DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

December 29, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **142-150 South Portland Avenue Rezoning**
CEQR No. 18DCP044K
ULURP Nos. 180096ZMK, N180097ZRK
Brooklyn, Community District 2
SEQRA Classification: Type I

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, Metropolitan Development Group (MDG) Design and Construction in collaboration with the Hanson Place Seventh-Day Adventist Church, seeks (1) zoning map amendments to rezone an R7A district to an R8A and R8A/C2-4 district within the Special Downtown Brooklyn District (SDBD) and (2) zoning text amendments to extend the SDBD, designate a new Mandatory Inclusionary Housing Area, and establish special height limits within the proposed R8A district within the SDBD. The proposed actions would facilitate a proposal by the applicant to construct a 13-story (126'), approximately 95,000 gross square foot (gsf) residential and community facility building (the "Proposed Development") on a property located at 142-150 South Portland Avenue (Block 2003, Lot 37) in the Fort Greene neighborhood of

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Brooklyn Community District 2. The proposed actions could also facilitate additional residential, commercial, and community facility development on other parcels within the proposed rezoning area.

The proposed zoning map amendment would rezone Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 (the "Project Area") from an R7A district to an R8A zoning district, establish a C2-4 commercial overlay on a portion of the Project Area (portions of Lots 19, 29, 30, 31, 32, 33, and 34) fronting on Hanson Place, and extend the Special Downtown Brooklyn District (SDBD) to an area coterminous with the Project Area. The proposed zoning text amendments would show the boundaries of the extended SDBD on zoning maps, establish a 95 ft. height limitation within 25 feet of an R7A district on buildings or portions of buildings fronting on South Portland Avenue within an R8A district, and amend Appendix F of the ZR to establish a Mandatory Inclusionary Housing ("MIH") Area coterminous with the Project Area, mapping Option 1 and Option 2. Option 1 requires 25% of residential floor area be affordable at 60% area median income (AMI). Option 2 requires 30% of residential floor area be affordable at 80% AMI.

The Proposed Development would include approximately 100 dwelling units (DUs) (of which 32 would be affordable pursuant to MIH Option 2) and 9,700 gsf of community facility uses in the ground floor and cellar occupied, primarily, by the Hanson Place Seventh-Day Adventist Church. No accessory parking is required nor would it be provided.

The Project Area, bound by Hanson Place to the north; South Portland Avenue to the east; Block 2003 Lots 8 and 43 to the south; and South Elliott Place to the west, is located in an R7A zoning district. R7A districts permit a maximum Floor to Area Ratio (FAR) of 4.0 for residential and community facility uses (Use Groups 1-4). Commercial uses are not permitted as of right in R7A districts.

Although the Project Area is located in an R7A residential district, the current uses are all non-residential. The Proposed Development Site (Lot 37) is currently occupied by a three-story, 9,400 gsf church (Community Facility, Use Group 4). Lots 30-33 are all currently vacant. Lots 19 and 29 are developed with a 12-story building occupied by the Salvation Army and an accessory surface parking lot. Lot 34 is improved with an eight-story commercial and office building, which contains the Museum of Contemporary African Diaspora Arts.

While there are no historic resources within the Project Area, it is located approximately within 100 feet from the Brooklyn Academy of Music (BAM) Historic District, which is a NYC designated historic district, and across the street from the Hanson Place Seventh Day Adventist Church, which is a NYC designated landmark and is listed on the State and National Register of Historic Places.

It is expected that the Proposed Actions would result in new development on the Proposed Development Site (Lot 37) and on another parcel, Projected Development Site 2, comprised of Lots 30-33. Under the current R7A zoning, it is likely that the Proposed Development Site would

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be developed with an approximately 60,720 gsf residential building (4.6 FAR) with 71 DUs and Lots 30-33 would be developed as a single zoning lot with an approximately 38,962 gsf residential building with 27 DUs. Under the proposed R8A and R8A/C2-4, and as a result of the text amendments to the SDBD, the Proposed Development Site would be developed instead with the Applicant's Proposed Development, described above. While the applicant intends to construct this program, it is also possible that the site could be developed with more residential dwelling units and no community facility use, resulting in a program with a 145-foot, approximately 95,000 gsf residential building with an FAR of 7.2. Projected Development Site 2 would be developed with a 145-foot, approximately 61,000 gsf mixed use commercial and residential building with an FAR of 7.2, including local retail and 61 DUs (of which 18 would be affordable pursuant to MIH Option 2.

It is expected that development on the Proposed Development Site and Projected Development Site 2 would be completed by 2021.

An Environmental Assessment Statement is attached. Please contact Rupsha Ghosh of the Department of City Planning at (212) 720-3524 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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