DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 18, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Linden Boulevard Rezoning**
CEQR No. 17DCP155K
ULURP Nos. Pending
Brooklyn, Community District 5
SEQRA Classification: Unlisted

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, Radson Development, is seeking two discretionary actions (the "Proposed Actions"): (1) A zoning map amendment to rezone Block 4496 from R4 and R4/C1-2 to R6A, R7A and R8A/C2-4, and (2) A zoning text amendment to Appendix F of the Zoning Resolution (ZR) to designate the Project Site as a Mandatory Inclusionary Housing (MIH) Area. The Project Site includes the entirety of Block 4496 in the East New York neighborhood in Brooklyn, Community District 5. The Project Site is bounded by Linden Boulevard to the North, Loring Avenue to the South, Amber Street to the East and Emerald Street to the West. The Proposed Actions would facilitate a proposal by the Applicant to construct four mixed-use residential, commercial and community facility buildings. The total development would be comprised of 504 dwelling units (at least 126 of which would be affordable pursuant to MIH), 35,700 gross square feet (gsf) of commercial use, 24,535 gsf of community facility use, and 112 parking spaces, accessed by four new curb cuts on Emerald and Amber streets.

Robert Dobruskin, AICP, *Director*
Olga Abinader, *Deputy Director*
120 Broadway, New York, N.Y. 10271 31st Floor
(212) 720-3493 FAX (212) 720-3488
oabinad@planning.nyc.gov

The Applicant also intends to seek public financing from the New York City Department of Housing Preservation and Development (HPD) and NYC Housing Development Corporation (HDC). The City Planning Commission, acting as Lead Agency, will conduct a coordinated environmental review, with HPD acting as an Involved Agency. In addition to the Proposed Actions, the Applicant intends to seek a drainage plan amendment from the NYC Department of Environmental Protection (DEP) and a legal grade waiver from the NYC Department of Transportation (DOT).

The Applicant owns the entirety of the Project Site, Block 4496, which is currently vacant. The underlying R4 zoning district currently mapped on the Project Site allows a maximum floor area ratio (FAR) of 0.75 for residential uses and 2.0 for community facility uses. In an R4 district, maximum lot coverage is 45% and maximum building height is 35 feet. One off-street parking space is required per dwelling unit. The C1-2 overlay, mapped to a depth of 100 feet along the Linden Boulevard frontage, allows a maximum commercial FAR of 1.0.

The Proposed Actions would change the zoning from R4/C1-2 to R8A/C2-4 and from R4 to R7A and R6A. An R8A/C2-4 district would be mapped to a depth of 100 feet along the Linden Boulevard frontage. R8A districts permit a maximum residential FAR of 7.2, with affordable housing provided pursuant to the MIH program. The maximum allowable building height would be increased to 145 feet. C2-4 commercial overlays permit Use Groups 5-9 and 14, up to a maximum FAR of 2.0. An R7A district would be mapped to a depth of 100 feet along the Project Site's Loring Avenue frontage. R7A districts permit a maximum residential FAR of 4.6, with affordable housing provided pursuant to the MIH program. The maximum allowable building height would be increased to 95 feet. An R6A district would be mapped over the remainder of the Project Site. R6A districts permit a maximum residential FAR of 3.6, with affordable housing provided pursuant to the MIH program. The maximum allowable building height would be increased to 85 feet. Pursuant to ZR Section 25-251 ("Income-restricted housing units"), within the Transit Zone, no off-street parking spaces are required for income-restricted housing units. Parking is required for 40 percent of unregulated units in R8A districts and 50 percent of unregulated units in R7A and R6A districts.

The Mandatory Inclusionary Housing (MIH) program requires a portion of new residential units to be permanently affordable. Option 1 requires 25% of residential units to be affordable for residents with incomes at 60% Average Median Income (AMI), with 10% affordable at 40% AMI. Option 2 requires 30% of units to be affordable at 80% AMI. As part of the Proposed Actions, the Applicant seeks to establish an MIH Area, Option 1 and Option 2 over the entire Project Site.

The Proposed Actions would facilitate a proposal by the Applicant to construct four buildings on four new combined lots. In total, the proposed development would consist of 580,679 gross square feet (gsf) including 479,603 gsf of residential space (504 dwelling units), 35,700 gsf of commercial retail space (Use Group 6) and 24,535 gsf of community facility space (a mix of ambulatory medical, recreation center and day care, Use Group 4). The ambulatory medical space is anticipated to be 6,583 gsf, while the remaining 10,246 gsf and 7,716 gsf spaces would be assumed as day care and recreational space. The proposed development also includes 112 accessory parking spaces that would be provided at grade on the first floor of the development, accessed by four new curb cuts on Emerald and Amber Streets. The building heights are anticipated to range from 81 (8-stories) to 130 feet (12-stories). For the purposes of presenting a conservative environmental analysis, it is assumed that development on the Project Site would

reach the maximum building height in each district: 145 feet in the R8A portion, 95 feet in the R7A portion and 85 feet in the R6A portion.

Pursuant to MIH, at least 126 units (25% of residential floor area) must be permanently affordable at an average of 60% AMI pursuant to Option 1; the Applicant intends to provide 154 units (30% of residential floor area) permanently affordable at an average of 80% AMI to comply with Option 2 of MIH. The Applicant also intends to provide the remaining 350 units at varying levels of affordability, through a potential regulatory agreement reached with HPD and HDC.

Absent the Proposed Actions, the Project Site is expected to remain vacant and existing conditions would continue.

It is expected that development of the four Projected Development Sites would be completed by 2020.

An Environmental Assessment Statement is attached. Please contact Stephanie Shellooe of the Department of City Planning at 212-720-3328, if you have any questions regarding the application.

Sincerely,

Olga Abinader, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Robert Dobruskin	Kiyoshi Yamazaki
Koren Manning	Raquel Fernandez-Gutierrez	Susan Wong
Winston von Engel	Stephanie Shellooe	Pat Bussey
Steven Lenard	John Mangin	