DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 31, 2020

POSITIVE DECLARATION

Project Identification
Innovative Urban Village
CEQR No. 20DCP057K
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Innovative Urban Village
The Applicant, Innovative Urban Living, LLC, is seeking City Planning Commission approval of a zoning map amendment, zoning text amendments, a large-scale general development special permit, a special permit to reduce required accessory residential parking, and a special permit for a public parking garage to facilitate the redevelopment of the Christian Cultural Center campus in the East New York neighborhood of Brooklyn Community District 5. The Development Site is coterminous with Project Area and is Brooklyn Block 4430, Lot 1; Block 4431, Lots 1 and 200; Block 4432, Lot 1; Block 4434, Lots 1 and 10; and a demapped portion of Alabama Avenue.

The proposed development is anticipated to be constructed in phases over 10 years as 13 buildings with approximately 1,980,000 gross square feet (gsf) of residential space, 82,000 gsf of retail space, 10,000 gsf of day-care space, 55,000 gsf of educational space, a 16,500-gsf performing arts/cultural center, 170,000 gsf of structured parking (593 spaces), a 15,000-gsf trade school, and 81,000 sf of publicly-accessible open space. The applicant intends to provide approximately 2,118 income-restricted residential units composed of approximately 1,825 affordable rental housing units, up to 267 units of affordable senior or supportive rental housing units, and approximately 26 affordable homeownership units. The existing 93,000-gsf CCC facility would also remain on the site.

The proposed project will require the following actions:

Zoning Map Amendment

- A zoning map amendment to rezone the Project Area from R5 to R7-2 with a C2-4 overlay;

Zoning Text Amendments to the Zoning Resolution (ZR)

- Amendment to Appendix F to designate the Project Area as a Mandatory Inclusionary Housing (MIH) area;
- Amendment to Appendix I to change the boundary of the Transit Zone to include the Project Area;

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Special Permits

- Special Permit pursuant to ZR 74-743(a) to locate buildings without regard for yard, court, distance between buildings, and height and setback regulations in general large-scale developments;
- Special Permit pursuant to ZR 74-512 to permit a public parking garage with more than 150 spaces;
- Special Permit pursuant to ZR 74-532 to reduce or waive the number of required accessory residential off-street parking spaces in a general large-scale development within the transit zone.

Absent the Proposed Actions, it is assumed that the Project Site would remain in its existing condition. The analysis year for the Proposed Actions is 2031.

Statement of Significant Effect:
On behalf of the CPC, the Department of City Planning has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may result in significant adverse environmental impacts as detailed in the following areas, and that an environmental impact statement will be required:

The Proposed Actions may result in significant adverse environmental impacts related to: 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; water and sewer infrastructure; solid waste and sanitation services; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

The Proposed Actions would not result in significant adverse impacts related to energy.

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the Proposed Actions which finds that:

1. Land Use, Zoning, and Public Policy - The Proposed Actions would result in changes to land uses and zoning at the development site and may influence land use patterns in the surrounding area. Additionally, the Project Site is within the Coastal Zone and review of consistency with the City's Waterfront Revitalization Program policies is required. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to land use, zoning, and public policy.

2. Socioeconomic Conditions - The Proposed Actions would not result in the displacement of residential or commercial uses, introduce a substantial amount of new retail space, or affect conditions in a specific industry. The Proposed Actions would result in the introduction of a substantial new residential population which would have the potential to result in indirect residential displacement in the surrounding area. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to socioeconomic conditions.

3. Community Facilities and Services - The Proposed Actions would not result in the direct displacement of any existing community facilities or services. The Proposed Actions have the potential to result in significant adverse impacts to community facilities and services due to the introduction of a substantial new residential population to the area that would increase the utilization of community facilities.

4. Open Space - The Proposed Actions would not result in a physical loss of public open space, change the use of an open space so that it no longer serves the same user population, or limit

public access to an open space. The Proposed Actions have the potential to result in significant adverse impacts to open space due to the introduction of a substantial new residential and nonresidential population that would increase the utilization of publicly accessible open space in the surrounding area.

5. Shadows - The Proposed Actions could result in new shadows long enough to reach sunlight-sensitive resources. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to shadows.

6. Historic and Cultural Resources - The Proposed Actions would not result in a significant adverse impact to archaeological resources as the Project Site does not have archaeological sensitivity. Although there are no known architectural resources on or near the Project Site, an assessment of architectural resources is warranted to determine if there are nearby buildings, structures, objects, sites, or districts that could meet the historic eligibility criteria and that could be affected by the Proposed Actions. Therefore, the Proposed Actions have the potential to result in significant adverse impacts to historic and cultural resources.

7. Urban Design and Visual Resources - The Proposed Actions would result in new buildings on the Project Site that would be constructed beyond the bulk and form currently permitted as-of-right, these changes could result in significant adverse impacts to urban design and visual resources by altering the pedestrian's experience of public space, the urban design character of the area, and views of and to visual resources.

8. Natural Resources - The proposed project would create new impervious surfaces that would generate additional stormwater runoff and may have the potential to cast shadows on the Fresh Creek Nature Preserve. The Project Area is also in the Jamaica Bay Watershed. Therefore, the Proposed Actions have the potential to result in significant adverse impacts to natural resources.

9. Hazardous Materials - The Proposed Actions would result in incremental in-ground disturbance which, given the historical on- and off-site uses and conditions, has the potential to result in significant adverse impacts related to hazardous materials.

10. Water and Sewer Infrastructure - The Proposed Actions would not introduce an exceptionally large demand for water and the Project Site is not in an area that experiences low water pressure, therefore would not result in a significant adverse impact to water supply. The proposed actions would introduce a substantial amount of new residential density in a separately sewered area and would have the potential to increase stormwater runoff by increasing impervious surfaces. Therefore, the Proposed Actions would have the potential to result in significant adverse impacts related to water and sewer infrastructure.

11. Solid Waste and Sanitation Services – The Proposed Actions would result in substantial waste generation which could have the potential to result in significant adverse impacts to solid waste and sanitation service by overburdening available waste management capacity or otherwise resulting in inconsistency with the City's Solid Waste Management Plan or with state policy related to the City's integrated solid waste management system.

12. Energy - The Proposed Actions would not significantly affect the transmission or generation of energy or generate substantial indirect consumption of energy (such as a new roadway). Therefore, the Proposed Actions would not result in significant adverse impacts related energy.

13. Transportation - The Proposed Actions would generate additional vehicular, pedestrian, and transit volumes and an increase demand for parking. These new trips have the potential to affect the area's transportation systems. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to transportation.

14. Air Quality - The Proposed Actions would increase or cause a redistribution of traffic, add new uses near sources of pollutants, and create new stationary sources of pollutants. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to air quality.

15. Greenhouse Gas Emissions and Climate Change - The Proposed Actions would facilitate development at a density at which inconsistencies with the City's greenhouse gases reduction goal would have the potential to be considered significant. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to greenhouse gas emissions and climate change.

16. Noise - The Proposed Actions would generate mobile sources of noise, introduce stationary sources of noise, and introduce new sensitive uses in an area with existing high ambient noise levels. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to noise.

17. Public Health - The Proposed Actions have the potential to result in unmitigated significant adverse impacts related to air quality, water quality, hazardous materials, or noise. Therefore, the Proposed Actions could have the potential to result in significant adverse impacts related to public health.

18. Neighborhood Character - The Proposed Actions have the potential to result in significant adverse impacts in the constituent technical areas related to neighborhood character or in moderate effects to several elements that define neighborhood character. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to neighborhood character.

19. Construction - The Proposed Actions have the potential to result in long-term construction that could have a disruptive and noticeable effect on adjacent communities and people passing through the area. Therefore, the Proposed Actions have the potential to result in significant adverse impacts related to construction.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Tuesday, March 3, 2020 at 3:30 PM at the Christian Cultural Center located at 12020 Flatlands Avenue, Brooklyn, NY 11207. Written comments will be accepted by the lead agency through Friday, March 13, 2020.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Matthew Katz, at (212) 720-3507

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

01/31/2020
Date