each peak period and converted into hourly PCE values.

As shown in **Table J-4**, the results of the noise monitoring indicated that noise levels are generally highest during the weekday PM peak period. The highest L_{10} noise levels were observed at Receptor Location 1, measuring 66.93 dBA in the weekday midday peak period. Existing L_{10} noise levels at Receptor Location 1 ranged from 63.25 dBA to 66.93 dBA, placing it in the "Marginally Acceptable" CEQR Noise Exposure category. Existing L_{10} noise levels at Receptor Location 2 ranged from 62.4 dBA to 66 dBA, placing it in the "Marginally Acceptable" CEQR Noise Exposure category.

Table J-4: Existing Noise Levels (dBA)

Receptor[1]	Measurement Location	Time[2]	L_{eq}	L_1	L_{10}[3]	L_{50}	L_{90}	CEQR Noise Exposure Category
1	Prospect Avenue	AM	63.08	71.71	66.18	59.59	52.81	Marginally Acceptable
		MD	65.98	77.67	**66.93**	60.54	56.23	
		PM	61.45	71.55	63.25	58.30	54.88	
2	Prospect Avenue	AM	62.16	73.97	63.83	57.17	52.11	Marginally Acceptable
		MD	62.38	72.81	**66.00**	57.72	49.31	
		PM	58.38	66.21	62.40	55.09	48.80	

Notes: Field measurements were performed by Philip Habib & Associates on Tuesday, April 4, 2023.
[1] Receptor locations are shown in **Figure J-1**.
[2] AM = weekday AM peak period; MD = weekday midday peak period; PM = weekday PM peak period.
[3] The highest measured noise level at each receptor is indicated in **bold**.

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

Mobile Source Noise Screening Analysis

In the future without the Proposed Actions (the No-Action condition), it is assumed that, while the Proposed Project would not be constructed on the Applicant-owned Projected Development Site 1, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. As a result, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. In sum, Projected Development Site 1 (Applicant-owned) would contain approximately 94 DUs and 62 accessory parking spaces. No other changes to the remaining lots within the Project Area would occur in the future without the Proposed Actions.

As such, traffic patterns and volumes under the No-Action condition are expected to differ from existing conditions. As traffic along Prospect Avenue is the dominant source of noise at Receptor Locations 1 and 2, the change in traffic patterns is expected to affect the levels of ambient noise at those locations. Using the noise prediction methodology described in Section IV above, future noise levels in the No-Action condition were calculated for the three analysis periods for the 2027 build year. **Table J-5** shows the measured existing noise levels and calculated future No-Action condition noise levels at Receptor Locations 1 and 2.

Comparing future No-Action noise levels with existing noise levels, the increases in L_{eq} noise levels at Receptor Locations 1 and 2 would be minimal, ranging from 0.12 dBA to 0.18 dBA for all analysis periods. According to 2021 *CEQR Technical Manual* guidelines, increases of less than 3 dBA would be barely perceptible. The projected No-Action L_{10} noise levels at Receptor Location 1 would range from 63.43 dBA

to 67.05 dBA and would remain in the "Marginally Acceptable" CEQR Noise Exposure category. The projected L_{10} noise levels at Receptor Location 2 would range from 62.57 dBA to 66.13 dBA and would remain in the "Marginally Acceptable" CEQR Noise Exposure category, as under existing conditions.

Table J-5: 2027 No-Action Condition Noise Levels and PCE Values (dBA)

Noise Receptor Location[1]	Time[2]	Existing PCEs	No-Action PCEs	Existing L_{eq}	No-Action L_{eq}	Change in L_{eq}[3]	No-Action L_{10}[4]	CEQR Noise Exposure Category
1	AM	864	892	63.08	63.22	0.14	66.32	Marginally Acceptable
	MD	864	887	65.98	66.10	0.12	**67.05**	
	PM	492	513	61.45	61.63	0.18	63.43	
2	AM	591	614	62.16	62.33	0.17	64.00	Marginally Acceptable
	MD	612	630	62.38	62.51	0.13	**66.13**	
	PM	525	547	58.38	58.55	0.17	62.57	

Notes:
[1] Receptor locations are shown in **Figure J-1**.
[2] AM = weekday AM peak period; MD = weekday midday peak period; PM = weekday PM peak period.
[3] Change in L_{eq} = No-Action L_{eq} – Existing L_{eq}.
[4] The highest No-Action noise level at each receptor is indicated in **bold**.

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

In the future with the Proposed Actions (the With-Action condition), the requested one zoning map amendment, one zoning text amendment, and one zoning special permit would be approved, allowing the Applicant to construct the Proposed Project at Projected Development Site 1 (Applicant-owned). The Proposed Project comprises two new residential buildings – one new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. In sum, the Proposed Project would contain approximately 244 DUs. However, for CEQR analysis purposes, the With-Action condition assumes an average dwelling unit size of 850-gsf (for all DUs), resulting in approximately 352 total DUs on Projected Development Site 1 (Applicant-owned). No accessory off-street parking spaces are proposed for the Proposed Project's DUs, in accordance with the proposed zoning special permit pursuant to *Zoning Resolution of the City of New York* ("ZR") Section 74-533. No other changes to the remaining lots within the Project Area would occur in the future with the Proposed Actions.

Mobile Source Noise Screening Analysis

Using the methodology described in Section IV, future noise levels in the With-Action condition were calculated for the three analysis periods for the 2027 build year, which are presented in **Table J-6**. As presented in the table, after accounting for additional traffic introduced by the Proposed Actions, the maximum projected L_{10} noise level in the With-Action condition would be 67.26 dBA during the weekday midday peak period at Receptor Location 1. Therefore, the highest noise level would remain in the "Marginally Acceptable" CEQR Noise Exposure category, as under existing and No-Action conditions. The maximum projected noise level in the With-Action condition at Receptor Location 2 would be 66.42 dBA, and thus, would remain in the "Marginally Acceptable" CEQR Noise Exposure category, as under existing and No-Action conditions.

Furthermore, comparing the future With-Action noise levels with No-Action noise levels, increases in L_{eq} noise levels would vary at Receptor Locations 1 and 2, ranging from 0.20 to 0.37 dBA. However, increases of these magnitudes would not be perceptible as they are less than 3 dBA, and based upon CEQR impact

criteria would not be significant. As the noise levels at Receptor Locations 1 and 2 would experience changes less than the CEQR impact thresholds described in Section IV above in all peak periods, the overall changes to noise levels as a result of the Proposed Actions would not result in any significant adverse noise impacts.

Table J-6: 2027 No-Action and With-Action Condition Noise Levels and PCE Values (dBA)

Noise Receptor Location[1]	Time[2]	No-Action PCEs	With-Action PCEs	No-Action L_{eq}	With-Action L_{eq}	Change in L_{eq}[3]	With-Action L_{10}[4]	CEQR Noise Exposure Category
1	AM	892	946	63.22	63.48	0.26	66.58	Marginally Acceptable
	MD	887	931	66.10	66.31	0.21	**67.26**	
	PM	513	539	61.63	61.85	0.21	63.65	
2	AM	614	668	62.33	62.69	0.37	64.36	Marginally Acceptable
	MD	630	674	62.51	62.80	0.29	**66.42**	
	PM	547	573	58.55	58.76	0.20	62.78	

Notes:
[1] Receptor locations are shown in **Figure J-1**.
[2] AM = weekday AM peak period; MD = weekday midday peak period; PM = weekday PM peak period.
[3] Change in L_{eq} = With-Action L_{eq} – No-Action L_{eq}.
[4] The highest With-Action noise level at each receptor is indicated in **bold**.

VIII. NOISE ATTENUATION REQUIREMENTS

As shown in **Table J-3**, the 2021 *CEQR Technical Manual* has noise attenuation guidance for buildings based on exterior noise levels. For dominant traffic noise, recommended noise attenuation values for buildings are designed to maintain a maximum interior noise level of 45 dBA or lower for residential uses and interior noise levels of 50 dBA or lower for commercial office uses and are determined based on exterior L_{10} noise levels.

The attenuation of a composite structure is a function of the attenuation provided by each of its component parts and how much of the area is made up of each part. Typically, a building façade is composed of the wall, windows, and any vents or louvers for heating, ventilation, and air conditioning ("HVAC") systems in various ratios of area. Window/Wall attenuation can be described in terms of sound transmission class ("STC"), transmission loss ("TL"), and outdoor-indoor transmission class ("OITC"). Although these terms are sometimes used interchangeably, they are unique from each other. Transmission loss refers to how many decibels of sound a façade (wall) or façade accessory (window or door) can stop at a given frequency. The TL for a given construction material varies with the individual frequencies of the noise.

To simplify the noise attenuation properties of a wall, the STC rating was developed. It is a single number that describes the sound isolation performance of a given material for the range of test frequencies between 125 and 4,000 Hz. These frequencies sufficiently cover the range of human speech. Higher STC values reflect greater efficiencies to block airborne sound. The U.S. Department of Housing and Urban Development ("HUD") uses the STC when identifying the required sound attenuation for a façade.

The OITC is similar to the STC, except that it is weighted more towards the lower frequencies associated with aircraft, rail, and truck traffic. The OITC classification is defined by the American Society of Testing and Materials (ASTM E1332-90 [Reapproved 2003]) and provides a single-number rating that is used for designing a building façade including walls, doors, glazing, and combinations thereof. The OITC rating is

designed to evaluate building elements by their ability to reduce the overall loudness of ground and air transportation noise. The New York City Department of Environmental Protection ("DEP") uses the OITC when identifying the required sound attenuation for a façade.

For dominant traffic noise, all façades that would experience an L_{10} of 70 dBA or greater must provide an alternate means of ventilation ("AMV") permitting a closed window condition during warm weather. This can be achieved by installing double-glazed windows on a heavy frame for masonry structures or windows consisting of laminated glass, along with AMV such as central air conditioning, through-wall sleeve-fitted air conditioners, packaged terminal air conditioning ("PTAC") units, trickle vents integrated into window frames, or other approved means. Where the required window/wall attenuation is above 40 dBA, special design features may be necessary that go beyond the normal double-glazed window and air conditioning. These may include specially designed windows (e.g., windows with small sizes, windows with air gaps, windows with thicker glazing, etc.) and additional building insulation.

Based on With-Action exterior noise levels and 2021 *CEQR Technical Manual* criteria, With-Action noise levels at Receptor Locations 1 and 2 would remain below the 70 dBA CEQR threshold, and no special noise attenuation measures beyond standard construction practices would be required for future development within the Project Area in order to achieve interior noise levels of 45 dBA or lower. As such, future development at Projected Development Site 1 (Applicant-owned) would provide sufficient attenuation to achieve the 2021 *CEQR Technical Manual* interior noise level guidelines, and thus, the Proposed Actions would not result in any significant adverse noise impacts related to building attenuation requirements.

IX. OTHER NOISE CONCERNS

Mechanical Equipment

The Proposed Actions would not result in the operation of any unenclosed mechanical equipment for building ventilation purposes, and would not include any active outdoor recreational space that could result in stationary source noise impacts to the surrounding area. All mechanical equipment would be located either inside the building(s) or would be enclosed on the roof of the building(s) and would be designed to meet all applicable noise regulations and requirements (i.e., Subchapter 5, §24-227 of the New York City Noise Control Code, the New York City Department of Buildings Code). Further, the Proposed Actions would not introduce a new receptor in an area with high ambient noise levels resulting from stationary sources, such as unenclosed mechanical equipment, manufacturing activities or playgrounds. Therefore, the Proposed Actions would not result in any significant increase in ambient noise levels in the vicinity of the Project Area or the surrounding area.

Train Noise

An initial train noise impact screening analysis would be warranted if a new receptor would be located within 1,500 feet of existing rail activity and have a direct line of sight to that activity. The 15th Street – Prospect Park Subway Station (serviced by the F and G trains) is located approximately two blocks to the east of the Project Area (i.e., within 1,500 feet of the Project Area). However, the subway station and associated rail activity are located underground and there is no direct line of sight to the rail activity from the Project Area. Therefore, no initial train noise impact screening analysis is warranted for the Proposed Actions.

Aircraft Noise

An initial aircraft noise impact screening analysis would be warranted if the Proposed Actions would either generate or reroute aircraft or introduce new receptor(s) that would be located within a 65 dBA DNL contour. Since the Proposed Actions would not generate or reroute aircraft, and as the Project Area is not located within a 65 dBA DNL contour, no initial aircraft noise impact screening analysis is warranted for the Proposed Actions.

Therefore, in conclusion, based on the analysis presented herein, the Proposed Actions would not result in any significant adverse noise impacts, in accordance with 2021 *CEQR Technical Manual* impact criteria.

Appendix 1:
New York City Landmarks Preservation Commission Consultation

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-K
Project: PROSPECT AVENUE REZONING
Date Received: 3/31/2023

Properties with no Architectural or Archaeological significance:
1) 467 PROSPECT AVENUE, BBL: 3011130061
2) 441 PROSPECT AVENUE, BBL: 3011130073

Comments:

S/NR LISTED 15TH STREET-PROSPECT PARK SUBWAY STATION AND S/NR ELIGIBLE 1674 8TH AVENUE WITHIN RADIUS; S/NR ELIGIBLE WINDSOR TERRACE HISTORIC DISTRICT ADJACENT TO RADIUS.

Gina Santucci

4/5/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_DNP_04052023.docx

NYC Landmarks Preservation Commission
1 Centre Street
9th Floor North
New York, NY 10007
Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP028K
Project: PROSPECT AVENUE REZONING
Date Received: 8/22/2023

Properties with no Architectural or Archaeological significance:
1) 467 PROSPECT AVENUE, BBL: 3011130061
2) 441 PROSPECT AVENUE, BBL: 3011130073

Comments:

LPC is in receipt of the Historic and Shadows Chapters of 8/15/23. There are no additional concerns.

Gina Santucci

8/24/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_GS_08242023.docx

NYC Landmarks Preservation Commission

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9th Floor North
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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP028K
Project: PROSPECT AVENUE REZONING
Date Received: 12/13/2023

Comments:

The LPC is in receipt of the Shadows chapter dated 12/13/23. There are no concerns.

Gina Santucci

12/14/2023

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_GS_12142023.docx

NYC Landmarks Preservation Commission

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New York, NY 10007

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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP028K
Project: PROSPECT AVENUE REZONING
Date Received: 2/27/2024

Properties with no Architectural or Archaeological significance:
1) 467 PROSPECT AVENUE, BBL: 3011130061
2) 441 PROSPECT AVENUE, BBL: 3011130073

Comments:

The LPC is in receipt of the EAS dated 2/22/24. The document appears acceptable.

Gina Santucci 3/5/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_GS_03052024.docx

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

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ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP028K
Project: PROSPECT AVENUE REZONING
Date Received: 4/29/2024

Comments: as indicated below. Properties that are individually LPC designated or in LPC historic districts require permits from the LPC Preservation department. Properties that are S/NR listed or S/NR eligible require consultation with SHPO if there are State or Federal permits or funding required as part of the action.

Properties with no Architectural or Archaeological significance:
1) 467 PROSPECT AVENUE, BBL: 3011130061
2) 441 PROSPECT AVENUE, BBL: 3011130073

Comments: The LPC is in receipt of the EAS dated 4/5//24. The document appears acceptable.

Gina Santucci 4/29/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_GS_04292024.docx

NYC Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

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http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 24DCP028K
Project: PROSPECT AVENUE REZONING
Date Received: 6/18/2024

Properties with no Architectural or Archaeological significance:
1) 467 PROSPECT AVENUE, BBL: 3011130061
2) 441 PROSPECT AVENUE, BBL: 3011130073

Comments:

The LPC is in receipt of Appendix 5, Technical Memorandum for the City of Yes Housing Opportunity dated 6/17. There are no Shadows concerns for historic resources.

Gina Santucci 6/18/2024

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 37024_FSO_GS_06182024.docx

Appendix 2:
Jamaica Bay Watershed Protection Plan Project Tracking Form

Print Form

Jamaica Bay Watershed Protection Plan
Project Tracking Form

The Jamaica Bay Watershed Protection Plan, developed pursuant to Local Law 71 of 2005, mandates that the New York City Department of Environmental Protection (DEP) work with the Mayor's Office of Environmental Coordination (MOEC) to review and track proposed development projects in the Jamaica Bay Watershed (http://www.nyc.gov/html/oec/downloads/pdf/ceqr/Jamaica_Bay_Watershed_Map.jpg) that are subject to CEQR in order to monitor growth and trends. If a project is located in the Jamaica Bay Watershed, (the applicant should complete this form and submit it to DEP and MOEC. This form must be updated with any project modifications and resubmitted to DEP and MOEC.

The information below will be used for tracking purposes only. It is not intended to indicate whether further CEQR analysis is needed to substitute for the guidance offered in the relevant chapters of the CEQR Technical Manual.

A. GENERAL PROJECT INFORMATION

1. CEQR Number: 24DCP028K 1a. Modification ☐
2. Project Name: 441 and 467 Prospect Avenue Rezoning
3. Project Description:

Arrow Linen Supply Co., Inc is seeking one zoning map amendment, one zoning text amendment, and one zoning special permit pursuant to ZR Section 74-533 from the CPC to facilitate the development of an approximately 299,051-gsf residential development.

4. Project Sponsor: Arrow Linen Supply Co., Inc
5. Required approvals: Zoning Map and Text Amendments; Zoning Special Permit
6. Project schedule (build year and construction schedule): 2027

B. PROJECT LOCATION:

1. Street address: 441 and 467 Prospect Avenue, Brooklyn
2. Tax block(s): 1113 Tax Lot(s): 61 and 73
3. Identify existing land use and zoning on the project site: Industrial; R5B
4. Identify proposed land use and zoning on the project site: Residential; R7-1
5. Identify land use of adjacent sites (include any open space): Residential
6. Describe existing density on the project site and the proposed density:

Existing Condition	Proposed Condition
Industrial: 0.69 FAR	Residential: 4.6 FAR

7. Is project within 100 or 500 year floodplain (specify)? ☐ **100 Year** ☐ **500 Year** ☒ **No**

C. GROUND AND GROUNDWATER

1. Total area of in-ground disturbance, if any (in square feet): 54,085
2. Will soil be removed (if so, what is the volume in cubic yards)? 540,850
3. Subsurface soil classification:
   (per the New York City Soil and Water Conservation Board): UGA
4. If project would change site grade, provide land contours (**attach** map showing existing in 1' contours and proposed in 1' contours).
5. Will groundwater be used (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
6. Will project involve dewatering (list volumes/rates)? ☐ **Yes** ☒ **No**

   Volumes: Rates:
7. Describe site elevation above seasonal high groundwater:

   N/A

D. HABITAT

1. Will vegetation be removed, particularly native vegetation? ☐ **Yes** ☒ **No**

   If YES,
   - **Attach** a detailed list (species, size and location on site) of vegetation to be removed (including trees >2" caliper, shrubs, understory planting and groundcover).
   - **List** species to remain on site.
   - **Provide** a detailed list (species and sizes) of proposed landscape restoration plan (including any wetland restoration plans).
2. Is the site used or inhabited by any rare, threatened or endangered species? ☐ **Yes** ☒ **No**
3. Will the project affect habitat characteristics? ☐ **Yes** ☒ **No**

   If YES, describe existing wildlife use and habitat classification using "Ecological Communities of New York State." at http://www.dec.ny.gov/animals/29392.html.
4. Will pesticides, rodenticides or herbicides be used during construction? ☐ **Yes** ☒ **No**

   If YES, estimate quantity, area and duration of application.
5. Will additional lighting be installed? ☐ **Yes** ☒ **No**

   If YES and near existing open space or natural areas, what measures would be taken to reduce light penetration into these areas?

E. SURFACE COVERAGE AND CHARACTERISTICS

(describe the following for both the existing and proposed condition):

	Existing Condition	Proposed Condition
1. ***Surface area:***		
Roof:	33,261-sf	32,759-sf
Pavement/walkway:	20,824-sf	0-sf
Grass/softscape:	0-sf	21,326-sf
Other (describe):	N/A	N/A
2. ***Wetland*** (regulated or non-regulated) area and classification:	N/A (no wetland area at the site)	N/A (no wetland area at the site)
3. ***Water surface area:***	N/A (no water surface area at the site)	N/A (no water surface area at the site)

4. ***Stormwater management*** (describe):

Existing – how is the site drained?

Projected Development Site 1 is served by combined sewers. All storm water discharges will flow into storm drains within the Development Site, which would lead into the New York City combined sewer system located adjacent to the Development Site.

Proposed – describe, including any infrastructure improvements necessary off-site:

N/A

Appendix 3:
Hazardous Materials

1.0 EXECUTIVE SUMMARY

ALC Environmental (ALC) was contracted by Philip Habib & Associates, the Client, to conduct a Phase I Environmental Site Assessment (ESA) of Arrow Linen Supply Co. located at 441-453 and 467-477 Prospect Avenue, Brooklyn, NY 11215 (the **"Subject Property"**). The Subject Property consists of two (2) adjoining parcels of land (subject lots). The Subject Property is identified by the New York City (NYC) Department of Finance as Block 1113, and Lots 61 and 73. The subject lots are described below:

Block	Lot	Address	Acreage	No. of buildings	Year Built	Other improvements
1113	61	477-467 Prospect Avenue	0.71	Three (3), inter-connected buildings	1910 & 1965	Paved parking area
1113	73	441-453 Prospect Avenue	0.54	One	1964 & 1978	Paved parking area

The Subject Property is located to the north of Prospect Avenue, between Prospect Park West to the east and 8th Avenue to the west.

The objective of this assessment was to evaluate past and current environmental conditions at the Subject Property and to identify any potential areas of environmental concern or recognized environmental conditions that could affect the property's environmental integrity. This Phase I ESA was performed in general conformance with the scope and limitations of the ASTM International Practice E1527-21.

On March 29, 2023, ALC's Field Technician Colin Eckhardt conducted a site reconnaissance at the Subject Property. The information included in this report was gathered from state and municipal offices and officials, site interviews, the environmental database search, and from the site inspection.

The Subject Property is in the Park Slope neighborhood of the NYC Borough of Brooklyn. The general vicinity of the property consists of a mixture of residential buildings and commercial properties. Below is a summary of the Phase I ESA findings:

	Acceptable	Corrective Action	Further Investigation	Reference Section
USER PROVIDED INFORMATION				
Environmental Cleanup Liens	✓			4.2
Activity & Land Use Limitations (AULs)	✓			4.3
Specialized Knowledge or Experience	✓			4.3
Relationship of Purchase Price to Fair Market Value	✓			4.0
Commonly Known or Reasonable Ascertainable Information	✓			4.0
Degree of Obviousness	✓			4.0
RECORDS REVIEW				
	Acceptable	Corrective Action	Further Investigation	Reference Section
Standard Environmental Record	✓			5.1
Physical Setting Records	✓			5.3
HISTORICAL USE INFORMATION				
Subject Property			✓	5.3
Adjoining Properties	✓			5.3
Surrounding Areas	✓			5.3
GENERAL SITE SETTING				
Current Use(s) of the Subject Property	✓			3.3
Current Use(s) of Adjoining Properties	✓			3.5
Current or Past Use of the Surrounding Area	✓			5.3
Surficial & Subsurface Physical Conditions	✓			6.0
INTERIOR & EXTERIOR OBSERVATIONS				
Lead-Based Paint	✓			6.3.1
Asbestos Containing Materials		✓		6.3.2
Hazardous Substance & Petroleum Products	✓			6.3.3
Storage Tanks	✓			6.3.4
Solid Waste	✓			6.3.5
Odors	✓			6.3.6

	Acceptable	Corrective Action	Further Investigation	Reference Section
INTERIOR & EXTERIOR OBSERVATIONS				
Hazardous Waste	✓			**6.3.6**
Vapor Encroachment			✓	**6.3.7**
Polychlorinated Biphenyls (PCBs)		✓		**6.3.8**
Wastewater	✓			**6.3.9**
Wetlands	✓			**6.3.10**
Flood Maps	✓			**6.3.11**
Radon	✓			**6.3.12**
Air Emissions	✓			**6.3.13**
Stressed Vegetation	✓			**6.3.14**
Heating/Cooling	✓			**6.3.15**
Stains or Corrosion		✓		**6.3.16**
Drains & Sumps	✓			**6.3.17**
Mold		✓		**6.3.18**

1.1 SUMMARY OF FINDINGS

RECOGNIZED ENVIRONMENTAL CONDITIONS

A recognized environmental condition (REC) is defined as the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property 1) due to a release of any hazardous substances or petroleum products; 2) under conditions indicative of a release to the environment; or 3) under conditions that pose a material threat of a future release to the environment. The following was identified during the course of this assessment:

- Based on a review of the historical Sanborn fire insurance maps and historical city directories, the Subject Property (Building 1 on Lot 61) has always been used for commercial laundry operations since its construction in 1910. The current occupant, Arrow Linen Supply Co. Inc. has been operating since 1978. The former occupants included Anchor Laundry (from at least 1928 to 1940) and Cascade Diaper Laundry & Linen Supply (from at least 1945 to 1978). Potential environmental hazards associated with industrial/commercial laundry operations include generation of laundry wastewater containing alkaline (phosphate) detergents, bleach & other disinfectants, heavy metals, sand, grit, lint, oil, grease, and volatile organic compounds (VOCs).

  ALC notes that there are no reported releases or known contamination associated with the former and current onsite commercial laundry operations. However, due to the lack of waste disposal regulations prior to the 1970s, there is a possibility that hazardous waste

(i.e. laundry wastewater containing heavy metals, oil, and VOCs) was improperly disposed of. Therefore, potential impacts associated with soil vapor intrusion from the long-term commercial laundry operations at the Subject Property cannot not be ruled out. This constitutes a REC.

HISTORICAL RECOGNIZED ENVIRONMENTAL CONDITION

An historical recognized environmental condition (HREC) is defined as an environmental condition which in the past would have been considered a *recognized environmental condition*, but which may or may not be considered a *recognized environmental condition* currently. The final decision rests with the environmental professional and will be influenced by the current impact of the historical recognized environmental condition on the property. HRECs associated with the Subject Property were identified during this assessment. A brief description of the identified HRECs is provided below:

- The Subject Property was identified in both the NY LTANKS (leaking storage tanks) and NY Spills databases.

    - The **NY LTANKS** listing refers to one incident at the Subject Property, reported on November 18, 1995 (Spill No. 9510406). As per the database, the spill was associated with a tank truck failure. According to the database, approximately 50 gallons of No. 2 fuel oil were spilled. Clean-up was conducted by covering the affected area with sand, and approximately 50-gallons of fuel were recovered. The spill case was closed by the New York State Department of Environmental Protection (NYSDEC) on December 7, 1995.

    - The **NY Spills** listing refers to one incident at the Subject Property, reported on January 23, 1992 (Spill No. 9110970). As per the database, the spill was associated with a commercial/industrial release of less than a gallon of gasoline. The NYSDEC was reportedly unsure of what caused the spill. The spill is listed as meeting cleanup regulatory standards, and the case was closed by the NYSDEC on January 30, 1992.

  Based on a combination of factors such as the information reviewed, de minimis quantity of product spilled, and regulatory case closure, no impacts to the Subject Property are anticipated from this listing. The NY Spills listing associated with the Subject Property constitutes a HREC. No further investigation is warranted at this time.

CONTROLLED RECOGNIZED ENVIRONMENTAL CONDITION

Controlled recognized environmental conditions (CRECs) refer to sites that have achieved regulatory closure, where no further remediation is required but residual contamination still exists and the site is subject to some sort of control or use restrictions.

- No CRECs associated with the Subject Property were identified during the course of this assessment.

HISTORICAL REVIEW

Subject lot 61

As per the historical and municipal records reviewed, prior to the construction of the current improvements, Lot 61 consisted of undeveloped land from 1888 to at least 1906. The existing split level 2- & 3-story buildings were constructed in 1910. The single-story building was constructed in 1965. The subject buildings had been used as a commercial laundry facility since their construction. The prior occupants included Anchor Laundry and Cascade Diaper Laundry from at least 1926 to 1978. The current occupant, Arrow Linen Supply Co. has been operating at the Subject Property since 1978.

Subject lot 73

As per the historical and municipal records reviewed, prior to the construction of the current improvements, Lot 73 consisted of undeveloped land from 1888 to at least 1951. The subject lot was improved with the northern portion of the current single-story building (used for storage) and an iron shed from 1964 to 1977. The iron shed was demolished and the southern portion of the existing building was added in 1978.

A more detailed discussion of former commercial occupants of the Subject Property was included in Sections 5.4.2 and 5.4.3 of the report.

ENVIRONMENTAL DATABASE FINDINGS

- The Subject Property was listed in the databases searched by Environmental Data Resources, Inc. (EDR), for FINDS (Facility Index System/Facility Research System), NY UST (Underground Storage Tanks), NY AST (Aboveground Storage Tanks), NY LTANKS (Leaking Storage Tank Incident Reports), and NY Spills. Details were provided in *Section 5.0 Records Review* of the report.

STORAGE TANKS/PIPELINES

- ALC observed one active 4,000-gallon diesel fuel UST and one active 5,000-gallon No. 2 fuel oil AST at the Subject Property. In addition, the regulatory records identified two closed USTs: one 10,000-gallon No. 6 fuel oil tank and one 2,000-gallon No. 2 fuel oil tank. Tanks are further discussed in section *6.3.4 Underground/Aboveground Storage Tanks* of the report.

ASBESTOS CONTAINING MATERIALS

- Suspect asbestos-containing materials in the form of roofing materials (roof membrane and flashing), wall and ceiling plaster, sheetrock, drop-ceiling tiles, boiler breeching, and pipe insulation were observed on the Subject Property. The materials appeared in good to fair condition.

LEAD-BASED PAINT

- Commercial buildings are not targeted for the identification of lead-based paint (LBP) and therefore LBP was not addressed.

MOLD

Evidence of water infiltration and visible mold growth were present on the plaster of the ceiling in the electric room of Building 1 on Lot 61, caused by the A/C unit above. Additionally, water infiltration stemming from a leak was present on the plaster of the walls and ceiling of the 3rd floor storage area of Building 1. A new roof was reportedly installed on February 6, 2023. See Appendix 15.2 Site Photographs for more information. Corrective action is warranted.

VAPOR ENCROACHMENT

- Potential impacts associated with soil vapor intrusion from the long-term commercial laundry operations at the Subject Property and improper disposal of hazardous waste such as laundry wastewater, prior to 1970s cannot not be ruled out. This constitutes a vapor encroachment concern (VEC) to the Subject Property. A VEC is defined by ASTM E2600-10 as "the presence or likely presence of chemicals of concern (COC) vapors in the sub-surface of the target property caused by the release of vapors from contaminated soil or groundwater either on, or near the target property". The EDR Vapor Encroachment Screen report is included in Appendix 15.5.

Rohit T. Aggarwala
Commissioner

Angela Licata
Deputy Commissioner
Sustainability

59-17 Junction Blvd.
Flushing, NY 11373

Tel. (718) 595-4398
alicata@dep.nyc.gov

September 20, 2023

Erin Whitney
Project Manager
Environmental Assessment and Review Division
New York City Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: 441 and 467 Prospect Avenue Rezoning
Block 1113, Lots 60, 61, 66, 67, 68, 69, 70, 71, 72, 73, 79, 166, and 172
CEQR # 24DCP028K

Dear Ms. Whitney:

The New York City Department of Environmental Protection, Bureau of Sustainability (DEP) has reviewed the August 2023 Environmental Assessment Statement prepared by Philip Habib & Associates and the May 2023 Phase I Environmental Site Assessment (Phase I) prepared by ALC Environmental on behalf of Arrow Linen Supply Co., Inc (applicant) for the above referenced project. It is our understanding that the applicant is seeking a zoning map amendment, zoning text amendment, and zoning special permit (Proposed Actions) from the New York City Department of City Planning (DCP) to facilitate the development of an approximately 299,051-gross square feet residential development (Proposed Project) on applicant-owned Block 1113, Lots 61 and 73 (Projected Development Site 1) in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District 7. In addition to Projected Development Site 1, the Proposed Actions would affect 11 lots on Block 1113 not owned or controlled by the applicant: the entirety of Lots 60, 66, 67, 68, 69, 70, 71, 72, 79, 166, and 172. Collectively, all lots affected by the Proposed Actions comprise the Project Area. This applicant seeks (i) one zoning map amendment to rezone the Project Area from an R5B zoning district to an R7-1 zoning district; (ii) one zoning text amendment to Appendix F of the Zoning Resolution of the City of New York (ZR) to establish the Project Area as a Mandatory Inclusionary Housing area coterminous with the area to be rezoned to an R7-1 district; and (iii) one zoning special permit pursuant to ZR Section 74-533 to waive the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all dwelling units as income-restricted housing units. The Proposed Actions would facilitate the development of two new residential buildings at Projected Development Site 1. One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot. Lots 60, 66, 67, 68, 69, 70, 71, 72, 79, 166, and 172 are not projected or potential development sites.

The May 2023 Phase I report revealed that historical on-site and surrounding area land uses consisted of a variety of residential, commercial, and industrial uses including commercial laundry operations, residential buildings, a church, a rectory, a convent, parking, cabinet works, ice storage, etc. Regulatory databases identified 26 spills and 4 historical cleaner sites within 1/8 mile; 6 underground storage tank sites, 21 aboveground storage tank sites, and 2 dry cleaners within 1/4 mile; 15 leaking storage tank sites, 1 voluntary cleanup program site, and 1 brownfield site within 1/2 mile; and 2 manufactured gas plant sites within 1 mile of the subject property.

Based upon our review of the submitted documentation, we have the following comments and recommendations to DCP:

Block 1113, Lots 61 and 73 (Projected Development Site 1)

- DCP should inform the applicant that based on the historical on-site and/or surrounding area land uses, a Phase II Environmental Site Assessment (Phase II) is necessary to adequately identify/characterize the surface and subsurface soils, groundwater and soil vapor of the subject property, and to inform and disclose the measures necessary to avoid impacts from hazardous materials. A Phase II Investigation Protocol/Work Plan summarizing the proposed drilling, soil, groundwater and soil vapor sampling activities should be developed in accordance with the *City Environmental Quality Review Technical Manual* and submitted for DEP review and approval. The Work Plan should include blueprints and/or site plans displaying the current surface grade and sub-grade elevations and a site map depicting the proposed soil, groundwater and soil vapor sampling locations. Soil and groundwater samples should be collected and analyzed by a New York State Department of Health (NYSDOH) Environmental Laboratory Approval Program (ELAP) certified laboratory for the presence of volatile organic compounds (VOCs) by United States Environmental Protection Agency (EPA) Method 8260, semivolatile organic compounds by EPA Method 8270, pesticides by EPA Method 8081, polychlorinated biphenyls by EPA Method 8082, and Target Analyte List metals (filtered and unfiltered for groundwater samples). The soil vapor sampling should be conducted in accordance with the NYSDOH October 2006 Guidance for Evaluating Soil Vapor Intrusion in the State of New York. The soil vapor samples should be collected and analyzed by a NYSDOH ELAP certified laboratory for the presence of VOCs by EPA Method TO-15. A site-specific Health and Safety Plan (HASP) should also be submitted for DEP review and approval.

- DCP should also instruct the applicant that the Phase II Work Plan and HASP should be submitted for DEP review and approval prior to the start of any fieldwork.

Future correspondence and submittals related to this project should include the following CEQR # **24DCP028K**. If you have any questions, you may contact me at (718) 595-4358.

Sincerely,

Wei Yu
Deputy Director, Hazardous Materials

c: R. Weissbard
T. Estesen
M. Wimbish
S. Shellooe – DCP
E. Ulker Kacar – DCP

Appendix 4:
Transportation Planning Factors and Travel Demand Forecast Technical Memorandum
&
No-Action Condition Trip Generation

Philip Habib & Associates
Engineers and Planners • 432 Park Avenue South • New York, NY 10016 • 212 929 5656 • 212 929 5605 (fax)

TECHNICAL MEMORANDUM

TO: **New York City Department of Department of City Planning (DCP)**

FROM: **Philip Habib & Associates (PHA)**

DATE: **June 14, 2024**

PROJECT: **441 and 467 Prospect Avenue Rezoning EAS (PHA No. 2130)**

RE: **Transportation Planning Factors and Travel Demand Forecast**

This memorandum summarizes the transportation planning factors to be used for the analyses of traffic, transit, pedestrian, and parking conditions for the *441 and 467 Prospect Avenue Rezoning EAS*. Estimates of the peak travel demand for the Proposed Actions' Reasonable Worst Case Development Scenario ("RWCDS") are provided, along with a discussion of trip assignment methodologies and study area definitions.

THE PROPOSED ACTIONS

The proposal involves an application by Arrow Linen Supply Co., Inc (the "Applicant") for three discretionary actions (the "Proposed Actions") subject to City Planning Commission ("CPC") approval. The Proposed Actions would facilitate the redevelopment of 441 and 467 Prospect Avenue (Block 1113, Lots 61 and 73) (aka "Projected Development Site 1 [Applicant-owned]") with two residential buildings containing a total of approximately 299,051-gross square feet ("gsf") of residential uses in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District ("CD") 7 (the "Proposed Project"). The Project Area measures approximately 79,429-square feet ("sf"), comprising the approximately 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as portions of ("P/O") Lots 60 and 79. The Proposed Project would introduce approximately 244 total dwelling units ("DUs"), at least 61 of which would be affordable pursuant to MIH Option 1 (25% of housing units at an average of 60% AMI). The Proposed Project would not include accessory parking for the proposed residential units, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

The Proposed Actions include: (1) a zoning map amendment to rezone the Project Area from an R5B zoning district to an R7-1 zoning district; (2) a zoning text amendment to Appendix F of the ZR to establish

an MIH area (either MIH Option 1 [25% of housing units] or MIH Option 2 [30% of housing units]) coterminous with the area to be rezoned to an R7-1 district; and (3) a zoning special permit pursuant to ZR Section 74-533 "Reduction of parking spaces to facilitate affordable housing" to waive the number of required accessory off-street parking spaces in a development that includes at least 20 percent of all dwelling units as income-restricted housing units. DCP will be serving as the lead agency on behalf of the CPC.

THE REASONABLE WORST CASE DEVELOPMENT SCENARIO (RWCDS)

In order to assess the potential effects of the Proposed Actions, a RWCDS for both the "future without the Proposed Actions" (No-Action condition) and the "future with the Proposed Actions" (With-Action condition) are analyzed for a build year of 2027. The incremental difference between the No-Action and With-Action conditions will serve as the basis of the impact category analyses of the EAS. In the future without the Proposed Actions, the Project Area's R5B zoning would remain in place. Under the No-Action condition, it is anticipated that Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73) would be developed on an as-of-right basis with two residential buildings totaling approximately 110,064-gsf. The two buildings would contain a total of approximately 94 market-rate DUs (assuming 850-gsf per DU) and approximately 62 accessory parking spaces.

In the future (2027) with the Proposed Actions, the Applicant would proceed with the Proposed Project, two residential buildings totaling approximately 299,051-gsf (244 total DUs). However, the Proposed Project does not represent the RWCDS established for the Proposed Actions. The With-Action condition is largely consistent with the Applicant's Proposed Project planned for Projected Development Site 1 (Applicant-owned). However, the With-Action condition assumes an average dwelling unit size of 850-gsf (for all DUs). Therefore, the With-Action condition would introduce approximately 352 total DUs, at least 88 of which would be affordable pursuant to MIH Option 1 (25% of housing units at an average of 60% AMI). No accessory parking spaces would be provided on Projected Development Site 1 (Applicant-owned), in accordance with the proposed zoning special permit pursuant to ZR Section 74-533. As shown in **Table 1**, compared to the No-Action condition, the With-Action condition would introduce approximately 258 DUs to Projected Development Site 1 (Applicant-owned).

Table 1: Comparison of No-Action and With-Action Conditions

Use	No-Action Condition	With-Action Condition	Net Increment
Residential	94 units (110,064-gsf)	352 units (299,051-gsf)	+258 units (+188,987-gsf)

TRANSPORTATION PLANNING FACTORS

The transportation planning factors used to forecast the travel demand that would be generated by the No-Action and With-Action conditions on Projected Development Site 1 (Applicant-owned) are summarized in **Table 2** and discussed below. The trip generation rates, temporal distributions, modal splits, vehicle occupancies, and truck trip factors for each of the land uses were primarily based on those

cited in the 2021 *City Environmental Quality Review* ("CEQR") *Technical Manual* and factors cited in the 2021 *Gowanus Neighborhood Rezoning FEIS*. Factors are shown for the weekday AM and PM peak hours (the typical peak periods for commuter travel demand) and the weekday midday and Saturday peak hours (the typical peak periods for retail demand).

Table 2: Transportation Planning Factors

Land Use:	**Residential**	
Trip Generation:	(1)	
Weekday	8.18	
Saturday	9.08	
	per DU	
Temporal Distribution:	(1)	
AM	9.3%	
MD	5.6%	
PM	8.5%	
SAT	8.4%	
Modal Splits:	(2)	
	All Periods	
Auto	13.5%	
Taxi	1.5%	
Subway	70.2%	
Bus	1.4%	
Walk/Other	13.4%	
Total	100.0%	
In/Out Splits:	(1)	
	In	Out
AM	22%	78%
MD	50%	50%
PM	62%	38%
SAT	55%	45%
Vehicle Occupancy:	(2)(3)	
	All Periods	
Auto	1.09	
Taxi	1.30	
Truck Trip Generation:	(1)	
Weekday	0.06	
Saturday	0.02	
	per DU	
Truck Temporal Distribution:	(1)	
AM	12.0%	
MD	9.0%	
PM	2.0%	
SAT	9.0%	
Truck In/Out Splits:	In	Out
All Periods	50.0%	50.0%

(1) Based on 2021 *CEQR Technical Manual*.
(2) Based on American Community Survey Journey-to-Work Five-Year (2015-2019) data for 2010 Brooklyn Census Tracts 149, 167, 169, 171, and 1502.
(3) Based on data from the 2021 *Gowanus Neighborhood Rezoning FEIS*.

Residential

The forecast of travel demand for the residential portion of the RWCDS used trip generation rates, temporal distributions, and truck trip generation rates sourced from the 2021 *CEQR Technical Manual*.

A weekday trip generation rate of 8.18 person trips per DU and a Saturday trip generation rate of 9.08 person trips per DU were utilized to forecast residential demand. Temporal distributions of 9.3 percent, 5.6 percent, 8.5 percent, and 8.4 percent for the weekday AM, midday, PM, and Saturday peak hours, respectively, were sourced from the 2021 *CEQR Technical Manual*. The residential modal split and auto vehicle occupancy were derived from 2015-2019 American Community Survey ("ACS") Journey-to-Work data for 2010 Brooklyn census tracts 149, 167, 169, 171, and 1502. The modal splits used to forecast were 13.5 percent, 1.5 percent, 70.2 percent, 1.4 percent, and 13.4 percent for autos, taxis, subway, bus, and walk/bike/other, respectively. A residential vehicle occupancy of 1.09 was utilized. A taxi occupancy rate of 1.30 was based on data from the *Gowanus Neighborhood Rezoning FEIS* (2021). The directional split was based on 2021 *CEQR Technical Manual* guidance. The truck trip generation rates were also based on 2021 *CEQR Technical Manual* guidance.

TRIP GENERATION

The net incremental change in person and vehicle trips expected to result from the Proposed Actions by the 2027 build year was calculated based on the net change in land uses shown in **Table 1** and the transportation planning factors shown in **Table 2**.

Table 3 shows an estimate for the total net incremental change in peak hour person trips and vehicle trips (as compared to the No-Action condition) that would occur in 2027 with approval of the Proposed Actions. As shown in **Table 3**, the RWCDS established for the Proposed Actions would generate less than 200 person trips in any peak hour. The Proposed Actions would generate approximately 196 person trips in the weekday AM peak hour, approximately 118 person trips in the weekday midday peak hour, approximately 180 person trips in the weekday PM peak hour, and approximately 196 person trips in the Saturday peak hour.

As shown in **Table 3**, peak hour vehicle trips (including auto, truck, and balanced taxi trips) would increase by approximately 30, 20, 26, and 30 (in and out combined) in the weekday AM, midday, and PM peak hours, and the Saturday peak hour, respectively. Peak hour subway trips would increase by approximately 138, 82, 126, and 136 during these periods, respectively, while bus trips would increase by approximately 3, 2, 2, and 3, respectively. Lastly, walk-only trips would increase by approximately 26, 16, 25, and 27 trips during the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. The total pedestrian trips (subway, bus, and walk-only trips and auto person trips combined) would increase by approximately 167, 100, 153, and 166 trips during the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively.

Table 3: RWCDS Travel Demand Forecast

Land Use:	Residential		Total	
Size/Units:	258 DU			
Peak Hour Trips:				
AM	196		196	
Midday	118		118	
PM	180		180	
Saturday	196		196	
Person Trips:				
AM	In	Out	In	Out
Auto	6	20	6	20
Taxi	1	2	1	2
Subway	30	108	30	108
Bus	1	2	1	2
Walk/Other	6	20	6	20
Total	44	152	44	152
MD	In	Out	In	Out
Auto	8	8	8	8
Taxi	1	1	1	1
Subway	41	41	41	41
Bus	1	1	1	1
Walk/Other	8	8	8	8
Total	59	59	59	59
PM	In	Out	In	Out
Auto	15	10	15	10
Taxi	1	1	1	1
Subway	78	48	78	48
Bus	1	1	1	1
Walk/Other	15	10	15	10
Total	110	70	110	70
SAT	In	Out	In	Out
Auto	15	12	15	12
Taxi	1	2	1	2
Subway	74	62	74	62
Bus	1	2	1	2
Walk/Other	15	12	15	12
Total	106	90	106	90
Vehicle Trips :				
AM	In	Out	In	Out
Auto	5	19	5	19
Taxi	1	1	1	1
Taxi (Balanced)	2	2	2	2
Truck	1	1	1	1
Total	8	22	8	22
MD	In	Out	In	Out
Auto	7	7	7	7
Taxi	1	1	1	1
Taxi (Balanced)	2	2	2	2
Truck	1	1	1	1
Total	10	10	10	10
PM	In	Out	In	Out
Auto	13	9	13	9
Taxi	1	1	1	1
Taxi (Balanced)	2	2	2	2
Truck	0	0	0	0
Total	15	11	15	11
SAT	In	Out	In	Out
Auto	13	11	13	11
Taxi	1	2	1	2
Taxi (Balanced)	3	3	3	3
Truck	0	0	0	0
Total	16	14	16	14

LEVEL 1 SCREENING ASSESSMENT

The 2021 *CEQR Technical Manual* describes a two-level screening procedure for the preparation of a "preliminary analysis" to determine if quantified operational analyses of transportation conditions are warranted. As discussed in the following sections of this memorandum, the preliminary analysis begins with a trip generation (a Level 1 screening assessment) analysis to estimate the numbers of person and vehicle trips attributable to the Proposed Actions. According to the 2021 *CEQR Technical Manual*, if a proposed project is expected to result in fewer than 50 peak hour vehicle or ferry trips and fewer than 200 peak hour transit or pedestrian trips, further quantified analyses are not warranted. When these thresholds are exceeded, detailed trip assignments (a Level 2 screening assessment) are to be performed to estimate the incremental trips that could occur at specific transportation elements and to identify potential locations for further analysis. If the trip assignments demonstrate that the Proposed Actions would generate 50 or more peak hour vehicle trips at an intersection, 200 or more peak hour subway trips at a station, 50 or more peak hour bus trips in one direction along a bus route, 25 or more peak hour trips by Citywide Ferry Service ("CWFS") in a single direction on a single route or 50 or more at a ferry landing, or 200 or more peak hour pedestrian trips traversing a sidewalk, corner area, or crosswalk, then further quantified operational analyses may be warranted to assess the potential for significant adverse impacts on traffic, transit, pedestrian, vehicular and pedestrian safety, and parking conditions.

Traffic

Based on 2021 *CEQR Technical Manual* guidance, a quantified traffic analysis is typically required if a proposed project would result in 50 or more vehicle trip ends in a peak hour at one or more intersections. As shown in **Table 3**, under the Proposed Actions, the number of incremental vehicle trips — approximately 30, 20, 26, and 30 in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively — would not exceed the 50-trip threshold in any peak hour. As such, based on 2021 *CEQR Technical Manual* guidance, a Level 2 screening assessment is not warranted for any peak periods and significant adverse impacts to traffic are not anticipated.

Transit

According to the general thresholds used by the Metropolitan Transportation Authority ("MTA") and cited in the 2021 *CEQR Technical Manual*, detailed transit analyses are generally not required if a proposed project is projected to result in fewer than 200 peak hour rail or bus transit riders. If a proposed project would result in 50 or more bus passengers being assigned to a single bus route in one direction, or if it would result in an increase of 200 or more passengers at a single subway station or on a single subway line, a detailed bus and/or subway analysis would be warranted. Transit analyses typically focus on the weekday AM and PM commuter peak hours, as it is during these periods that overall demand on the subway and bus systems is usually highest.

As shown in **Table 3**, the Proposed Actions are expected to generate an increase of approximately 138 and 126 incremental subway trips in the weekday AM and PM peak hours, respectively. As these

numbers of trips would not exceed the 200-trip 2021 *CEQR Technical Manual* analysis threshold, a Level 2 screening assessment is not warranted. As also shown in **Table 3,** the Proposed Actions are expected to generate approximately 3 and 2 incremental bus trips in the weekday AM and PM peak hours, respectively. As these numbers of trips do not exceed the 50-trip per direction 2021 *CEQR Technical Manual* analysis threshold on any route, a Level 2 screening assessment is not warranted for the bus mode. Therefore, based on 2021 *CEQR Technical Manual* guidance, significant adverse impacts to transit conditions are not anticipated.

CWFS

According to 2021 *CEQR Technical Manual* guidance, detailed analyses of the CWFS are not typically required if a proposed project would result in 50 or fewer peak hour CWFS peak hour ferry riders to a ferry landing within a half-mile of the project. As Projected Development Site 1 (Applicant-owned) is not located within a half-mile of a CWFS ferry landing, a Level 2 screening assessment is not warranted according to 2021 *CEQR Technical Manual* guidance.

Pedestrians

According to 2021 *CEQR Technical Manual* guidance, a quantified or detailed analysis of pedestrian conditions is typically required if a proposed project would result in 200 or more peak hour pedestrian trips at any pedestrian element (sidewalk, corner area, or crosswalk).

As shown in **Table 4**, the Proposed Actions would generate an incremental demand of approximately 167, 100, 153, and 166 total pedestrian trips (including walk-only trips and pedestrians en route to and from nearby subway stations and bus stops) in the weekday AM, midday, and PM peak hours, and Saturday peak hour, respectively. As the number of trips in the weekday AM, midday, PM, and Saturday midday periods would not exceed the 200-trip threshold, a Level 2 screening assessment is not warranted for any peak periods. Therefore, based on 2021 *CEQR Technical Manual* guidance, significant adverse impacts to pedestrian conditions are not anticipated.

Parking

Pursuant to 2021 *CEQR Technical Manual* guidance, on- and off-street parking analyses may be warranted if a quantified traffic analysis is necessary based on the Level 1 and Level 2 screening assessments. Based on the screening assessments detailed above, a quantified traffic analysis would not be warranted for the Proposed Actions. Therefore, based on 2021 *CEQR Technical Manual* guidance, quantified parking analyses are not warranted for the Proposed Actions.

CONCLUSION

A transportation forecast has been prepared for the Proposed Actions, including the development of two residential buildings totaling approximately 299,051-gsf to be located at 441 and 467 Prospect

Avenue. According to 2021 *CEQR Technical Manual* guidance, if a proposed project is expected to result in fewer than 200 peak hour pedestrian and subway trips, and fewer than 50 peak hour bus, ferry, and vehicle trips, further quantified analyses are not warranted.

As shown in **Table 3**, the incremental vehicle trips generated by the Proposed Actions would not exceed the 2021 *CEQR Technical Manual* 50-vehicle Level 1 screening assessment threshold during any analysis peak hours. As also shown in **Table 3**, the Proposed Actions would generate less than the 2021 *CEQR Technical Manual* Level 1 screening assessment threshold of 50 incremental bus and ferry trips during each of the analysis peak hours. Similarly, the Proposed Actions would generate less than the 2021 *CEQR Technical Manual* Level 1 screening assessment threshold of 200 incremental subway trips during each of the analysis peak hours. Finally, as shown in **Table 3**, the Proposed Actions would generate less than the 2021 *CEQR Technical Manual* Level 1 screening assessment threshold of 200 incremental pedestrian trips during each of the analysis peak hours. As these CEQR thresholds would not be exceeded, detailed traffic, bus, subway, ferry, and pedestrian analyses are not warranted for the Proposed Actions.

Table: Transportation Planning Factors

Land Use:	Residential	
Trip Generation:	(1)	
Weekday	8.18	
Saturday	9.08	
	per DU	
Temporal Distribution:	(1)	
AM	9.3%	
MD	5.6%	
PM	8.5%	
SAT	8.4%	
Modal Splits:	(2)	
	All Periods	
Auto	13.5%	
Taxi	1.5%	
Subway	70.2%	
Bus	1.4%	
Walk/Other	13.4%	
Total	100.0%	
In/Out Splits:	(1)	
	In	Out
AM	22%	78%
MD	50%	50%
PM	62%	38%
SAT	55%	45%
Vehicle Occupancy:	(2)(3)	
	All Periods	
Auto	1.09	
Taxi	1.30	
Truck Trip Generation:	(1)	
Weekday	0.06	
Saturday	0.02	
	per DU	
Truck Temporal Distribution:	(1)	
AM	12.0%	
MD	9.0%	
PM	2.0%	
SAT	9.0%	
Truck In/Out Splits:	In	Out
All Periods	50.0%	50.0%

(1) Based on 2021 *City Environmental Quality Review* (CEQR) *Technical Manual* .

(2) Based on American Community Survey Journey-to-Work Five-Year (2015-2019) data for 2010 Brooklyn Census Tracts 149, 167, 169, 171, and 1502.

(3) Based on data from the 2021 G*owanus Neighborhood Rezoning FEIS* .

Table: No-Action Condition Transportation Demand Forecast

Land Use:	Residential		Total	
Size/Units:	94 DU			
Peak Hour Trips:				
AM	72		72	
Midday	44		44	
PM	66		66	
Saturday	72		72	
Person Trips:				
AM	In	Out	In	Out
Auto	2	8	2	8
Taxi	0	1	0	1
Subway	11	39	11	39
Bus	0	1	0	1
Walk/Other	2	8	2	8
Total	15	57	15	57
MD	In	Out	In	Out
Auto	3	3	3	3
Taxi	0	0	0	0
Subway	16	16	16	16
Bus	0	0	0	0
Walk/Other	3	3	3	3
Total	22	22	22	22
PM	In	Out	In	Out
Auto	6	3	6	3
Taxi	1	0	1	0
Subway	29	18	29	18
Bus	1	0	1	0
Walk/Other	5	3	5	3
Total	42	24	42	24
SAT	In	Out	In	Out
Auto	5	4	5	4
Taxi	1	0	1	0
Subway	29	23	29	23
Bus	1	0	1	0
Walk/Other	5	4	5	4
Total	41	31	41	31
Vehicle Trips :				
AM	In	Out	In	Out
Auto	2	7	2	7
Taxi	0	1	0	1
Taxi (Balanced)	1	1	1	1
Truck	0	0	0	0
Total	3	8	3	8
MD	In	Out	In	Out
Auto	3	3	3	3
Taxi	0	0	0	0
Taxi (Balanced)	0	0	0	0
Truck	0	0	0	0
Total	3	3	3	3
PM	In	Out	In	Out
Auto	6	3	6	3
Taxi	1	0	1	0
Taxi (Balanced)	1	1	1	1
Truck	0	0	0	0
Total	7	4	7	4
SAT	In	Out	In	Out
Auto	5	4	5	4
Taxi	1	0	1	0
Taxi (Balanced)	1	1	1	1
Truck	0	0	0	0
Total	6	5	6	5

Appendix 5:
Technical Memorandum for City of Yes for Housing Opportunity

Technical Memorandum for City of Yes for Housing Opportunity

A. INTRODUCTION

The New York City Department of City Planning is proposing a citywide zoning text amendment, the City of Yes for Housing Opportunity "CHO" (CEQR No. 24DCP033Y) to expand opportunities for housing within all zoning districts, and across all 59 of the City's Community Districts. These changes to the City's Zoning Resolution would enable more housing and a wider variety of housing types in every neighborhood, from the lowest density districts to the highest, to address the housing shortage and high cost of housing in New York City. The proposed zoning text amendment was referred into public review on April 26, 2024. Given that the 441 and 467 Prospect Avenue Rezoning project may be affected by the proposals included in the proposed zoning text amendment, this technical memorandum assesses whether the conclusion of the project's environmental review would by altered by CHO.

The Applicant, Arrow Linen Supply Co., Inc., is seeking a zoning map amendment and a zoning text amendment from the New York City Planning Commission ("CPC") (the "the Proposed Actions") to facilitate the development of an approximately 299,051-gross square feet ("gsf") residential development (the "Proposed Project") at 441 and 467 Prospect Avenue (Block 1113, Lots 61 and 73; also known as ("aka") Projected Development Site 1 [Applicant-owned]) in the Windsor Terrace-South Slope neighborhood of Brooklyn Community District ("CD") 7. The Proposed Actions would apply to the Project Area, which measures approximately 79,429-square feet ("sf"), comprising the approximate 54,085-sf Projected Development Site 1 (Applicant-owned) (Block 1113, Lots 61 and 73), as well as approximately 25,344-sf of property not owned or controlled by the Applicant on Block 1113, which includes the entirety of Lots 66, 67, 68, 69, 70, 71, 72, 166, and 172, as well as portions of ("P/O") Lots 60 and 79. The Project Area is bound by Prospect Avenue to the south, Windsor Place to the north, Prospect Park West to the east, and 8th Avenue to the west. The Project Area occupies approximately 502.75 feet of frontage on the north side of Prospect Avenue.

The Applicant proposes to develop Projected Development Site 1 (Applicant-owned) with two new residential buildings. One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot. To provide context, the Applicant's Proposed Project is described below.

At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building footprint would measure approximately 15,291-sf (the proposed lot coverage is approximately 54 percent); the cellar would also measure approximately 15,291-sf. The new building would feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue. No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,283-zoning square feet ("zsf") (2.3 FAR) and approximately 150,393-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 127 total DUs (32 or 38 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. For CEQR analysis purposes (i.e., Early

Childhood Programs), 20% (25 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. The Proposed Project's cellar would contain storage space, a laundry room, a bike room containing 64 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 150,393-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a 13-story, approximately 130-foot-tall (140-foot-tall including a 10-foot-tall rooftop bulkhead) building is proposed. The new building's footprint would measure approximately 13,987-sf (the proposed lot coverage is approximately 45 percent); the cellar would also measure approximately 13,987-sf. The new building would feature a minimum base height of 40 feet (4-stories), a maximum base height of 70 feet (7-stories), and would be set back 10 feet from Prospect Avenue. No side yards would be provided and two front yards at a depth of nine inches and five feet would be provided. A 30 feet rear yard would be provided. The new building would contain approximately 124,430-zsf (2.3 FAR) and approximately 148,658-gsf of total residential building space. The building would be occupied by residential uses (Use Group 2), comprising 117 total DUs (29 or 35 affordable DUs pursuant to MIH Option 1 [25% of DUs at an average of 60% AMI] or MIH Option 2 [30% of DUs at an average of 80% AMI], respectively). The Applicant is proposing to map MIH Option 1 as part of the Proposed Actions. For CEQR analysis purposes (i.e., Early Childhood Programs), 20% (23 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI. The Proposed Project's cellar would include a cellar, which would contain storage space, a laundry room, a bike room containing 59 bike spaces, an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. These spaces are accessory to the residential uses and are reflected in the approximately 148,658-gsf of total residential space. No accessory off-street parking spaces are proposed for the new building's DUs, in accordance with the proposed zoning special permit pursuant to ZR Section 74-533.

The two new buildings would share access to an approximate 21,326-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

EAS Reasonable Worst Case Development Scenario

Lots 61 and 73 (Projected Development Site 1 [Applicant-owned])

The Applicant’s Proposed Project would consist of an approximately 299,051-gsf residential development containing approximately 244 total DUs. The Applicant’s proposed residential development program is based on an average unit size of approximately 1,226-gsf. For conservative CEQR analysis purposes presented in the EAS, the With-Action condition assumes an average unit size of approximately 850-gsf, resulting in approximately 352 total DUs, 25-30% (approximately 88-106 DUs) of which would be affordable pursuant to MIH at a range of 60-80% AMI, pursuant to MIH Options 1 or 2, respectively. For CEQR analysis purposes presented in the EAS (i.e., Early Childhood Programs), 20% of the residential floor area (70 DUs) is assumed to be affordable at an average of 80% AMI. The Applicant’s Proposed Project would consist of a total of approximately 299,051-gsf (4.6 FAR) of residential space.

In addition, the With-Action condition would reach a maximum rooftop height of 135 feet (13-stories), plus a 10-foot-tall bulkhead for a total building height of 145 feet, for both buildings, which would maximize the building height permitted in the R7-1 district and the residential FAR of 4.6 pursuant to MIH.

Consistent with the Proposed Project, the With-Action condition would also provide an approximate 21,326 -sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

B. ANALYSIS FRAMEWORK

This technical memorandum provides a preliminary assessment of the effects of CHO on the Proposed Actions and evaluates whether CHO would affect the analyses and conclusions presented in the EAS. The City of Yes for Housing Opportunity proposal as presented in the Draft Zoning Text[1] would change the allowable residential FAR and maximum permitted height for the 441 and 467 Prospect Avenue Rezoning project's proposed zoning district. In the proposed R7-1 district, the allowable residential FAR would change from 4.6 (pursuant to MIH) to 5.01 (pursuant to CHO's Qualifying Affordable Housing regulations [ZR Section 23-222] in the Draft Zoning Text).

For Projected Development Site 1 (Applicant-owned), CHO's Qualifying Affordable Housing regulations would increase the maximum allowable developable residential floor area in the proposed R7-1 district by 0.41 FAR, or approximately 22,253-zsf (approximately 26,757-gsf), comprising approximately 31 DUs (assuming an average unit size of approximately 850-gsf). For Projected Development Site 1 (Applicant-owned), CHO would change the maximum base and building heights analyzed in the EAS for the proposed R7-1 district; in the proposed R7-1 district, the maximum base height would increase from 75 feet to 85 feet and the maximum building height would increase from 145 feet to 155 feet (plus a 10-foot-tall bulkhead for a total height of 165 feet). However, pursuant to CHO's Qualifying Affordable Housing regulations [ZR Section 23-435] in the Draft Zoning Text, due to its size, Projected Development Site 1 (Applicant-owned) could achieve an additional 25% height increase above the 155 feet maximum building height. Therefore, under the 25% height increase, the maximum building height pursuant to CHO would increase from 155 feet to approximately 194 feet (plus a 10-foot-tall bulkhead for a total height of approximately 204 feet). No parking spaces would be required because CHO proposes to eliminate parking requirements for new residential developments.

Future No-Action Condition

In the 2027 No-Action condition, the Project Area's existing R5B zoning would remain in place and City of Yes for Housing Opportunity would be approved. Under the existing zoning, Projected Development Site 1 (Applicant-owned) would be developed on an as-of-right basis under the ownership of the Applicant. In the No-Action condition, two new residential buildings would be constructed at Projected Development Site 1 (Applicant-owned). One new building would be located entirely within Lot 61 and one new building would be located entirely within Lot 73. Projected Development Site 1 (Applicant-owned) would comprise one zoning lot. The two new buildings would not be connected, despite being located on the same zoning lot.

[1] https://www.nyc.gov/assets/planning/download/pdf/plans-studies/city-of-yes/housing-opportunity/annotated-zoning-text.pdf#r=1

At 441 Prospect Avenue (Lot 73 measuring approximately 22,903-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 12,597-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 12,597-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,507-zsf (.675 FAR) and approximately 52,755-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,158-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,158-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

At 467 Prospect Avenue (Lot 61 measuring approximately 31,182-sf), a three-story, approximately 33-foot-tall (43-foot-tall including a 10-foot-tall rooftop bulkhead) building would be constructed. The new building's footprint would measure approximately 17,150-sf (the maximum lot coverage of approximately 55 percent); the cellar would also measure approximately 17,150-sf. The new building would feature a street wall height of 30 feet and a maximum building height of 33 feet (3-stories). No side yards would be provided. A five feet front yard and a 30 feet rear yard would be provided. The new building would contain approximately 36,508-zsf (.675 FAR) and approximately 57,309-gsf of total building space. The building would be occupied by residential uses (Use Group 2), comprising 47 total DUs (approximately 40,159-gsf); no IRHUs would be provided or required. The DU count is derived from dividing the total residential gsf of the building (approximately 40,159-gsf) by 850-gsf. The new building's cellar would contain a bike room containing 24 bike spaces (1 space per 2 DUs), an elevator room, a refuse room, an electricity room, a gas meter room, and a sprinkler/water room. 31 accessory off-street parking spaces would be provided for the new building's DUs, in accordance with zoning (66 percent of DUs). The accessory parking spaces would be located in the cellar and accessed via a new 12-foot-wide curb cut on Prospect Avenue.

The two new buildings would share access to an approximate 24,338-sf landscaped open space located within the rear yard of Projected Development Site 1 (Applicant-owned). In addition to landscaping, the open space would contain walking paths, benches, and movable tables and chairs. Access to the open space would be restricted to residents of the two new buildings.

Under CHO, this technical memorandum reflects that the No-Action condition would remain the same as the No-Action condition presented in the above EAS to present a conservative CHO assessment.

Future With-Action Condition

As shown in **Table 1**, in the 2027 With-Action condition, City of Yes for Housing Opportunity would modify the With-Action condition analyzed in the EAS for Projected Development Site 1 (Applicant-owned) by facilitating the additional development of approximately 22,253-zsf (approximately 26,757-gsf) of additional total residential floor area (resulting in the development of an additional 31 DUs facilitated by CHO).

Table 1: Projected Development Site 1 (Applicant-owned) – EAS No-Action Condition, EAS With-Action, and CHO With-Action Condition RWCDS

Use	EAS No-Action	EAS With-Action	CHO With-Action	CHO With-Action Compared to EAS With-Action
Residential (GSF)	110,094-GSF	299,051-GSF	325,808-GSF	+26,757-GSF
Total Dwelling DUs	94 DUs	352 DUs	383 DUs	+31 DUs
Income-restricted DUs (Pursuant to MIH Options 1 or 2)	0 or 0 DUs	88 or 106 DUs	96 or 115 DUs	+8 or +9 DUs
Accessory Parking Spaces	62 spaces	0 spaces	0 spaces	0 spaces
Population	**EAS No-Action**	**EAS With-Action**	**CHO With-Action**	**CHO With-Action Compared to EAS With-Action**
Residents	289	1,081	1,177	+97
Workers	5	14	15	+1
Building Height (ft.)	33	135 (145 assuming 10' rooftop bulkhead)	194 (204 assuming 10' rooftop bulkhead)	+59
FAR	1.35	4.6	5.01	+ 0.41

Note: The number of residents has been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates. The number of workers has been calculated based on the following rates: One worker per 25 DUs and one worker per 50 parking spaces.

As also shown in **Table 1**, the changes facilitated by CHO would generate an additional 97 residents and one worker. For Projected Development Site 1 (Applicant-owned), the height facilitated by CHO would increase the maximum base height analyzed in the EAS by 10 feet and the maximum building height analyzed in the EAS by 59 feet (i.e., the maximum building height of 194 feet to the rooftop plus a 10-foot tall rooftop bulkhead for a total height of 204 feet). The With-Action condition facilitated by CHO would include a total of 325,808-gsf of residential space consisting of 383 total DUs, of which 25-30% (96-115 DUs) would be affordable at an average of 60-80% AMI pursuant to MIH Options 1 or 2, respectively. For purposes of Early Childhood Programs analysis, 20% (77 DUs) of the residential floor area is assumed to be affordable at or below 80% AMI.

C. SUPPLEMENTAL SCREENING PROPOSED ACTIONS WITH CHO

The changes facilitated by CHO would not substantially alter the site-specific characteristics of the Project Area. The changes would not exceed the thresholds requiring analysis within the 2021 *CEQR Technical Manual* for Natural Resources, Water and Sewer Infrastructure, Solid Waste and Sanitation Services, Energy, Greenhouse Gas Emissions and Climate Change, Public Health, or Neighborhood Character. The conclusions presented in the EAS would not change and no further analysis related to these site-specific impact categories is warranted.

The proposed (E) Designations for Hazardous Materials and Air Quality would remain the same as presented in the EAS to avoid significant adverse impacts to these two technical areas. The hazardous materials (E) Designation in the above EAS is site specific and changes facilitated by CHO are not site-specific. The Air Quality (E) Designation in the above EAS reflects a conservative approach and will remain

accordingly. The potential changes to the With-Action condition facilitated by CHO would not alter the conclusions of the EAS related to Hazardous Materials and Air Quality, and no further analysis related to these impact categories is warranted.

Land Use, Zoning, and Public Policy

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Land Use, Zoning, and Public Policy attachment in the EAS. The changes facilitated by CHO would continue to result in residential land uses that are compatible with the residential character of the secondary study area; residential buildings are located throughout the secondary study area and represent a majority of lots, lot area, and building area within the secondary study area. One- and two-family attached row houses rising to a height of either two- or three-stories are well represented along streets within the secondary study area, as are two-, three-, and four-story multi-family walkup apartment buildings. Two larger multi-family elevator apartment buildings, including the seven-story Bishop Boardman Apartments, are located in the northern portion of the secondary study area, along 8th Avenue. The proposed R7-1 district would be compatible with the secondary study area's existing R5B, R5B/C2-4, and R6B districts. The additional 31 DUs facilitated by CHO including additional affordable units would be supportive of the City's housing goals as identified in *Housing Our Neighbors: A Blueprint for Housing and Homelessness* and *Where We Live NYC Plan*. The incorporation of changes facilitated by CHO would not result in a significant adverse impact on Land Use, Zoning, and Public Policy and no further analysis is warranted.

Socioeconomic Conditions

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Socioeconomic Conditions attachment in the EAS. Compared to the With-Action condition analyzed in the EAS, the additional 31 DUs facilitated by CHO would generate eight additional income-restricted units under MIH Option 1 (25% of DUs at an average of 60% AMI) and nine additional income-restricted units under MIH Option 2 (30% of DUs at an average of 80% AMI). The analysis presented in **Attachment D, "Socioeconomic Conditions"** of the EAS assumes the MIH Option that would introduce higher household income levels (MIH Option 2) would be mapped. As described in **Attachment D, "Socioeconomic Conditions"** of the EAS, based on the *Step 1 Analysis* of the indirect residential displacement analysis, the Proposed Actions' generated population would not introduce a population with higher average income than the future population within the study area. The 106 income-restricted units introduced by the With-Action condition evaluated in the above EAS would maintain a more diverse demographic composition within the study area, further expanding the supply of affordable housing for current and future residents. Therefore, the With-Action condition evaluated in the above EAS would not introduce or accelerate a trend of changing socioeconomic conditions that would potentially lead to the displacement of vulnerable populations and, according to 2021 *CEQR Technical Manual* guidance, Steps 2 and 3 of the indirect residential displacement analysis were not warranted in the EAS' analysis above. Therefore, the Proposed Actions would not result in any significant adverse impacts in regard to indirect residential displacement or Socioeconomic Conditions in the above EAS. Compared to the With-Action condition analyzed in the EAS, the Socioeconomic Conditions study area would remain the same as presented in the above EAS as the Project Area is not changing, and the addition of nine income-restricted units pursuant to MIH Option 2 facilitated by CHO would not alter the conclusions of **Attachment D, "Socioeconomic Conditions"** of the EAS as the balance of income-restricted and market-rate units would be maintained. Because the additional units facilitated by CHO would not introduce an average household income that would be greater than the average household income in the Socioeconomic Conditions study

area in the above EAS, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Socioeconomic Conditions and no further analysis is warranted.

Community Facilities and Services

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Community Facilities and Services attachment in the EAS.

For public schools, the additional 31 DUs facilitated by CHO would generate approximately six additional elementary school students, two additional middle school student, and two additional high school student.[2] As displayed in **Table E-6** of **Attachment E, "Community Facilities and Services"** of the EAS above, the With-Action condition utilization rates of public elementary and middle schools in sub-district 2 of CSD 15, as well as public middle schools in CSD 15, would not be equal to or greater than 100 percent and the Proposed Actions would not generate 100 or more new elementary or middle school students in sub-district 2 of CSD 15, or in public middle school students in CSD 15. Therefore, the Proposed Actions would not meet both of these criteria for public elementary and middle schools and would not result in any significant adverse impacts on public elementary and middle schools in sub-district 2 of CSD 15, as well as public middle schools in CSD 15. Compared to the With-Action condition analyzed in the EAS, the addition of six elementary students and two middle school students facilitated by CHO would not alter the conclusions of **Attachment E, "Community Facilities and Services"** of the EAS. The With-Action condition utilization rate of public elementary schools in sub-district 2 of CSD 15 under CHO would remain below 100 percent, at approximately 85.4%. The With-Action condition utilization rate of public middle schools in sub-district 2 of CSD 15 under CHO would remain below 100 percent, at approximately 71.4%, while the With-Action condition utilization rate of public middle school students in CSD 15 (combined sub-districts 1, 2 and 3) would remain below 100 percent, at approximately 67.9%. Therefore, the incorporation of changes facilitated by CHO would not result in any significant adverse impacts on public elementary and middle schools in sub-district 2 of CSD 15, or public middle schools in CSD 15.

For early childhood programs, the additional 31 DUs would generate approximately two additional eligible children under age five[3]. As the number of eligible children generated would be fewer than 20 children, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on early childhood programs. Therefore, analysis of Community Facilities and Services is not warranted for the changes facilitated by CHO, and the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Community Facilities and Services.

Open Space

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Open Space attachment in the EAS. Compared to the With-Action condition analyzed in the EAS, the addition of 31 DUs facilitated by CHO would generate approximately 97 additional residents.[4]

[2] Per the SCA's Projected Public School Ratio student generation rates, residential units in CSD 15 generate approximately 0.1744 elementary school students per DU, approximately 0.0377 middle school students per DU, and approximately 0.05 high school students per DU.

[3] Assuming 20 percent of 31 DUs (~ 6 DUs). A multiplier of 0.178, applicable to projects located in Brooklyn per Table 6-1a of the 2021 *CEQR Technical Manual*, was applied to the additional 6 DUs.

[4] Estimates of the residential population have been calculated based on the average household size of 3.07 persons per household for BK07 Sunset Park-Windsor Terrace (CD 7 Approximation) sourced from the 2017-2021 ACS Five-Year Estimates.

As displayed in **Table F-8** of **Attachment F, "Open Space"** of the EAS (replicated below as **Table 2** below), in the With-Action condition, the residential total, active, and passive open space ratios per 1,000 residents are expected to decrease to 5.040, 3.669, and 1.370, from 5.153, 3.752, and 1.401 under the No-Action condition. As shown in **Table 2**, compared to the With-Action condition analyzed in the EAS, the addition of 97 residents facilitated by CHO would decrease the residential total, active, and passive open space ratios per 1,000 residents to 5.026, 3.659, and 1.367.

Therefore, as shown in **Table 2**, in the With-Action condition under CHO, the study area total and passive open space ratios would continue to exceed the city's optimal planning guidelines for total and passive open space ratios, while the study area's active open space ratio would continue to be below the city's optimal planning guideline.

Table 2: Adequacy of Open Space Resources

Population		Open Space Acreage			Open Space Ratios per 1,000 People			2021 *CEQR Technical Manual* Open Space Optimal Planning Goal		
		Total	Passive	Active	Total	Passive	Active	Total	Passive	Active
Study Area – With-Action Condition Analyzed in EAS										
Residents	36,022	181.54	132.17	49.36	5.040	3.669	1.370	2.50	0.5	2.00
Study Area – With-Action Condition Under CHO										
Residents	36,119	181.54	132.17	49.36	5.026	3.659	1.367	2.50	0.5	2.00

As displayed in **Table F-10** of **Attachment F, "Open Space"** of the EAS, in the With-Action condition, the residential total, active, and passive open space ratios would each decrease by approximately 2.20 percent from the No-Action condition. As shown in **Table 3**, compared to the With-Action condition analyzed in the EAS, the addition of 97 residents facilitated by CHO would decrease the residential total open space ratio by approximately 2.52 percent, or an approximate 0.014 acres per 1,000 residents decrease from approximately 5.040 to approximately 5.026 acres per 1,000 residents. This reduction represents an approximate 0.28% decrease in the total open space ratio from the With-Action condition examined in the above EAS and the With-Action condition under CHO.

Table 3: Study Area Open Space Ratios Summary

Ratio	2021 *CEQR Technical Manual* Open Space Optimal Planning Goal (acres per 1,000)	Open Space Ratios per 1,000			Percent Change (Future With-Action EAS to Future With-Action Under CHO)
		No-Action EAS	With-Action EAS	With-Action Under CHO	
Study Area					
Total – Residents	2.5	5.153	5.040	5.026	-2.52
Passive – Residents	0.5	3.752	3.669	3.659	-2.52
Active - Residents	2.0	1.401	1.370	1.367	-2.52

As shown in **Table 3**, compared to the With-Action condition analyzed in the EAS, the addition of 97 residents facilitated by CHO would decrease the residential passive open space ratio by approximately 2.52 percent, or an approximate 0.010 acres per 1,000 residents decrease from approximately 3.669 to approximately 3.659 acres per 1,000 residents. This reduction represents an approximate 0.27% decrease in the passive open space ratio from the With-Action condition examined in the above EAS and the With-Action condition under CHO. As shown in **Table 3**, compared to the With-Action condition analyzed in the

EAS, the addition of 97 residents facilitated by CHO would decrease the residential active open space ratio by approximately 2.52 percent, or an approximate 0.003 acres per 1,000 residents decrease from approximately 1.370 to approximately 1.367 acres per 1,000 residents. This reduction represents an approximate 0.22% decrease in the active open space ratio from the With-Action condition examined in the above EAS and the With-Action condition under CHO.

In the With-Action condition under CHO, as under the With-Action condition analyzed in the EAS, the study area's total and passive open space ratios per 1,000 residents (5.026 and 3.659, respectively) would continue to exceed the city's optimal planning guidelines for total and passive open space ratios per 1,000 residents (2.5 and 0.5, respectively), while the study area's active open space ratio per 1,000 residents (1.367) would continue to be below the city's optimal planning guideline for active open space per 1,000 residents (2.0). As shown in **Table 3**, the percentage changes in the total (2.52%), passive (2.52%), and active (2.52%) open space ratios in the With-Action condition under CHO would not exceed the percentage changes in the total (5%), passive (5%), and active (4%) open space ratios that would signify a possible significant adverse impact. Therefore, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on open space in the study area, in accordance with 2021 *CEQR Technical Manual* impact criteria.

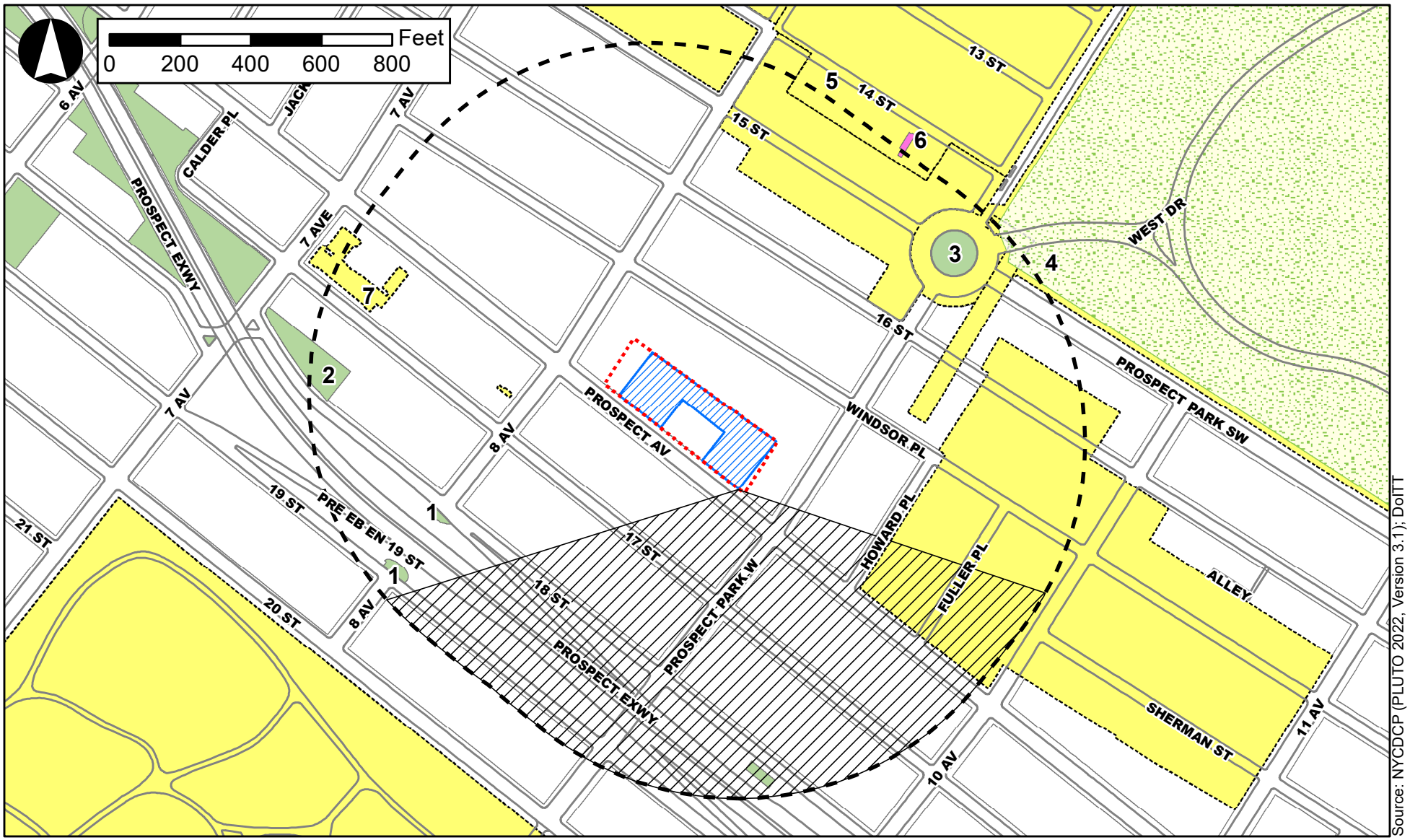
The incorporation of changes facilitated by CHO would not result in a significant adverse impact on Open Space and no further analysis is warranted.

Shadows

For the Project Area, the Tier 1 Screening Assessment (i.e., the longest shadow study area) provided in the With-Action condition provided in the above EAS was determined based on the maximum building height of 135 feet (145 feet including rooftop bulkhead) applicable in the proposed R7-1 district. The Tier 1 Screening Assessment identified potentially sunlight-sensitive resources of concern within the 624-foot longest shadow study area. Based on the Tier 2 Screening Assessment, one sunlight-sensitive public open space resource (the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street) warranted further assessment (Tier 3 Screening Assessment). However, as described in **Attachment G, "Shadows,"** of the EAS, based on the Tier 3 Screening Assessment, the potential for new incremental shadows to be cast on the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street could be ruled out. Therefore, a detailed shadows analysis was not warranted for the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street and the Proposed Actions would not result in any significant adverse shadow impacts.

Tiers 1 and 2 Screening Assessments – CHO

For Projected Development Site 1 (Applicant-owned), the changes facilitated by CHO would increase the maximum building height analyzed in the EAS by an increment of 59 feet in the proposed R7-1 district. Therefore, the additional 59 feet of maximum building height (the maximum building height of 194 feet to the rooftop plus a 10-foot tall rooftop bulkhead for a total height of 204 feet for conservative CEQR analysis purposes) enabled by CHO would expand the 624-foot longest shadow study area to 877 feet (i.e., the Tier 1 Screening Assessment). **Figure 1** provides a base map illustrating the results of the Tier 1 and Tier 2 screening assessments for the With-Action condition under CHO. As shown in **Figure 1** and **Table 4**, in addition to the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street assessed in the above EAS, six additional, potentially sunlight-sensitive resources would fall within the 877-foot longest shadow study area enabled by CHO.



Legend

- Project Area
- Development Site
- Tier 1 Screening Assessment CHO: Longest Shadow Study Area
- Tier 2 Screening Assessment CHO: Area That Cannot Be Shaded
- Historic and Cultural Resources
- Prospect Park (Open Space)
- Open Space Resources
- The Lesbian Herstory Archives

441 and 467 Prospect Avenue Rezoning EAS

Figure 1
Tier 1 and 2 Screening Assessments - CHO

Table 4: Resources Warranting Further Analysis Based on Tier 2 Screening Assessment Under CHO

Map ID[1]	Resources	Sunlight-Sensitive (Yes/No)
Open Space Resource		
1	8th Avenue Pedestrian Overpass Greenstreet at 18th Street	Yes
2	*Butterfly Gardens*	*Yes*
3	*Bartel-Pritchard Square*	*Yes*
4	*Prospect Park (Open Space)*	*Yes*
Historic and Cultural Resource		
5	*Park Slope Historic District (New York City Landmarks Preservation Commission ["LPC"] Designated), including 25 buildings addressed 446 – 494 14th Street*	*No*
6	*The Lesbian Herstory Archives – 484 14th Street (LPC Individual Landmark)*	*No*
7	*P.S. 10 Brooklyn (State/National Registers of Historic Places ["S/NR"]-Eligible)*	*No*

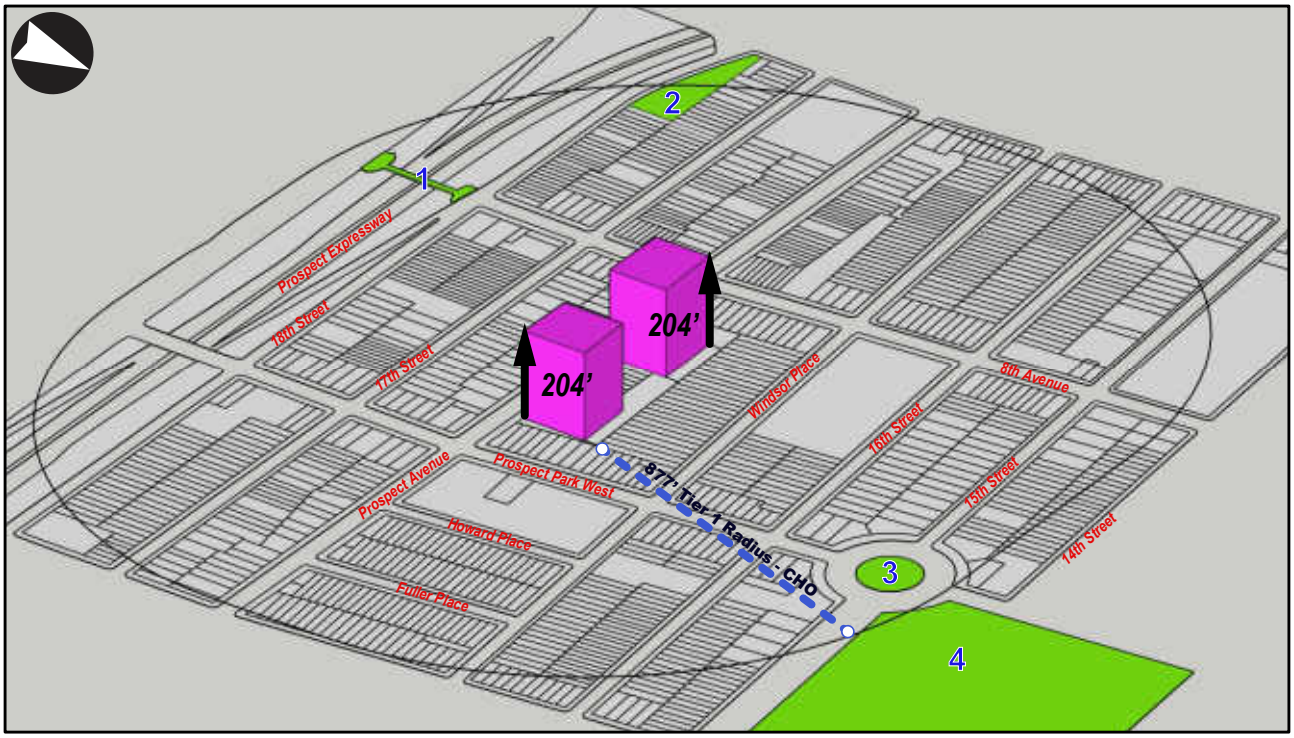
Note:
[1] The resources are identified in **Figure 1**. The italicized resources are the six additional, potentially sunlight-sensitive resources that would fall within the 877-foot longest shadow study area enabled by CHO.

As shown in **Table 4**, the three additional sunlight-sensitive public open space resources (Butterfly Gardens, Bartel-Pritchard Square, and Prospect Park) warrant further assessment based on the Tier 2 screening assessment for the With-Action condition under CHO. However, as shown in **Table 4**, the three additional historic and cultural resources identified within the 877-foot longest shadow study area under CHO, Park Slope Historic District, The Lesbian Herstory Archives, and P.S. 10 Brooklyn, do not warrant further assessment based on the Tier 2 screening assessment. According to the 2021 *CEQR Technical Manual*, only the sunlight-sensitive features of historic and cultural resources should be considered, as opposed to the entire resource. It has been determined that the portions of Park Slope Historic District, The Lesbian Herstory Archives, and P.S. 10 Brooklyn that can be shaded by the With-Action condition under CHO do not contain sunlight-sensitive features such as stained glass windows and do not depend on direct sunlight for visual character. Therefore, the additional maximum building height enabled by CHO would not alter the conclusion of **Attachment G, "Shadows"** related to historic and cultural resources presented in the above EAS.

Tier 3 Screening Assessment – CHO

As shown in **Figures 2**, **3**, and **4**, as well as **Table 5**, based on the Tier 3 screening assessment accounting for the additional 59 feet of maximum building height enabled by CHO, the potential for new incremental shadows to be cast on the 8th Avenue Pedestrian Overpass Greenstreet at 18th Street, Butterfly Gardens, as well as Prospect Park could be ruled out and no further analysis is warranted. However, based on the Tier 3 screening assessment accounting for the additional 59 feet of maximum building height enabled by CHO, the potential for new incremental shadows to be cast on Bartel-Pritchard Square could not be ruled out. Therefore, a detailed shadows analysis is warranted for Bartel-Pritchard Square.

3D Computer Model Set Up For Tier 3 Screening Assessment - CHO



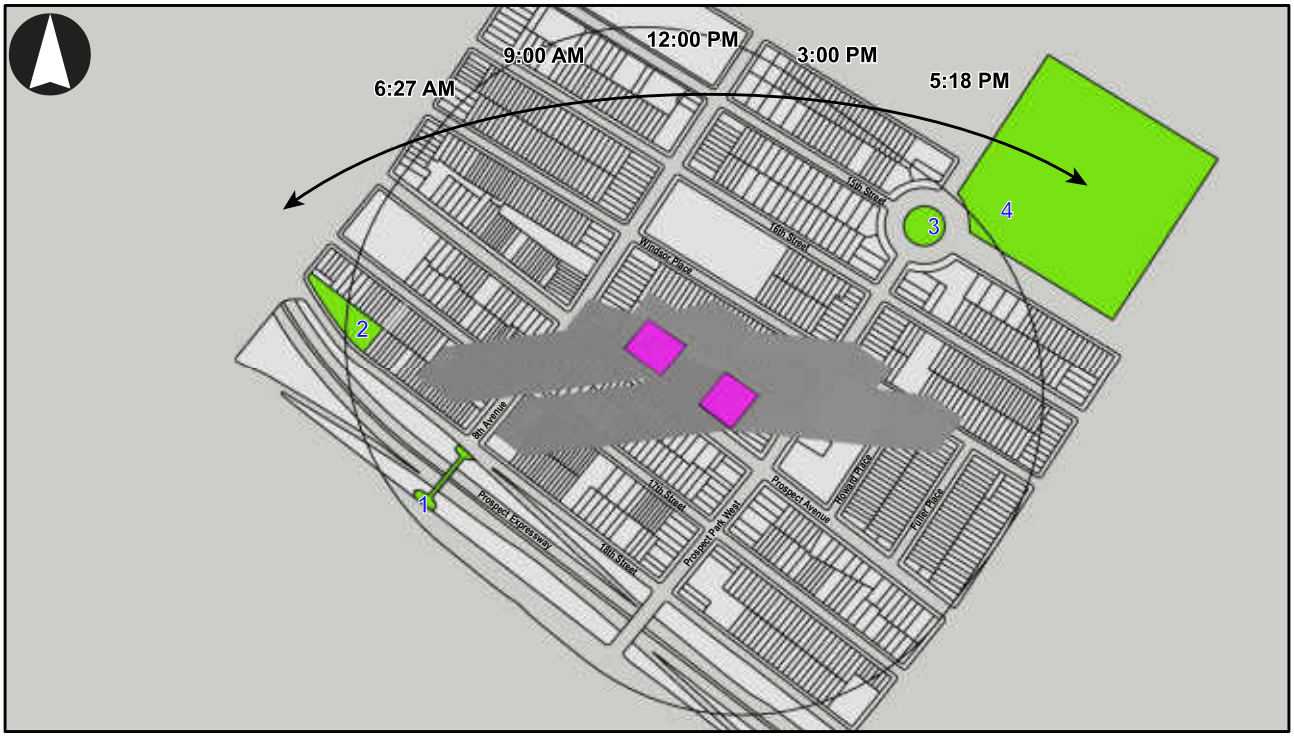
204' With-Action Condition Under CHO Projected Development Site 1 (Applicant-owned)

Open Space (Keyed to Table 4 in Appendix 5)

Tier 3 Screening Assessment - CHO



MARCH 21/SEPTEMBER 21



MAY 6/AUGUST 6

204' With-Action Condition Under CHO Projected Development Site 1 (Applicant-owned)

Open Space (Keyed to Table 4 in Appendix 5)

Incremental Shadow

Tier 3 Screening Assessment - CHO



JUNE 21



DECEMBER 21

204' With-Action Condition Under CHO Projected Development Site 1 (Applicant-owned)

Open Space (Keyed to Table 4 in Appendix 5)

Incremental Shadow

Table 5: Sunlight-Sensitive Public Open Space Resources Warranting Further Analysis Based on Tier 3 Screening Assessment Under CHO

Map ID	Name	March 21/September 21 7:36 AM - 4:29 PM	May 6/August 6 6:27 AM - 5:18 PM	June 21 5:57 AM - 6:01 PM	December 21 8:51 AM - 2:53 PM	Representative Analysis Days
1	8th Avenue Pedestrian Overpass Greenstreet at 18th Street	NO	NO	NO	NO	0
2	Butterfly Gardens	NO	NO	NO	NO	0
3	Bartel-Pritchard Square	NO	NO	NO	YES	1
4	Prospect Park (Open Space)	NO	NO	NO	NO	0

Detailed Shadows Analysis – CHO

The results of the shadows analysis show the incremental difference in shadow impact between the With-Action condition analyzed in the EAS and the With-Action condition under CHO; **Table 6** summarizes the results of the shadows analysis. As shown in **Table 6**, the With-Action condition under CHO would cast incremental shadows on Bartel-Pritchard Square on the December 21 representative analysis day. **Figure 5** shows the representative shadow view for Bartel-Pritchard Square on the December 21 representative analysis day.

Table 6: Detailed Shadows Analysis – Bartel-Pritchard Square

Bartel-Pritchard Square	Representative Day	March 21/September 21 7:36 AM – 4:29 PM	May 6/August 6 6:27 AM – 5:18 PM	June 21 5:57 AM – 6:01 PM	December 21 8:51 AM – 2:53 PM
With-Action EAS	Shadow enter-exit time	-	-	-	-
	Incremental shadow duration	-	-	-	-
With-Action Under CHO	Shadow enter-exit time	-	-	-	2:49 PM – 2:53 PM
	Incremental shadow duration	-	-	-	Approx. 4 minutes

Notes:

[A] All times are Eastern Standard Time; Daylight Saving Time was not accounted for per 2021 *CEQR Technical Manual* guidance.

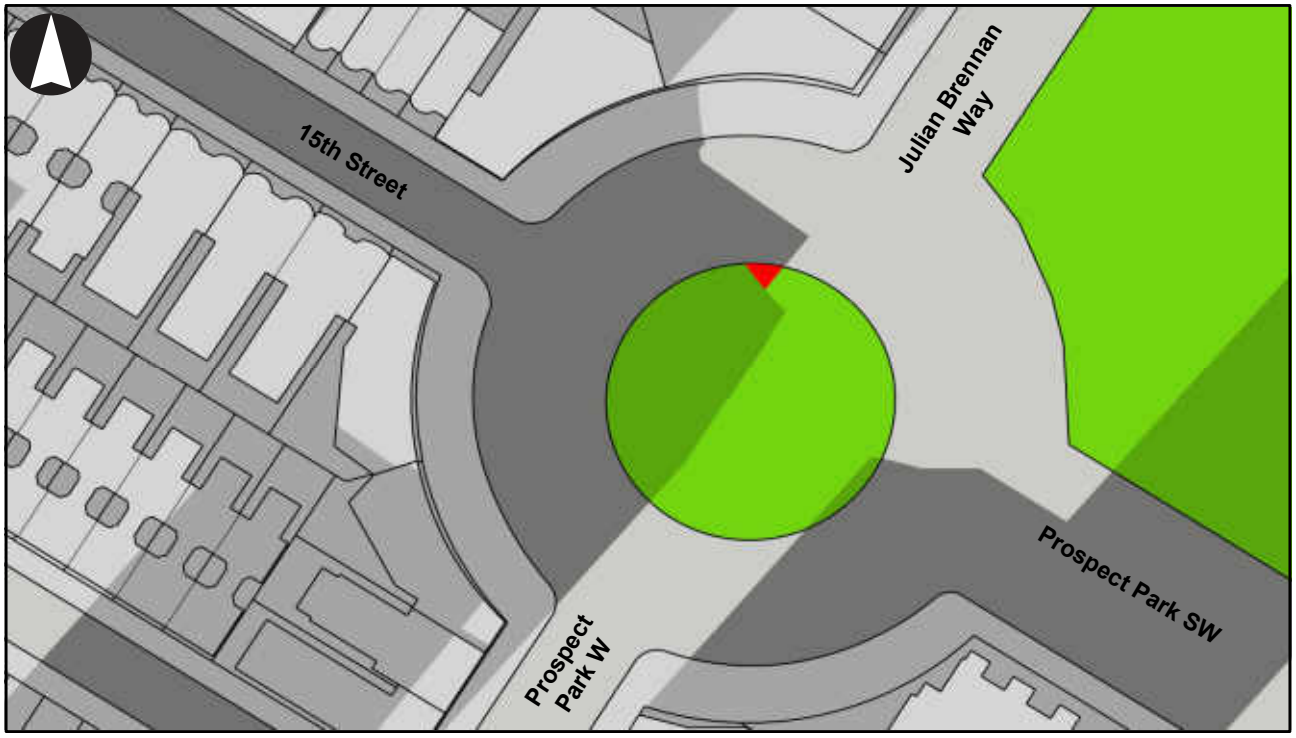
[B] Table indicates the entry and exit times and total approximate duration of incremental shadows for the sunlight-sensitive open space resource.

Figure 5

Incremental Shadows Under CHO on December 21 - Bartel-Pritchard Square



2:49 PM



2:53 PM

204' With-Action Condition Under CHO Projected Development Site 1 (Applicant-owned) (Not shown in this figure)

Area of Resource in Direct Sunlight

Area of Resource in No-Action Condition Shadow

Area of Resource in New Shadow (Under CHO)

The With-Action condition under CHO would cast incremental shadows on Bartel-Pritchard Square beginning at 2:49 PM and continuing until 2:53 PM (i.e., the end of the representative analysis day), for a duration of approximately four (4) minutes. Prior to 2:49 PM, Bartel-Pritchard Square would not experience incremental shadow coverage from the With-Action condition under CHO. As shown in **Figure 5**, incremental shadows generated by the With-Action condition under CHO would enter Bartel-Pritchard Square from the southwest before moving in a northerly direction across the open space. In accordance with 2021 *CEQR Technical Manual* guidance, an incremental shadow is generally not considered significant when its duration is no longer than 10 minutes at any time of year and the resource continues to receive substantial direct sunlight. As shown in **Figure 5**, Bartel-Pritchard Square would continue to receive substantial direct sunlight at the end of the representative analysis day. Therefore, the incorporation of changes facilitated by CHO would not result in a significant adverse impact related to Shadows, in accordance with 2021 *CEQR Technical Manual* impact criteria, and no further analysis is warranted.

Historic and Cultural Resources

For Projected Development Site 1 (Applicant-owned), CHO would change the maximum base and building heights analyzed in the EAS for the proposed R7-1 district; in the proposed R7-1 district, the maximum base height would increase from 75 feet to 85 feet and the maximum building height (including a 10-foot-tall rooftop bulkhead) would increase from 145 feet to 204 feet. For Projected Development Site 1 (Applicant-owned), CHO's Qualifying Affordable Housing regulations would increase the maximum allowable developable residential floor area in the proposed R7-1 district by 0.41 FAR, from 4.6 FAR (pursuant to MIH) to 5.01 FAR (pursuant to CHO's Qualifying Affordable Housing regulations).

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Historic and Cultural Resources attachment in the above EAS. The changes enabled by CHO would not change the boundaries of the Project Area or Projected Development Site 1 (Applicant-owned) (i.e., the areas directly affected by the Proposed Actions), nor would the changes enabled by CHO alter the boundaries of the 400-foot study area for the Historic and Cultural Resources attachment in the EAS because the 400-foot study area used for the architectural resources assessment extends 400 feet beyond the Project Area which would remain the same under CHO. As analyzed in the Historic and Cultural Resources attachment in the above EAS, the With-Action condition facilitated under CHO would not result in any significant adverse indirect impacts on historic architectural resources identified within the 400-foot study area because the additional maximum building heights and additional FAR facilitated by CHO would result in a marginal change in the two buildings' appearances related to the historic architectural resources' settings due to distance and intervening streets and buildings that separate Projected Development Site 1 (Applicant-owned) from the historic architectural resources. Under the potential changes facilitated by CHO, the conceptual construction schedule for Projected Development Site 1 (Applicant-owned) would remain short-term (i.e., would not last longer than two years) and the architectural resources analyzed in the above EAS would be located greater than 90 feet away from Projected Development Site 1 (Applicant-owned); therefore, due to distance and the temporary duration of construction activities on Projected Development Site 1 (Applicant-owned), there would be no construction-related significant adverse impacts to the historic architectural resources in the 400-foot study area. In addition, none of the lots comprising Projected Development Site 1 (Applicant-owned) have any archaeological or architectural significance which would remain the same under CHO because Projected Development Site 1 (Applicant-owned)'s lot area is not changing, and therefore the potential changes

facilitated by CHO would not result in any significant adverse direct impacts on historic and cultural resources, and no further analysis is warranted.

Further, no additional potentially sunlight-sensitive historic and cultural resources would fall within the 877-foot longest shadow study area enabled by CHO. As shown in **Table 4** above, the three additional historic and cultural resources identified within the 877-foot longest shadow study area under CHO, Park Slope Historic District, The Lesbian Herstory Archives, and P.S. 10 Brooklyn, do not warrant further assessment based on the Tier 2 screening assessment because these historic and cultural resources do not contain sunlight-sensitive features such as stained glass windows and do not depend on direct sunlight for visual character. Therefore, the additional maximum building height enabled by CHO would not alter the conclusion of **Attachment G, "Shadows"** related to historic and cultural resources presented in the above EAS. Therefore, further analysis of Historic and Cultural Resources is not warranted for the changes facilitated by CHO, and the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Historic and Cultural Resources and no further analysis is warranted.

Urban Design and Visual Resources

For Projected Development Site 1 (Applicant-owned), CHO would change the maximum base and building heights analyzed in the EAS for the proposed R7-1 district; in the proposed R7-1 district, the maximum base height would increase from 75 feet to 85 feet and the maximum building height (including a 10-foot-tall rooftop bulkhead) would increase from 145 feet to 204 feet. For Projected Development Site 1 (Applicant-owned), CHO's Qualifying Affordable Housing regulations would increase the maximum allowable developable residential floor area in the proposed R7-1 district by 0.41 FAR, from 4.6 FAR (pursuant to MIH) to 5.01 FAR (pursuant to CHO's Qualifying Affordable Housing regulations).

The additional maximum building heights (59 feet) and additional 0.41 FAR facilitated by CHO (an additional 22,253-zsf/26,757-gsf) would result in a marginal change in the two buildings' appearances that would not negatively affect the pedestrian experience adjacent to the Project Area or surrounding secondary study area (i.e., an approximate 400-foot radius surrounding the Project Area). The location of the Project Area on Prospect Avenue, a wide street with a mapped width of 80 feet, would support the additional maximum building heights and FAR of the With-Action condition under CHO. Further, Projected Development Site 1 (Applicant-owned) within the Project Area is large (54,085-sf), irregular in shape, and extends to encompass interior portions of Block 1113 at depths ranging from approximately 148 to 171 feet. The bulk of the With-Action condition under CHO would be representative of multi-family residential buildings located within the secondary study area, including the six-story, 37.55-foot-tall, 1.8 FAR multi-family residential building located at 1638 8th Avenue and the seven-story, 73.38-foot-tall, 1.78 FAR multi-family residential building located at 1601 8th Avenue. Although the With-Action condition under CHO would introduce residential buildings that would be taller, larger, and denser than existing residential buildings in both the Project Area and surrounding secondary study area, the With-Action condition under CHO would remain consistent with the residential nature of the secondary study area, where residential uses, in sum, represent majorities of lots, lot area, and building area within the secondary study area. The additional maximum building heights enabled by CHO would result in a marginal change in the two buildings' appearances that would not obstruct any visual resources or view corridors. In addition, no new visual resources or view corridors would be located within the secondary study area under the changes facilitated by CHO, because the boundaries of the secondary study area are determined by the boundaries the Project Area, which would remain the same under CHO. In addition, the changes facilitated by CHO would facilitate a residential continuous streetwall; therefore, the pedestrian experience of the streetwall conditions adjacent to the Project Area would remain unchanged from the With-Action condition examined in the above EAS. Therefore, the additional maximum building heights and FAR enabled by CHO

would not result in significant adverse impacts on Urban Design and Visual Resources and no further analysis is warranted.

Transportation

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Transportation screening assessment presented in **Appendix 4 "Transportation Planning Factors and Travel Demand Forecast Technical Memorandum"** of the EAS. When compared to the With-Action condition analyzed in the above EAS, the addition of 31 DUs facilitated by CHO would have a marginal increase in vehicular and pedestrian trip-ends and the Transportation screening assessment conclusions provided in the above EAS would remain unchanged. Therefore, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Transportation and no further analysis is warranted.

Noise

The potential changes that would be facilitated by CHO would not require new analysis nor change the conclusion of the Noise attachment in the EAS. The above EAS provides a mobile source analysis (i.e., of traffic patterns and volumes) and the additional traffic introduced by the With-Action condition under CHO would be marginal. Noise levels would continue to be below the level requiring additional window and wall attenuation to maintain interior noise levels of 45 dB(A) or lower for residential uses. Therefore, the incorporation of changes facilitated by CHO would not result in a significant adverse impact on Noise and no further analysis is warranted.

Construction

The potential changes that would be facilitated by CHO would not require new analysis and the Construction screening assessment conclusion would remain unchanged. The additional building densities and heights enabled by CHO would result in a marginal change in the conceptual construction schedule for Projected Development Site 1 (Applicant-owned), as construction activities under CHO would remain short-term (i.e., would not last longer than two years) and the two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed simultaneously and implemented in a single phase. As described in **Attachment B, "Supplemental Screening"** of the EAS, construction activities associated with the Proposed Actions are considered short-term (i.e., would not last longer than two years), and the With-Action condition on Projected Development Site 1 (Applicant-owned), comprising two separate buildings, would be constructed simultaneously over an approximately 21-month period and implemented in a single phase. Therefore, the construction schedule is not staged and the two separate buildings on Projected Development Site 1 (Applicant-owned) would be constructed and occupied concurrently. Further, regulations governing construction as described in **Attachment B, "Supplemental Screening"** of the EAS, such as coordination with DOB, DEP, and NYCDOT's OCMC, would remain unchanged under CHO. Therefore, the additional building densities and heights enabled by CHO would not result in significant adverse impacts on Construction and no further analysis is warranted.

D. SUMMARY CONCLUSION

This technical memorandum assesses whether the City of Yes for Housing Opportunity proposal would alter the analysis of the Proposed Actions and conclusions presented in the corresponding EAS for the 441

and 467 Prospect Avenue Rezoning project. The City of Yes for Housing Opportunity proposal as presented in the Final Scope of Work published in April 2024 would increase the allowable residential FAR for this project's proposed R7-1 district by 0.41 FAR (an additional 22,253-zsf/26,757-gsf), as well as increase the allowable maximum building height for this project's proposed R7-1 district by 59 feet (i.e., the maximum building height of 194 feet to the rooftop plus a 10-foot tall rooftop bulkhead for a total height of 204 feet).

This technical memorandum concludes that the potential changes facilitated by CHO would not exceed thresholds nor create conditions that require new analysis or improvement measures, nor would the proposed changes affect the conclusions presented in the EAS.