ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

142-150 South Portland Avenue Zoning Map & Text Amendment

142-150 South Portland Avenue
Brooklyn, NY 11217

Prepared for:
Michael Rooney
MDG Design & Construction, LLC
1328 New York Avenue
Huntington Station, NY 11746

Prepared by:
AECOM USA, Inc.
125 Broad Street
New York, NY 10004

December 29th, 2017

AECOM Project No. 60507788

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

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME 142-150 South Portland Avenue Rezoning

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
18DCP044K	
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
180096 ZMK, 180097 ZMK	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			MDG Design & Construction, LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Frank St. Jacques		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 18 E 41st St		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212.720.3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212.725.2727	EMAIL fstjacques@sheldonlobelpc.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): Section 617.4(b)(9)*

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☐ LOCALIZED ACTION, SITE SPECIFIC ☒ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The applicant, Metropolitan Development Group (MDG) Design and Construction in collaboration with the Hanson Place Seventh-Day Adventist Church, seeks a zoning map amendment to rezone portions of Brooklyn Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 (Project Area) from an R7A district to an R8A zoning district to facilitate the development of a mixed residential and community facility building at 142-50 South Portland Avenue (Block 2003 Lot 37) in the Fort Greene neighborhood of Brooklyn in Community District 2.

The applicant is also requesting a zoning map amendment establishing a C2-4 commercial overlay on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34 as well as a zoning map amendment to extend the Special Downtown Brooklyn District ("SDBD") coterminous with the Project Area; Additionally, the applicant is requesting a text amendment to Zoning Resolution ("ZR") Article X to show the boundaries of the extended SDBD on the maps (See Appendix A) and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22).
The applicant is also requesting a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area mapped with MIH Option 1 and Option 2. The Applicant proposes this faith-based development project to provide an expanded new house of worship for the Church to serve its growing congregation and the community through its music ministry and service programs, high-quality housing with an affordable housing set aside, and additional community facility space for medical offices.The proposed development is a new 13-story and cellar mixed residential and community facility building at 142-150 South Portland Avenue (Block 2003 Lot 37). The building will house the Church on the ground floor with additional community space in the cellar and approximately 100 housing units on the upper floors. The addition of 76,283 gsf of residential floor area to the proposed 18,180 gsf (9,700 zsf) of community facility floor area would represent a combined total FAR of approximately 7.2, which is permitted in an R8A District. In addition to the applicant controlled lot, the rezoning boundary would include Block 2003, Lots, 19, 29, 30, 31 32, 33, and 34.

Project Location

BOROUGH Brooklyn	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 62, 68-78 Hanson Place, 142, 154-164 South Portland Avenue
TAX BLOCK(S) AND LOT(S) Block 2003, Lots p/o 19, 29, 30, 31, 32, 33, 34, 37		ZIP CODE 11217

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS The rezoning area is located on the southern side of Hanson Place between South Elliot Place and South Portland Avenue.

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7A | ZONING SECTIONAL MAP NUMBER 16c

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

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

- ☐ CITY MAP AMENDMENT
- ☒ ZONING MAP AMENDMENT
- ☒ ZONING TEXT AMENDMENT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ HOUSING PLAN & PROJECT
- ☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ ACQUISITION—REAL PROPERTY
- ☐ DISPOSITION—REAL PROPERTY
- ☐ OTHER, explain:
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ FRANCHISE

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***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 If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

- ☐ LEGISLATION
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☐ 384(b)(4) APPROVAL
- ☐ OTHER, explain:
- ☒ FUNDING OF CONSTRUCTION, specify: HPD Financing
- ☐ POLICY OR PLAN, specify:
- ☐ FUNDING OF PROGRAMS, specify:
- ☐ PERMITS, specify:

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:

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

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): Approx. 207,900 (rezoning area)

Waterbody area (sq. ft.) and type: N/A

Roads, buildings, and other paved surfaces (sq. ft.): 207,900

Other, describe (sq. ft.): N/A

7. *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): Approx. 95,000 Projected SIte 1 (Applicant); 60,984 Projected SIte 2 = 155984 GSF

NUMBER OF BUILDINGS: 2

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): Approx. 95,000 Projected SIte 1 (Applicant); 60,984 Projected SIte 2

HEIGHT OF EACH BUILDING (ft.): 145

NUMBER OF STORIES OF EACH BUILDING: 14

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: 12,000 (Development Site)

The total square feet not owned or controlled by the applicant: 195,000

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 disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: 12,000 sq. ft. (width x length) VOLUME OF DISTURBANCE: TBD cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: 12,000 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2021

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: 16-20

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

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:

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

☒ RESIDENTIAL ☐ MANUFACTURING ☐ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

* This project is considered Type I due to the Development Site's proximity to the Historic District and the Landmark.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Land Use				
Residential	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type of residential structures	N/A	UG 2 Multi-Family	UG 2 Multi-Family	UG 2 Multi-Family
No. of dwelling units	N/A	71-Lot 37, 27-Lots 30-33	111-Lot 37, 61, Lots 30-33	74 Total
No. of low- to moderate-income units	N/A	14-Lot 37, 5-Lots 30-33	33-Lot 37, 18 Lots 30-33	32 Total
Gross floor area (sq. ft.)	N/A	60,720-Lot 37, 38,962, Lots 30-33	95,000-Lots 37, 52,514 Lots 30-33	47,832 Total
Commercial	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
Describe type (retail, office, other)	N/A	N/A	UG 6 Local Retail- Lots 30-33	UG 6 Local Retail- Lots 30-33
Gross floor area (sq. ft.)	N/A	N/A	8470-Lots 30-33	8470
Manufacturing/Industrial	N/A	N/A	NO	
If "yes," specify the following:				
Type of Use	N/A	N/A		
Gross floor area (sq. ft.)	N/A	N/A		
Open storage area (sq. ft.)	N/A	N/A		
If any enclosed activities, specify:	N/A	N/A		
Community Facility	☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
Type of Use	Church Offices	N/A	N/A	Church Offices
Gross floor area (sq. ft.)	9,400	N/A	N/A	-9,400
Vacant Land	☑ Yes ☐ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes", describe:		N/A	N/A	
Publicly Accessible Open Space	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify type (mapped City, State, or Federal Parkland, wetland-mapped or otherwise known, other):	N/A	N/A	N/A	
Other Land Uses	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Parking				
Garages	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. of public spaces	N/A	NA	NA	
No. of accessory spaces	N/A	35-Lot 37	No	(Lot 37- 35 spaces)
Operating hours	N/A	TBD	TBD	
Attended or non-attended	N/A	TBD	TBD	
Lots	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," specify the following:				
No. of public spaces	N/A	N/A	N/A	

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
No. of accessory spaces	N/A	N/A	N/A	
Operating hours	N/A	N/A	N/A	
Other (includes street parking)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If "yes," describe:	N/A	N/A	N/A	
Population				
Residents	☐ Yes ☑ No	☑ Yes ☐ No	☑ Yes ☐ No	
If "yes," specify number:	N/A	205	359	154
Briefly explain how the number of residents was calculated:	2.09 person/hh in Brooklyn CD2			
Businesses	☐ Yes ☑ No	☐ Yes ☑ No	☑ Yes ☐ No	
If "yes," specify the following:				
No. and type			TBD -UG6	
No. and type of workers by business			Approx 24	
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	3 workers per 1,000 gsf of floor area			
Other (students, visitors, concert-goers, *etc* .)	☐ Yes ☑ No	☐ Yes ☑ No	☐ Yes ☑ No	
If any, specify type and number:	N/A	N/A	N/A	
Briefly explain how the number was calculated:				
Zoning				
Zoning classification				
Maximum amount of floor area that can be developed	4.6 Residential FAR; 4.6 Community Facility FAR	4.6 Residential FAR; 4.6 Community Facility FAR	7.2 Residential FAR; 7.2 Community Facility FAR 2.0 Commercial FAR	2.6 FAR Residential 2.0 FAR Commercial
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Single-family residential, multi-family residential, commercial, public facilities and institutions, vacant; R6B, R7A, R7-2, C2-4, C6-4	Single-family residential, multi-family residential, commercial, public facilities and institutions; R6B, R7A, R7-2, C2-4, C6-4	Single-family residential, multi-family residential, commercial, public facilities and institutions; R6B, R7A, R7-2, R8A, C2-4, C6-4	
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

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 Full 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 Supp. Studies		
(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 more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
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, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ 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)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☒
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
ii. 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)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. 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)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☒
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☒
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☐
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☒	☐
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☒
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☐	☒

	YES	NO
percent?		
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
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?	☒	☐
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. See Supp. Studies		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(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 Supp. Studies		
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?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10. See Supp. Studies		
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 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 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) 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?	☐	☒
(c) 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 Appendix 1 (including nonconforming uses)?	☐	☒
(d) 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?	☐	☒
(e) 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)?	☐	☒
(f) 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?	☐	☒
(g) 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?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☒	☐
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: See Supp. Studies	☒	☐
(i) 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?	☐	☒
(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?	☐	☒

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the 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?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
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): 4,927		
○ 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?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☐
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): 32,558,584 MBtu's		
(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 appropriate screening analyses, attach 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 or bus 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) or 200 subway/rail trips per station or line?	☐	☐
○ 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?	☐	☐
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)	☐	☒
(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?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Supp. Studies		
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) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☒
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-	☐	☐

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
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 124 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?	☐	☒
(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?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. See Supp Studies		
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.		
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. Although no detailed analysis was required in the neighborhood character assessment a brief description of neighborhood character is included in the Supplemental Studies to the EAS report.		
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. A preliminary construction assessment is warranted because construction may temporarily impede traffic on sidewalks. However, significant adverse impacts related to traffic are not expected.		

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	SIGNATURE	DATE
Max Meltzer		December 29th, 2017

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

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.

	Potentially Significant Adverse Impact	
IMPACT CATEGORY	**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
Director, Environmental Assessment and Review Division	Department of City Planning
NAME	**DATE**
Robert Dobruskin, AICP	12/29/2017

SIGNATURE Robert Dobruskin

AECOM

Environment

Prepared for:
MDG Design & Construction, LLC
1328 New York Avenue
Huntington Station, NY 11746

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

AECOM No. 60507788

142-150 South Portland Avenue Rezoning

Supplemental Studies to the Environmental Assessment Statement

January 2nd, 2018

Proposed Development Site:

142-150 South Portland Avenue
Brooklyn, NY 11217

Prepared for:

Michael Rooney
MDG Design & Construction, LLC
1328 New York Avenue
Huntington Station, NY 11746

Prepared by:

AECOM
125 Broad Street
New York, NY 10004

Table of Contents

1.0 PROJECT DESCRIPTION 1
1.1 Project Location 2
1.2 Required Approvals and Proposed Actions 6
1.3 Purpose and Need For Propsed Actions 8
1.4 Description of the Proposed Development 8
1.5 Reasonable Worst Case Development Scenario 9
1.6 Required Approvals 12
2.0 ENVIRONMENTAL REVIEW 28
2.1 LAND USE, ZONING AND PUBLIC POLICY 28
2.1.1 Land Use 28
2.1.2 Zoning 33
2.1.3 Public Policy 40
2.2 COMMUNITY FACILITIES AND SERVICES 40
2.3 OPEN SPACE 40
2.4 SHADOWS 41
2.4.1 Preliminary Shadow Screening Assessment 42
2.4.2 Detailed Shadow Analysis 47
2.5 HISTORIC AND CULTURAL RESOURCES 70
2.6 URBAN DESIGN AND VISUAL RESOURCES 77
2.6.1 Preliminary Analysis and Study Area 77
2.6.2 Visual Resources and Assessment 81
2.7 HAZARDOUS MATERIALS 89
2.8 TRANSPORTATION 92
2.8.1 Introduction 92
2.8.2 Traffic (Scenario 1- RWCDS) 92
2.8.3 Pedestrians 96
2.8.4 Scenario Two-Traffic 98
2.8.5 Scenario Two- Pedestrians 101
2.9 AIR QUALITY 103
2.9.1 Methodologies and Assumptions 105
2.9.2 Refined Impact Analysis 107
2.9.3 Conclusion 108
2.9.4 PM2.5 Screen 108
2.9.5 Air Toxics 109
2.10 NOISE 111
2.11 NEIGHBORHOOD CHARACTER 117
2.11.1 Existing Conditions 118
2.11.2 Future No-Action Conditions 119
2.11.3 Future With-Action Conditions 120
2.12 CONSTRUCTION 124
2.12.1 Construction Effects 124
2.12.2 Technical Policy and Procedure Notice 126

Figures

Figure A Illustrative Plan 15
Figure 1-1 Project Site Location 16
Figure 1-2 Tax Map 17
Figure 1-3 Photo Key Map 18
Figure 1-4 Photographs of the Site and Surrounding Area (Photos Taken August 16th, 2017) 19
Figure 1-5 Zoning Change Map 27
Figure 2.1-1 Land Use Map 30
Figure 2.1-2 Zoning Map 38

Figure 2.2-2 Existing and Proposed Zoning Districts 39
Figure 2.4-1 Tier 1 Shadow Study 44
Figure 2.4-2 Tier 2 Shadow Study 45
Figure 2.4-3 Tier 3 Shadow Analysis December 21st 48
Figure 2.4-4 Tier 3 Shadow Analysis March 21st 49
Figure 2.4-5 Tier 3 Shadow Analysis May 6th 50
Figure 2.4-6 Tier 3 Shadow Analysis June 21st 51
Figure 2.4-7 Detailed Shadow Analysis-December 21st, 12:31 PM 55
Figure 2.4-8 Detailed Shadow Analysis-December 21st, 2:53 PM 56
Figure 2.4-9 Detailed Shadow Analysis-March 21st, 1:11 PM 57
Figure 2.4-10 Detailed Shadow Analysis-March 21st, 3:25 PM 58
Figure 2.4-11 Detailed Shadow Analysis-March 21st, 4:29 PM 59
Figure 2.4-12 Detailed Shadow Analysis-May 6th, 1:28 PM 60
Figure 2.4-13 Detailed Shadow Analysis-May 6th, 4:15 PM 61
Figure 2.4-14 Detailed Shadow Analysis-May 6th, 5:18 PM 62
Figure 2.4-15 Detailed Shadow Analysis-June 21st, 1:46 PM 63
Figure 2.4-16 Detailed Shadow Analysis-June 21st, 4:28 PM 64
Figure 2.4-17 Buildings in Brooklyn Academy of Music Historic District 67
Figure 2.4-18 Hanson Place Seventh Day Adventist Church 68
Figure 2.4-19 Stained Glass Windows facing South Portland Avenue 69
Figure 2.5-1 Historic Districts and Landmarks in Surrounding Area 71
Figure 2.6-1 No Action Scenario-Projected Sites 1 and 2 86
Figure 2.6-2 With Action Scenario- Projected Sites 1 and 2 87
Figure 2.6-3 Locations of BAM Historic District and Hanson Place Church 88
Figure 2.9-1- Projected Sites 104
Figure 2.9-2 Block 2114, Lot 29- Existing Condition 110
Figure 2.10-1 Noise Measurement Locations 114
Figure 2.12-1 Location of Landmarked Church 127

Tables

Table 1 Comparison and Existing and Proposed Zoning 7
Table 1 Projected Development Under the Proposed Rezoning 26
Table 2 2014 Land Use Distribution - Brooklyn Community District 2 31
Table 3 Summary of Zoning Regulations 35
Table 2.4-1 Detailed Shadow Analysis Summary 47
Table 2.8-1 Summary of Development Densities under the Proposed Action Scenario 93
Table 2.8-2 Estimated Peak Hour Person-Trip Generation Characteristics 94
Table 2.8-3 Estimated Peak Hour Vehicle-Trip Generation Characteristics 95
Table 2.8-4 Estimated Pedestrian Trip Generation Characteristics 97
Table 2.8-5 Summary of Development Densities under Scenario Two 98
Table 2.8-6 Estimated Peak Hour Person-Trip Generation Characteristics- Scenario Two 99
Table 2.8-7 Estimated Peak Hour Vehicle-Trip Generation Characteristics- Scenario Two 100
Table 2.8-8 Estimated Pedestrian Trip Generation Characteristics- Scenario Two 102
Table 2.9-1 Reasonable Worst Case Development Scenario (RWCDS) 103
Table 2.9-2 Impact Significance Thresholds 106
Table 2.9-3 Predicted Impact Concentrations Firing #2 Fuel Oil 107
Table 2.9-4 Predicted Impact Concentrations Firing Natural Gas 107
Table 2.9-5 Predicted Cumulative Impacts on Existing Residential Buildings 108
Table2.10-1 Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments 111

Appendices

Appendix A.1 –LPC Correspondence
Appendix A.2 – LPC Designation for the BAM Historic District
Appendix B – Phase I ESA
Appendix C- Applicant Plans
Appendix D - DEP Permit and DOB C/O at Block 2114 Lot 29

1.0 PROJECT DESCRIPTION

I. INTRODUCTION

The applicant, Metropolitan Development Group (MDG) Design and Construction in collaboration with the Hanson Place Seventh-Day Adventist Church, seeks a zoning map amendment to rezone portions of Brooklyn Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 (Project Area) from an R7A district to an R8A zoning district to facilitate the development of a mixed residential and community facility building at 142-50 South Portland Avenue (Block 2003 Lot 37).

The applicant is also requesting a zoning map amendment establishing a C2-4 commercial overlay on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34 as well as a zoning map amendment to extend the Special Downtown Brooklyn District ("SDBD") coterminous with the Project Area; Additionally, the applicant is requesting a text amendment to Zoning Resolution ("ZR") Article X to show the boundaries of the extended SDBD on the maps (See **Appendix A**) and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22).
The applicant is also requesting a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area mapped with MIH Option 1 and Option 2.

The Applicant proposes this faith-based development project to provide an expanded new house of worship for the Church to serve its congregation and community through its music ministry and service programs, high-quality housing with an affordable housing set aside, and additional community facility space for medical offices in the cellar.

The proposed development is a new 13-story and cellar mixed residential and community facility building at 142-150 South Portland Avenue (Block 2003 Lot 37). The building will house the Church's music ministry and service programs on the ground floor with additional community space in the cellar and approximately 100 housing units on the upper floors.

The proposed building would contain 100 dwelling units. The Applicant has selected MIH Option 2 for the proposed development resulting in approximately 32 permanently affordable units at or below 80 percent of the Area Median Income ("AMI"). The Applicant intends to finance the project in part through the NYC Department of Housing Preservation and Development ("HPD") Mixed Middle Income Program ("M2"). The M2 Program funds the new construction of multi-family rental housing affordable to low-, moderate- and middle-income families. The proposed unit distribution is 19 studios (19 percent), 42 one-bedroom units (42 percent), 24 two-bedroom units (24 percent), and 15 three-bedroom units (15 percent).

The proposed 13-story and cellar residential and community facility building on the Development Site would contain approximately 85,983 zoning sq. ft. of floor area with an FAR of 7.17. The proposed building would contain approximately 76,283 zsf zoning sq. ft. of residential floor area with 100 dwelling units. The residential entrance would be located on the northern portion of the lot. The ground floor of the building would contain approximately 9,700 sq. ft. of community facility floor area. The Church would occupy the majority of the community facility floor area as a house of worship which would serve its growing congregation and the community through its music ministry and service programs. A small portion of the community facility floor area would be used as a lobby for a medical center on the cellar level. The building has a height of 129'-0" with multiple 15'-0" setbacks to articulate the building façade and break up its mass. The southern portion of the building for a width of 30 feet has a lower height of 90'-0" after a setback at the ninth floor.

No accessory parking would be required or provided. The residential parking requirement for 14 accessory spaces pursuant to ZR § 25-241 would be waived pursuant to ZR § 25-261 because the requirement is for fewer than 15 spaces. There is no parking requirement for affordable units within the

Transit Zone pursuant to ZR § 25-251. There is no parking requirement for the house of worship pursuant to ZR § 25-31 or for the medical offices in the cellar. Pursuant to ZR § 26-41, six street trees would be required. The building would incorporate green and sustainable design features.
The proposed actions would also rezone sites not under the applicants' control from R7A to R8A/C2-4. Sites currently zoned R7A would be rezoned to R8A/C2-4, which would allow additional floor area and greater building height. To conservatively consider the effects on the greater zoning area, four parcels not under the applicant's control were also considered. These sites are assumed to be developed ground floor commercial uses with residential uses above. These sites are discussed later in this memo in the "With-Action" section.

As described in detail below, the proposed zoning map amendment is sought to facilitate the development of a mixed residential and community facility building at 142-50 South Portland Avenue. The development generated by the action would contain residential uses on the Applicant's proposed development site. Therefore, this supplement contemplates a development assessment scenario based on the Mandatory Inclusionary Housing (MIH) and Zoning for Quality and Affordability (ZQA) regulations for the proposed development site. Additional development is projected on one additional site not controlled by the applicant, as discussed below.

This EAS studies the potential for individual and cumulative environmental impacts related to the proposed action occurring in a study area of approximately 400 feet around the rezoning area. This study area is generally bound by Atlantic Avenue to the south, the midpoint between South Oxford Street and Cumberland Street to the east, Fort Greene Place to the west, and Fulton Street to the north.

II. BACKGROUND AND EXISTING CONDITIONS

1.1 Project Location

The rezoning area is located within the Fort Greene neighborhood of Brooklyn, as shown in **Figure 1-1,** and **Figure 1-2** and consists of the northern portion of Block 2003 , Lots, 37, 19, 29, 30, 31 32, 33, and 34). The projected residential and community facility development would occur on Block 2003, Lot 37, which is presently improved with a three-story, approximately 9,400 square-foot church.

The proposed project site is at 142-150 South Portland Avenue Pacific Street (Block 2003, Lot 37). Lot 37 is a 12,000 sf lot with frontage along South Portland Avenue.

The rezoning area (Affected Area) is generally bound by Atlantic Avenue to the south, the midpoint between South Oxford Street and Cumberland Street to the east, Fort Greene Place to the west, and Fulton Street to the north.

As indicated in **Figure 2.1-2**, the project site is located within an existing R7A zoning district, which permits a maximum Floor Area Ratio (FAR) of 4.0 residential uses (4.6 with Inclusionary Housing designated area bonus) (Use Group 1-2) and permits a maximum Floor Area Ratio (FAR) of 4.0 for community facility uses (Use Groups 3-4).

The proposed project site is currently occupied by a three-story, approximately 9,400 square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved.

A key to the photographs of the projected development site and surrounding project study area are shown in **Figure 1-3**, with photographs of the site and surrounding study area displayed in **Figure 1-4**. The project site and rezoning area (Affected Area) is located within Brooklyn Community District (CD) 2.

Surrounding Area

The proposed Project Area is located in the Fort Greene neighborhood within Brooklyn Community District 2.

The surrounding area is within the Brooklyn Cultural District, home to more than 50 cultural organizations and anchored by the Brooklyn Academy of Music ("BAM") (Block 2111 Lot 15) located northwest of the proposed Project Area. The Atlantic Terminal transit/retail/office hub is located immediately to the west of the Project Area (Block 2001 Lot 7501 and Block 2002 Lot 1). The easternmost portion of the Atlantic Terminal is a three-story building on an L-shaped lot between Fort Greene Place to the west and South Elliot Place and South Portland Avenue to the east, which extends south from Hanson Place to Atlantic Avenue (Block 2002 Lot 1). Further to the west is Downtown Brooklyn, which consists of a range of high density mixed use, residential and community facility uses. The Barclays Center Arena is located two blocks to the south along Atlantic Avenue (Block 1118 Lot 1). Further north along Flatbush Avenue is BAM South, a new 32-story mixed-use development with a public plaza (Block 2110 Lot 3).

To the north and east of the proposed Project Area is the Fort Greene neighborhood, a residential area consisting of 3-5 story row-houses, medium-density apartment buildings and some community facility uses. The Fort Greene Historic District, designated in 1980, has a border two blocks to the northeast of the Project Area and the Brooklyn Academy of Music Historic District (1978) has a border directly across Hanson Place to the north of the Project Area.

The proposed Project Area, described in detail below, is located on the northern portion of Block 2003 is within an R7A zoning district. At the northwest corner of the Project Area at Hanson Place and South Elliot Place is a community facility 12-story building operated by the Salvation Army as supportive housing (Block 2003 Lot 19). On the northeast corner of the proposed Project Area at Hanson Place and South Portland Avenue, is an eight-story commercial building with a ground floor community facility, the Museum of Contemporary African Diasporan Arts ("MoCADA") (Block 2003 Lot 34) controlled by the BAM Local Development Corporation. Between the MoCADA and Salvation Army buildings fronting Hanson Place, there is parking controlled by the Salvation Army (Block 2003 Lot 29) and several vacant lots (Block 2003 Lots 30-33). There is open space along South Elliot Place controlled by the Salvation Army (Block 2003 Lot 29). The proposed Development Site fronts South Portland Avenue (Block 2003 Lot 37). To the south of the Development Site, outside of the Project Area, are six 2-to 3-story brownstones (Block 2003 Lots 43-48). On the southernmost portion of the block, within the R7-2 zoning district, are two 15-story residential buildings with 213 total dwelling units.

The existing zoning districts in the surrounding area include:

R7A

The Project Area is within an R7A zoning district established in 2007, which extends beyond the Project Area on the Myrtle Avenue, Fulton Street and Atlantic Avenue corridors. Within the IHDA, developments in the R7A district have a maximum base FAR of 3.45, which can be increased up to 4.6 with the provision of affordable housing. The R7A contextual height limits, including a maximum base height before setback of 75 feet and a maximum total height of 95 feet apply to new developments that provide affordable housing. Accessory residential off-street parking is required for 50 percent of the non-income-restricted dwelling units.

R7-2

An R7-2 district is mapped on the southern portion of Block 2003 and extends east. Residential and community facility uses are permitted, with no height limits and a maximum FAR of 3.44 for residential uses and 6.5 FAR for community facility uses. The Quality Housing Program permits 3.44 FAR on narrow streets with a maximum base height of 60 feet and a maximum building height of 75 feet and 4.0 FAR (R7A equivalent) on wide streets with a maximum base height of 65 feet and a

maximum building height of 80 feet. In R7-2 districts, off-street parking is required for 50 percent of the dwelling units and parking is waived if 15 or fewer spaces are required.

R6B

There is an R6B district mapped to the east and northeast into the primarily residential portions of the surrounding area. The R6B district permits 2.0 FAR for residential and community facility uses and limits overall building height to 50 feet and street wall heights to 40 feet. New construction within the R6B district is be required to line up with adjacent structures to maintain existing street wall characteristics R6B regulations prohibit curb cuts on lots less than 40 feet wide. Accessory residential off-street parking is required for 50 percent of the dwelling units.

C6-4 (SDBD)

There is a C6-4 zoning district mapped within the SDBD immediately to the west of the Project Area. Within the SDBD, the C6-4 zoning district which allows up to 10.00 FAR for commercial, community facility, and residential uses, and up to a 12.00 FAR with either a public plaza, arcade, or subway stair improvement bonus. The bonus is also available for participation in the R10 Voluntary Inclusionary Housing program, which requires an approximately 4 percent affordable housing set aside

C6-1

C6-1 zoning districts within the SDBD allow up to 6.00 FAR for commercial uses and 6.50 FAR for community facility uses. The C6-1 is an R7 residential district equivalent, which can achieve up to a 3.44 FAR or 5.01 FAR for affordable independent residences for seniors. The C6-1 district's zoning envelope is governed by the SDBD's 'standard' or 'tower' regulations, which allow either a maximum base height of up to 150 feet and a maximum building height of 210 feet along wide streets, or a maximum base height of up to 85 feet and a maximum building height of 495 feet, respectively. Accessory parking requirements are also governed by the SDBD, which include a 20 percent requirement for dwelling units, with no minimum parking requirements for affordable units.

C6-2

A C6-2 district is mapped on the Atlantic Commons site to the south of the proposed Project Area. C6-2 zoning districts have the same commercial FAR as C6-1 districts with a higher maximum residential FAR of up to 7.2 under the Quality Housing program.

The Project Area is within the Transit Zone pursuant to ZR Appendix G. The surrounding area is extremely well served by transit including MTA subway, bus, and rail service. There is access to the B, Q, D, N, R, 2, 3, 4, and 5 subway lines and to the Long Island Railroad ("LIRR") at the Atlantic Ave/ Barclays Center station three blocks to the west, the C line at the Lafayette Avenue station one block to the north and the G line at the Fulton Street station two blocks to the north. The B25, B26 and B52 bus routes run along Fulton Street two blocks to the east and the B45 and B67 run along Atlantic Avenue three blocks to the west.

The Project Area is bounded by South Elliot Place to the west, Hanson Place to the north and South Portland Avenue to the east. South Elliot Place is a 70-ft. wide, one-way southbound narrow street with a travel lane and two parking lanes. Hanson Place is an 80-ft. wide, two-way wide street with east and west travel and parking lanes. Hanson Place is limited to one-way eastbound traffic between South Portland Avenue and South Oxford Street. South Portland Avenue is a 70-ft. wide, two-way narrow street with north and south travel and parking lanes. Atlantic Avenue to the south, Fulton Street to the north, and Flatbush Avenue to the west of the Project Area are all major thoroughfares within Brooklyn.

Parks owned and operated by the New York City Department of Parks and Recreation ("Parks") in the surrounding area include Cuyler Gore Park, a 1.16-acre triangular park located between Carlton Avenue, Fulton Street, and Green Avenue, and South Oxford Park, a 1.19-acre neighborhood park located on

South Oxford Street between Atlantic Commons and Atlantic Avenue. The 30-acre Fort Greene Park is located to the north of the Project Area between Dekalb Avenue and Myrtle Avenue.

Brooklyn Academy of Music Historic District

The Brooklyn Academy of Music Historic District (LPC#1003) was designated on September, 26, 1978 by the Landmarks Preservation Commission. This district is bounded by the eastern curb line of Ashland Place, the southern curb line of Lafayette Avenue, the western curb line of Fort Greene Place, the northern property line of 1ine of 119 Fort Greene Place, the western property lines of 98-102 South Elliott Place, the northern property line of 98 South Elliott Place the southern curb line of Fulton Street, the eastern property line of 678 Fulton Street, the eastern property lines of 109-115 South Elliott Place, part of the eastern, part of the southern, and part of the eastern property lines of 117 South Elliott Place, the eastern property lines of 119-127 South Elliott Place, the northern curb line of Hanson Place, the eastern curb line of South Elliott Place, the southern property line of 120 South Elliott Place the southern property line of 135 Fort Greene Place, the western curb line of Fort Greene Place, the northern curb line of Hanson Place, Brooklyn.

The Brooklyn Academy of Music Historic District contains buildings and other improvements which have a special character and special historical and aesthetic interest and value which represent one or more periods or styles of architecture typical of one or more eras in the history of New York City and which cause this area, by reason of these factors, to constitute a distinct section of the city. The district reflects the architectural development of Brooklyn's middle-class residential neighborhoods in the late1850s.The area included within the boundaries of the Historic District was built up almost entirely during this period, and it retains much of its original 19th-century ambience. As is typical of Brooklyn's residential neighborhoods of the period, the houses in the District are primarily three and four-story row houses, most built of brick or brownstone.

The majority of the houses within the District were designed in a modified Italianate style which was introduced into this country in the1840s. At the time the District was initially developed, the Italianate was the most popular style for residential buildings in the New York City area. The typical Italianate raw house is three or four stories high with basement and high stoop. Arched doorway enframements with pilasters surrounded by triangular or segmental pediments supported by foliate brackets, window enframements with bracketed lintels and wide projecting sills, plate glass one-over-one window sash, and deep wooden cornices with heavy foliate brackets are common elements found on houses designed in this style. The cast-iron flat houses on Fulton Street have neo-Grec details. This style became popular in the 1870s and reflects a change from the fluid, curvaceous forms of the mid-19th century to an angular, planar form. The neo-Grec mode is a reflection of the growing industrialization of the country and the general mechanization of various aspects of society.

Fort Greene Historic District

The Fort Greene Historic District (LPC#0973) was designated on September, 26, 1978 by the Landmarks Preservation Commission. The district includes Fort Greene Park and is roughly bounded by Ashland Place, Dekalb Avenue, Hanson Place, and Oxford Street, Adelphi Street, Vanderbilt Avenue and Myrtle Avenue.
The Fort Greene Historic District reflects the architectural development of Brooklyn's middle- class residential neighborhoods in the twenty-five year period c. 1855-1880. The area included within the boundaries of the Historic District was built up almost entirely during this period and a large part of the area retains much of its original 19th century ambiance. As is typical of Brooklyn’s 19th-century residential neighborhoods, the houses in Fort Greene are primarily three and four-story rowhouses, most built of brownstone or brick.

The Fort Greene Historic District is one of the best preserved 19th- century residential neighborhoods of New York City; that it was developed over a brief period of time from c.1855-75, producing a special quality of homogeneity and regularity; that it contains a historic park laid out by Frederick Law Olmsted, this country’s leading 19th century landscape architect; that the area retains much of its original 19th

century ambiance to an extent rarely found in the city with excellent examples of late Greek Revival, Italianate, Anglo-Italiante, French Second Empire and neo-Grec style houses; that being part of the "City of Churches" the District contains three fine 19th-century Protestant churches as well as a beautiful early twentieth century Roman Catholic church and the remnants of the Cathedral of the Immaculate Conception; that the area reflects the architectural aspirations of the 19th century middle-class urban residents and was home of many important Brooklynites; and that because of its distinguished architecture and its special character as a carefully planned, homogenous community, t is an outstanding historic District within the City which continues to attract new residents.

Special Downtown Brooklyn District

The proposed Project Area is adjacent to the eastern boundary of the Special Downtown Brooklyn District, which was established in 2001 to:

- Strengthen the business core of Downtown Brooklyn by improving the working and living environments;
- Foster development in Downtown Brooklyn and provide direction and incentives for further growth where appropriate;
- Create and providing a transition between the Downtown commercial core and the lower-scale residential communities of Fort Greene, Boerum Hill, Cobble Hill and Brooklyn Heights and to encourage the design of new buildings that are in character with the area; and
- Improve the quality of development in Downtown Brooklyn by fostering the provision of specified public amenities in appropriate locations and to promote the most desirable use of land and building development for Downtown Brooklyn and thus conserve the value of land and buildings and thereby protect the City's tax revenues.

The SDBD established special height and setback regulations and urban design guidelines to promote and support the continued growth of Downtown Brooklyn as a unique mixed use area. Downtown Brooklyn is the City's third largest central business district. It is the economic, civic and retail center of the borough with a hub of office buildings, courthouses and government buildings, major academic and cultural institutions, and active retail corridors. Flexible height and setback regulations for a range of moderate- to high-density residential and commercial zoning districts facilitate development on the small, irregularly-shaped lots typical of Downtown Brooklyn. The higher density zoning districts allow either Quality Housing buildings with height limits or towers-on-a-base without height limits. The Inclusionary Housing R10 Program, which offers incentives for the provision of affordable housing, is applicable in the highest-density zoning districts. The moderate-density zoning districts allow for flexible building envelopes with height limits. A height limitation area is designated on Schermerhorn Street and Flatbush Avenue Extension as a transition between the high-rise core of the central business district and adjacent residential neighborhoods. Urban design guidelines promote ground floor retail and street wall continuity, storefront glazing, sidewalk widening, curb cut restrictions and off-street relocation of subway stairs.

Atlantic Commons

The proposed Project Area is located north of the Atlantic Commons (formerly known as Atlantic Terrace) development (C 060177 HAK, effective April 26, 2006) at Atlantic Avenue between South Portland Avenue and South Oxford Street. Atlantic Commons is a ten-story building with approximately 80 residential units above ground floor retail to be developed under HPD's Cornerstone Program.

1.2 Required Approvals and Proposed Actions

The proposed zoning map amendment is a discretionary public action, which is subject to the City Environmental Quality Review (CEQR) as an Unlisted action. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed zoning map and text amendments are also a discretionary public actions, which are subject to public comment under the Uniform Land Use Review Procedure (ULURP). The

ULURP process was established to assure adequate opportunity for public review of proposed actions. ULURP dictates that every project be presented at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council. The procedures mandate time limits for each stage to ensure a maximum review period of seven months.

The Applicant proposes the following actions:

1. a zoning map amendment changing from an R7A to an R8A zoning district property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, Lots 19, 29-34, and 37 (the "Project Area");

2. a zoning map amendment establishing a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34;

3. a zoning map amendment to extend the Special Downtown Brooklyn District ("SDBD") coterminous with the Project Area;

4. a text amendment to Zoning Resolution ("ZR") Article X to show the boundaries of the extended SDBD on the maps and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22); and

5. a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area mapped with MIH Option 1 and Option 2.

The applicant is proposing a zoning map amendment to rezone a portion of Brooklyn Block 2003, Lots 37 (project site), 19, 29, 30, 31 32, 33, and 34, from an R7A District to an R8A District with a a zoning map amendment establishing a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34;

Table 1 below compares the existing and proposed zoning.

Table 1 Comparison and Existing and Proposed Zoning

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R7A	Residential UGs 1-4	4.0 FAR –Residential 4.6 FAR – Residential (Inclusionary Housing) 4.0 FAR – Community Facility	50% of market-rate dwelling units, 30% if zoning lot is less than 10,000 sf, waived if 15 or fewer spaces required
R8A	Residential UGs 1-4	6.02 – Residential 7.2- Residential (Inclusionary Housing) 6.5 FAR – Community Facility	40% of dwelling units, 20% if zoning lot is between, 10,001 and 15,000 sf, waived if zoning lot is under 10,000 sf or if 15 or fewer spaces are required
C2-4	Commercial Overlay UGs 1-9 & 14	Allows for 2.0 FAR of commercial and retail in R8A districts	Depends on use and location but generally not required

The proposed zoning text amendment to Appendix F would designate the project site as an MIH Area subject to the affordability requirements of either Option 1 or Option 2 of the MIH Program. The added FAR allocation in an R8A district with an Inclusionary Housing bonus is 7.2, whereas the FAR is 6.02 without it. This FAR bonus facilitates the applicant's develop proposal and development plans.

1.3 Purpose and Need For Propsed Actions

The proposed actions are intended to facilitate a new 13-story mixed residential and community facility building with approximately 88,029 gross square feet (76,283 zsf) of residential floor area and 100 dwelling units and 18,307 gross square feet of community facility floor area at 142-150 South Portland Avenue (Block 2003, Lot 37). The purpose of the zoning map amendment and zoning text amendment are discussed below.

Zoning Map and Text Amendments

Under the current R7A zoning, the project site is restricted to residential and commecial uses (UG 1-4) with a max residential FAR at 4.0 ad a max. community facility FAR at 4.0 as well. The proposed zoning map amendment, which would establish the R8A District, would allow the applicant to develop residential use up to the max FAR of 7.2 with Inclusionary Housing bonus, and would therefore allow the applicant to develop their proposed project with a gross residential floor area of 88,029 gross square feet (gsf) and 18,307 gross square feet community facility floor area. The project would be development to an FAR of approximately 7.2, which is permitted in an R8A district.

A zoning text amendment to Section Appendix F of the *Zoning Resolution of the City of New York* is required to designate the project site as an MIH Area. The proposed zoning text amendment to Appendix F would designate the project site as an MIH Area subject to the affordability requirements Option 2 of the MIH Program. The added FAR allocation in an R8A district with an Inclusionary Housing bonus is 7.2, whereas the FAR is 6.02 without it. This FAR bonus facilitates the applicant's develop proposal and development plans.

1.4 Description of the Proposed Development

The applicant is proposing redevelopment of the project site. The proposed development would have a residential floor area of approx. 88,029 gross square feet (76,283 zsf) and a community facility floor area of 18,307 gsf (9,700 zsf) representing a combined FAR of approximately 7.2, which is permitted in an r8A zoning district. The building would be developed with 100 dwelling units. The Applicant has selected MIH Option 2 for the proposed development resulting in approximately 32 permanently affordable units at or below 80 percent of the Area Median Income ("AMI"). The Applicant intends to finance the project in part through the NYC Department of Housing Preservation and Development ("HPD") Mixed Middle Income Program ("M2"). The M2 Program funds the new construction of multi-family rental housing affordable to low-, moderate- and middle-income families. The proposed unit distribution is 19 studios (19 percent), 42 one-bedroom units (42 percent), 24 two-bedroom units (24 percent), and 15 three-bedroom units (15 percent).

As shown in the architects plans and Figure 1-1, the proposed building would be oriented along and have frontage on South Portland Avenue with approximately 120 feet of frontage. The building would incorporate a variety of building heights, stepping from nine story heights (max Base height 85') to 13 story heights with a max building height of approximately 129 feet (roof height). The entrances to residential portion, medical office, and community facility would all be located along South Portland Avenue.

1.5 Reasonable Worst Case Development Scenario

Future No-Action Scenario

The proposed development site is located in the Fort Greene neighborhood of Brooklyn, which is densely developed and is located in a very "hot" housing market. Given the available residential FAR of 4.6 available within the R7A zoning, it is reasonable to assume that the No-Action Scenario would be different from the Existing Conditions.

No-Action Scenario on Lot 37 (Applicant Site)

The proposed project site is currently occupied by a three-story, approximately 9,400 gross square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved. The current built FAR of the Lot is 0.78, far below the maximum allowed under the existing zoning guidelines of 4.6 (lot is in an Inclusionary Housing Designated Area). Because of this available 3.82 FAR, it is reasonable to assume that the owner of Lot 37 would demolish the existing community facility building and construct an apartment building built out to an FAR of 4.6.

On a 12,000 sf lot, it is assumed that, in the No-Action Scenario, a 60,720 gsf (55,200 zsf) UG 2 residential building would be constructed on Lot 37. Estimating approximately 850 sf per dwelling unit, it is assumed that approximately 71 dwelling units would be included in the building. With 20 percent of the total floor area set aside for affordable housing, approximately 14 of the 71 dwelling units would be affordable. The building would be built to its maximum height of 80 feet per R7A guidelines.

Additionally, since the zoning lot is greater than 10,000 square feet, parking is required for 50 percent of market rate units, meaning that the applicant would have to supply approximately 35 parking spaces, which could be located in the cellar of the building.

No-Action Scenario on Lots 30, 31, 32, and 33

Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed in the No-Action Scenario.

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Additionally, since the zoning lot is less than 10,000 sf, parking is only required for 30 percent of the non-income-restricted units in the building, resulting in a parking requirement of approximately 11 parking spaces. However, per R7A zoning guidelines, required parking is waived is fewer than 15 spaces are required. Therefore, no parking would be required in this scenario.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

No-Action Scenario on Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the No-Action Scenario.

No-Action Scenario on Block 2003, Lot 34

Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped or changes in the No-Action Scenario. Furthermore, at a built FAR of 6.61, this parcel is currently overdeveloped developed. As this building it built to its maximum allowable FAR under the current zoning, it is likely that the building would remain in its existing conditions in the No-Action Scenario.

Future With-Action Scenario

The Future With-Action condition under a Reasonable Worst Case Development Scenario requires identification of the type, location, and extent of development anticipated as a result of the proposed action along with any potential impacts that may arise from that future development. As directed by CEQR, this analysis requires that the With-Action Condition to be considered a scenario that maximizes the permitted FAR allowed under the proposed rezoning.

To determine those sites that are likely to be induced to develop under the proposed rezoning, the remaining projected development sites within the proposed rezoning area were divided into two categories - projected development sites and potential development sites. Projected development sites are considered more likely to be developed within analysis period (build year 2021) because of their size (they are either large lots or contiguous small lots in common ownership that together comprise a large site). Potential development sites are less likely to be developed within the analysis period because they are not entirely under common ownership, have an irregular shape or have some combination of these features.

Based on these criteria, Block 2003, Lot 37; Lots 30, 31, 32, and 33 have been identified as projected development sites. Block 2003, Lots 19 and 29 have been identified as a potential development site. To present a conservative assessment, the With-Action scenario assumes that these sites would be constructed to the maximum floor area allowed under ZQA/MIH regulations for an R8A zoning district, and assumes that 30 percent of projected dwelling units would be at or below 80 percent AMI percent affordable housing option.

Proposed Development Site

Projected Development Site 1: Block 2003 Lot 37 – Assessment (Applicant's Site)

This EAS memo assumes the proposed action will be pursued in accordance with Zoning for Quality and Affordability (ZQA), which is a component of the *Housing New York* plan. Under ZQA, the zoning rules that shape buildings have been modernized, including modifications to the building envelope to accommodate best practices and affordable construction, and a reduction of parking requirements for new affordable units in rates where car ownership is low. In an R8A district, an FAR of 7.2 is permitted, and with basic ZQA modifications, an overall building height of 145 feet is allowed to accommodate the permitted FAR.

This RWCDS memo also assumes the applicant would also build in conformance with the new Mandatory Inclusionary Housing (MIH) standards that are part of the *Housing New York* plan. The MIH standards would result in more affordable housing that is responsive to the needs of each neighborhood, with a set of income mix options that is achieved through zoning. Under this proposal, the applicant may choose to allocate either 25 percent of the total floor area to residents with incomes averaging 60 percent of the area median income (AMI). In an R8A district, a total FAR of 7.2 is allowed under MIH, with an increase in building height to 145 feet under MIH.

Under the With-Action Scenario, it is assumed that Block 2003, Lot 37 would be developed to the full maximum FAR of 7.2, pursuant to ZQA/MIH. On a 12,000 square-foot lot, it is assumed that the proposed action would result in approximately 86,400 zoning square feet (approx. 95,000 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit due to the rezoning being located in a high density area, it is assumed that 111 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 33 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is between, 10,001 and 15,000 square feet, parking is only required for 20 percent of market rate units, meaning that the applicant would have to supply approximately 14 parking spaces. However, per R8A zoning district required parking rules, parking is waived if 15 or fewer spaces are required. Therefore, in the Future With-Action scenario, the applicant would not be required to provide any parking spaces.

Projected Development Site

Projected Development Site 2: Block 2003 Lots 30, 31, 32, and 33 –Assessment

Under the With-Action Scenario, it is assumed that Block 2003, Lots 30, 31, 32, and 33 would be developed to the maximum FAR of 7.2 in R8A/C2-4 districts pursuant to ZQA/MIH on a combined 7,700 square-foot lot, as all sites are under common ownership. As such, it is assumed that the proposed action would result in approximately 7,700 zsf (8,470 gsf) of commercial space on the ground floor and 47,740 zoning square feet (52,514 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit, it is assumed that 61 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 18 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is under 10,000 square feet, parking requirements are waived per R8A zoning district required parking rules.

Sites Where Development Would Not Be Induced or Precluded by the Proposed Action

Block 2003, Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Lot 29 provides parking for the Salvation Army Site on Lot 19. Given its importance to the site, and the operational efficiency of the Salvation Army building, and given the Salvation Army has ownership of this 1,800 sf Lot, it is unlikely that this Lot would be developed in the No-Action scenario.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the With-Action Scenario.

Block 2003, Lot 34

Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped as a result of the proposed zoning map amendment. Furthermore, at a built FAR of 6.61, this parcel is currently developed at approximately 91 percent of the allowable FAR of 7.2 under the proposed action. As this building is built to a significant percentage of the maximum allowable FAR under the proposed zoning, there is unlikely to be sufficient incentive to develop in the future, and it is assumed that new development would not occur on this site by the 2021 build year of the proposed action.

1.6 Required Approvals

The applicant requires zoning map and text amendments, as well as public financing approval, to implement the proposed project. The proposed zoning map and text amendments are discretionary public actions that are subject to both the Uniform Land Use Review Procedure (ULURP) and CEQR; the requested public funding is a discretionary public action that is subject to CEQR.

The actions necessary to facilitate the proposal are:

1. a zoning map amendment changing from an R7A to an R8A zoning district property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 235 feet southerly of Hanson Place, a line midway between South Portland Avenue and South Elliott Place, a line 275 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, Lots 19, 29-34, and 37 (the “Project Area”);

2. a zoning map amendment establishing a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place

to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34;

3. a zoning map amendment to extend the Special Downtown Brooklyn District ("SDBD") coterminous with the Project Area;

4. a text amendment to Zoning Resolution ("ZR") Article X to show the boundaries of the extended SDBD on the maps and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22); and

5. a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area.

Proposed R8A and R8A/C2-4

The proposed R8A zoning district would permit new residential development at a greater density than the existing R7A district. The maximum FAR is 7.2 in the proposed R8A zoning district for developments that provide affordable housing pursuant to the MIH program requirements. The maximum building height for eligible MIH program buildings with qualifying ground floors is 145 feet or 14 stories after a setback from the base height of up to 105 feet. In the proposed SDBD extension, the maximum building height would be 95 ft. for buildings fronting on South Portland Avenue beyond 205 feet south from Hanson Place. The building must set back above the maximum base height to a depth of 10 feet on a wide street and 15 feet on a narrow street before rising to a maximum of 14 floors. Off-street parking is required for 40 percent of the residential dwelling units, but is not required for affordable housing units within the Transit Zone. Mapping an R8A in this area provides opportunities for medium-density housing development under the MIH program. The proposed C2-4 overlay would permit commercial development along Hanson Place, which would be appropriate due to the commercial character of Hanson Place to the west of South Elliot Place and the proximity to the Fulton Street corridor one block to the east. The C2-4 overlay would create a linkage between existing commercial development surrounding the Atlantic Center and along Fulton Street.

The proposed zoning map amendment is consistent with the City's policy goals articulated Housing New York and by the City Planning Commission in the Fort Greene/Clinton Hill Rezoning. It would promote the development of new medium-density residential development, including mandatory affordable housing to address the City's growing need for additional housing. The Development Site is appropriate because of its location adjacent to existing residential use and a wealth of transit options. The rezoning would allow the Church to relocate its music ministry and service programs to a new, dedicated space to serve its congregation and the community. The proposed zoning map amendment would also create new opportunities for appropriate mixed-use development, including affordable housing, of the non-Applicant controlled properties, including long vacant sites along Hanson Place. The proposed development would comply with the bulk regulations of the proposed R8A zoning district and SDBD provisions. Similarly, the proposed residential and community facility uses would conform with the use provisions of the proposed zoning district. There are no additional actions needed pursuant to any other City, State, or Federal agency.

Proposed Expansion of the Special Downtown Brooklyn District

The proposed text amendment to expand the Special Downtown Brooklyn District would recognize that the character of the Project Area is more akin to the character of the Special District to the west. It would nonetheless provide an appropriate transition to the primarily lower scale residential area that is mapped with an R6B to the east. The proposed new section in the SDBD text would impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22). This provision would acknowledge the lower 95 ft. height permitted within the R7A district to the south of the Development Site.

Proposed Mandatory Inclusionary Housing Area Text Amendment

The proposed text amendment to ZR Appendix F would require development in accordance with the MIH program. Pursuant to the MIH program, a percentage of the new dwelling units in the Proposed Development would be required to be permanently affordable units. The Applicant selects Option 2 for the Development Site, which results in an affordable housing set aside for 25 percent of the residential floor area at an average of 80 percent of AMI with. The Applicant proposes mapping both MIH Option 1 and Option 2 within the Project Area to provide maximum flexibility for non-Applicant controlled properties. MIH Option 2 requires a set aside of 30 percent of the residential floor are at an average of 80 percent AMI.

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 New York City Planning Commission (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 the Department of City Planning (DCP) that the ULURP application is complete. The application is then referred to the relevant Community Board (in this case Queens Community Board 2). 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. CPC then has up to 60 days, during which time a public hearing is help on the ULURP application. If CPC approved, the application is then forwarded to the City Council, which has 50 days to review the ULURP application.

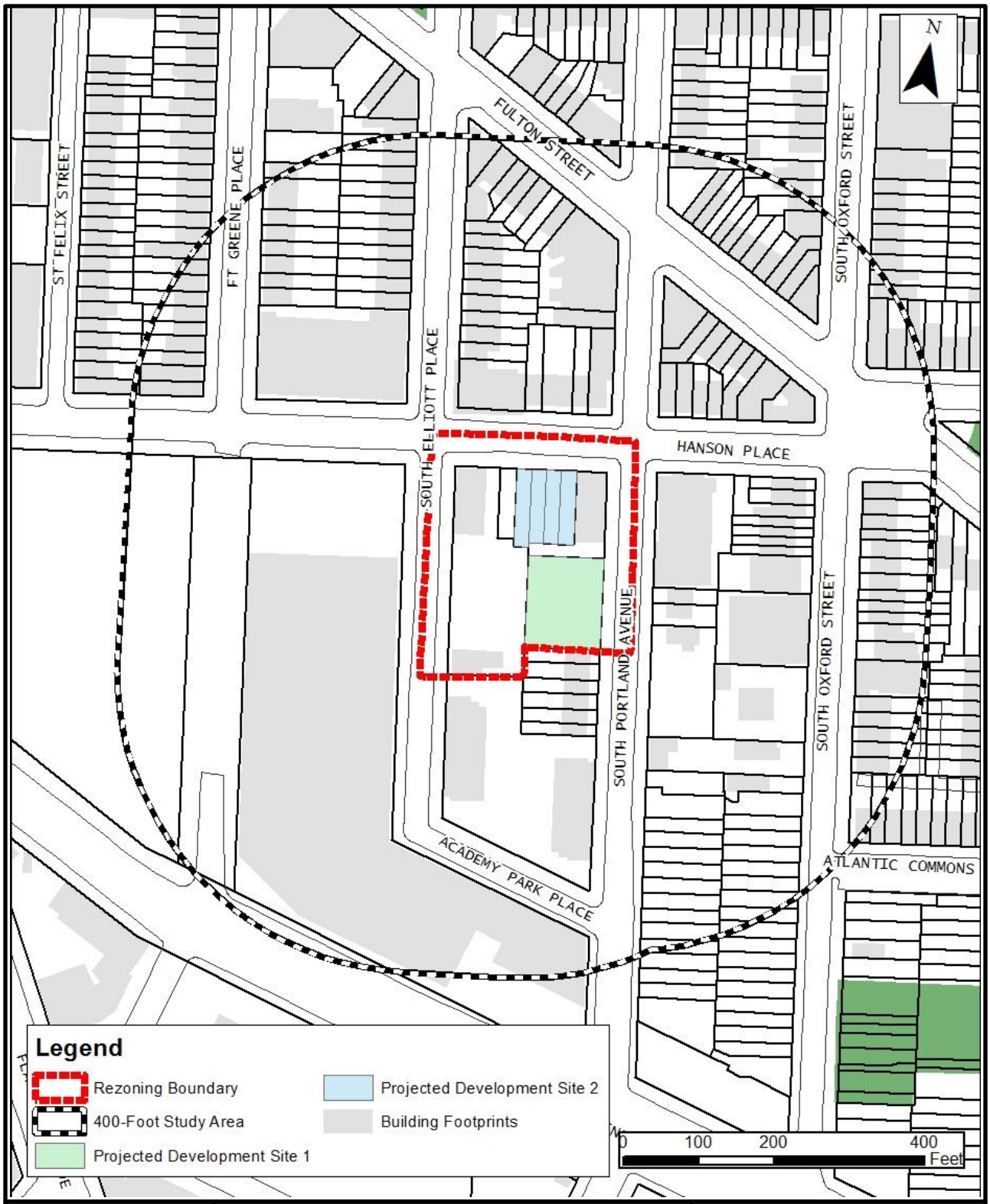
CEQR is a process by which agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The City of New York established CEQR regulations in accordance with the New York State Environmental Quality Review Act (SEQRA). In addition, the City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

- *Establish a Lead Agency*. Under CEQR, the "lead agency" the public entity conducting environmental review. The environmental review for the proposed action is a coordinated review, with DCP serving as the lead agency for this project, and HPD as an involved agency under CEQR.
- *Environmental Review and Determination of Significance*. The lead agency will determine whether the proposed actions may have a significant impact on the environmental. To do so, an EAS must be prepared. This EAS will be reviewed by the lead agency, which will determine if the proposed actions and development would result in any significant adverse impacts on the environment.



Figure A

Applicant Plan- For Illustrative Purposes Only

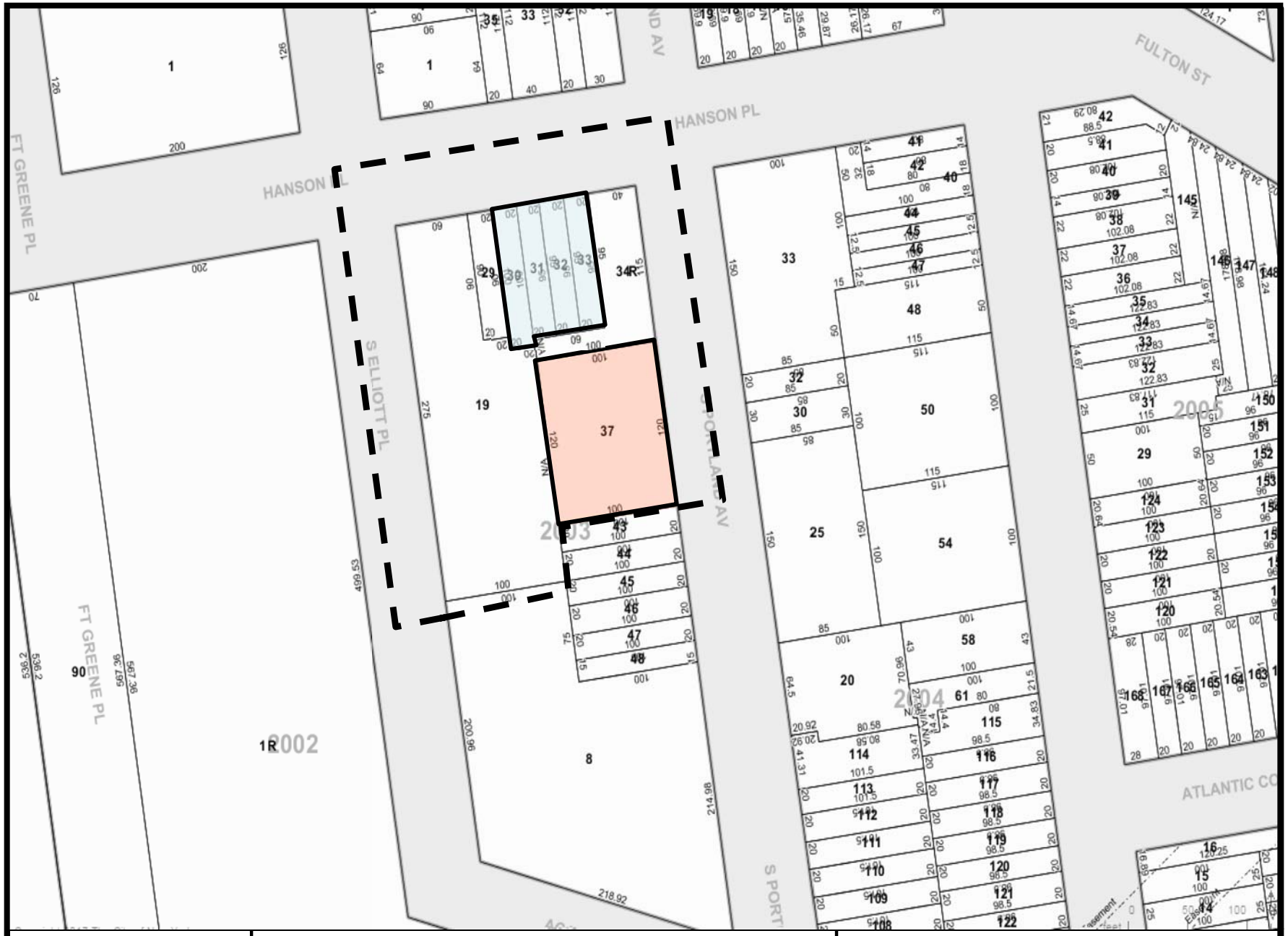


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Project Site Location

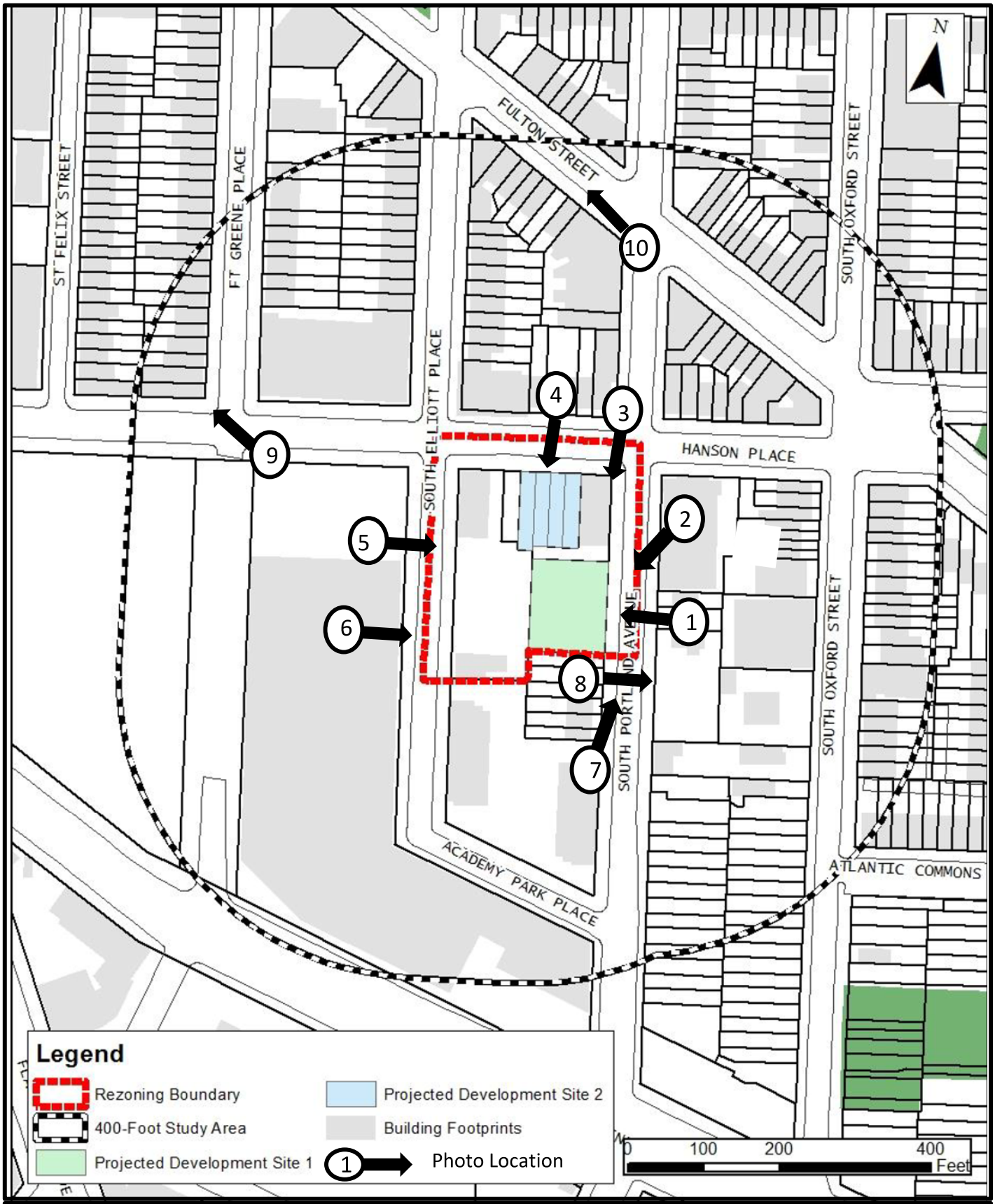
Figure 1-1



Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Tax Map

Figure 1-2



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Photo Location Map

Figure 1-3

Figure 1-4 Photographs of the Site and Surrounding Area (Photos Taken August 16th, 2017)



Photo 1: View of Projected Development Site 1 at 142-150 South Portland Avenue, looking west from midblock on South Portland Avenue.



Photo 2: View of Projected Development Site 1, looking southwest on South Portland Avenue.



Photo 3: View of Projected Development Site 1, looking southwest from the northeast corner of Hanson Place and South Portland Avenue. The MoCADA building dominates the foreground



Photo 4: View of vacant Projected Development Site 2, looking south from midblock on Hanson Place.



Photo 5: View of vacant Projected Development Site 2, looking southeast from midblock on Hanson Place.



Photo 6: View of Salvation Army building looking southeast from the northwest corner of South Elliot Place and Hanson Place.



Photo 7: View of Salvation Army building, looking northeast from midblock on South Elliott Place.



Photo 8: View of Lot 29 which provides parking for Salvation Army building, looking east from midblock on South Elliott Place.



Photo 9: View of residential row houses adjacent to Projected Development Site 1, looking northwest from midblock on South Portland Avenue



Photo 10: View of new development on South Portland Avenue, looking facing East on South Portland Avenue



Photo 11: View of commercial and residential uses from the corner of Fort Greene and Hanson Place



Photo 12: View of commercial uses and subway access, looking northwest from the southwest corner of South Portland Street and Fulton Street.



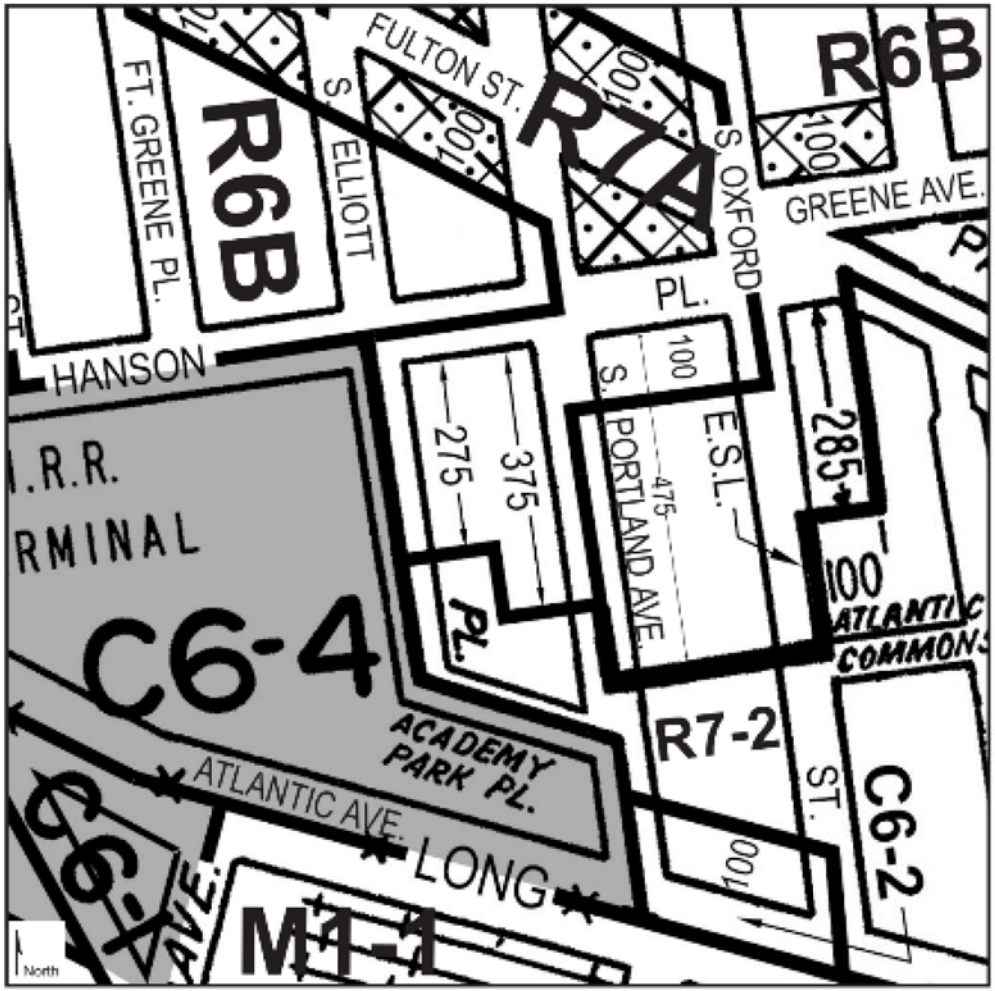
Photo 13: View of the Seventh Day Adventist Church, looking southeast from the northwest corner of Hanson Place and South Portland Avenue.



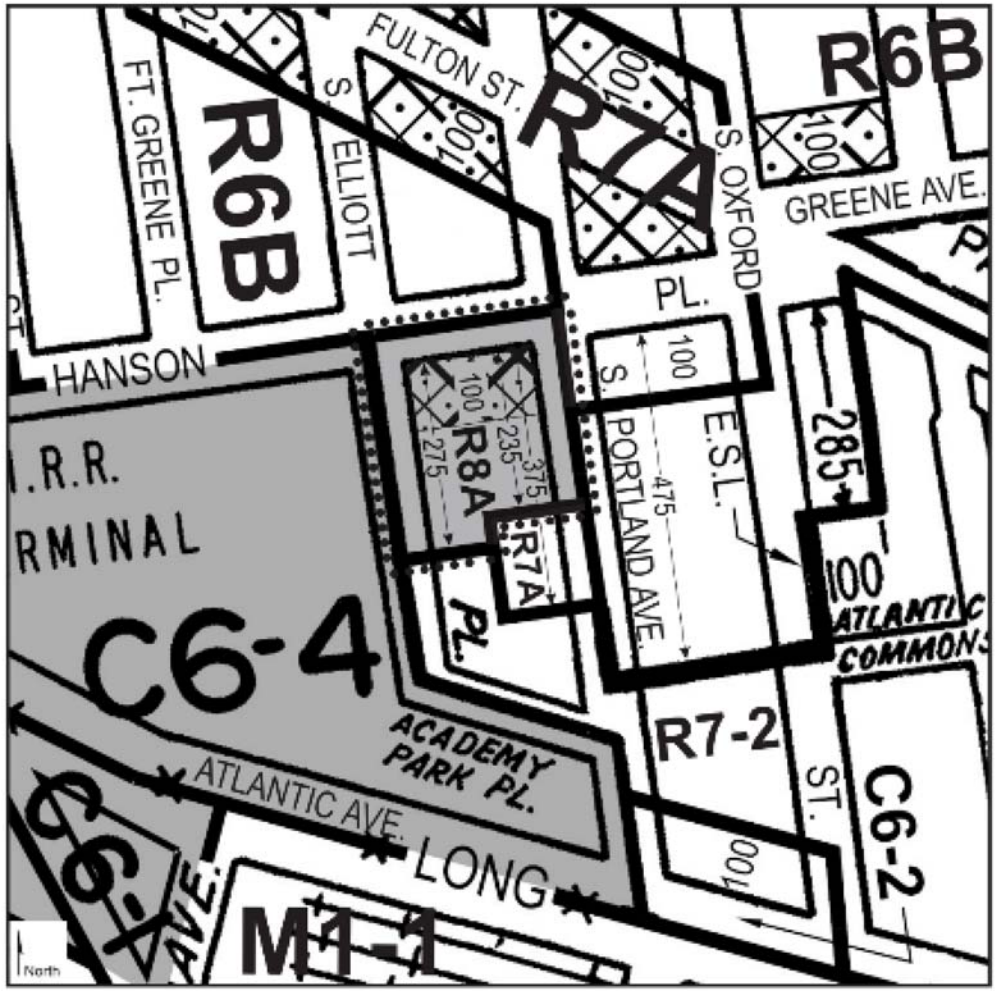
Photo 14: View of residential brownstones on South Elliot Place, looking southwest from midblock on South Elliot Place.

Table 1 Projected Development Under the Proposed Rezoning

Block	Lot	Lot Area	Existing Zoning	Existing FAR	Prop Zoning	Proj Res. zsf	Proj Res. gsf	Proj Com Fac. zsf	Proj Com Fac. gsf	Proj Comn zsf	Proj Comm. gsf	Projected FAR	DUs
2003	37	12,000	R7A	0.78	R8A	86,400	95,000	0	0			7.2	111
2003	30 31 32 33	7,700	R7A R7A R7A R7A	0	R8A/C2-4	47,740	52,514	0	0	7,700	8,470	7.2	61
Total						134,140				7700	8470		***172***



Current Zoning Map (16c)



Proposed Zoning Map (16c) - Project Area is outlined with dotted lines

Rezoning from R7A to R8A/DB
Rezoning from R7A to R8A/C2-4/DB

C1-1 C1-2 C1-3 C1-4 C1-5 C2-1 C2-2 C2-3 C2-4 C2-5

AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Zoning Change Map

Figure 1-5

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the proposed project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the proposed project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning, and Public Policy
- Shadows
- Historic and Cultural Resources
- Urban Design and Visual Resources
- Hazardous Materials
- Transportation
- Air Quality
- Noise
- Neighborhood Character
- Construction

In addition, while a "YES" answer was not provided for the following technical analyses, a brief write up was included in the EAS:

- Community Facilities and Services
- Open Space

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

2.1 LAND USE, ZONING AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The 2014 *CEQR Technical Manual* recommends that a proposed action be assessed in relation to land use, zoning, and public policy. For each of these areas, a determination is made of the potential for significant impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

Existing Conditions

The *CEQR Technical Manual* recommends a land use; zoning and public policy study area extending 400 feet from the site of a proposed action. This study area is generally bound by Fulton Street to the north, the midblock point between South Oxford and Cumberland Streets to the east, approximately 100 feet west of Fort Greene Place to the west, and Atlantic Avenue to the south (**Figure 2.1-1**).

A field survey was conducted to determine the existing land use patterns and neighborhood characteristics of the study area. Existing land use immediately surrounding the project area is a mix of single- and multi-family residential buildings, mixed residential and commercial buildings, commercial uses, and public facilities and institutions. The commercial uses are comprised of retail uses including department stores, beauty salons and several restaurants. The prevailing built form of the area is a mix of mid to high-rise non-residential buildings and single- to multi-family elevator residential buildings.

The proposed rezoning area consists of Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 (see Figure 1). The properties within the proposed rezoning area are used as follows: Block 2003, Lot 19 is improved with a 12-story public facility occupied by the Salvation Army. Block 2003, Lot 29 contains a surface parking lot, which is controlled by the aforementioned Salvation Army. Block 2003, Lots 30 is presently vacant land. Block 2003, Lots 31-33 are all 1900 sf lots and all of which are currently vacant. Block 2003, Lot 34 is improved with an eight-story commercial and office building, which contains the Museum of Contemporary African Diaspora Arts (MOCADA). Block 2003, Lot 37 is improved with a three-story Use Group 4 community facility, which is controlled by the applicant.

The surrounding study area predominantly consists of Use group 2 one-and-two family residential buildings with a few multifamily elevator residential buildings, including two large ones on the southern portion of the subject block. Along the south side of Fulton Street, to the north of the proposed rezoning area, are mixed-use residential and commercial buildings. These buildings contain local retail uses including delis, beauty salons, and several restaurants. Several large-scale retail uses are located on the southern and western boundaries of the study area and its immediate vicinity which include department stores in the southern portion of the Department of Motor Vehicles building and the Atlantic Terminal Mall.

In addition to the proposed development site, several public facilities and institutions are located in the vicinity of the study area. The Hanson Place Seventh Day Adventist Church is located at 127 South Portland Avenue (Block 2004, Lot 33) and is designated as a landmark by the Landmarks Perseveration Commission- **LP Number:** LP-00664). The small three-story building and large surface parking lot located at 161 South Portland Avenue (Block 2004, Lot 25) is owned by the Northeast Conference of Seventh-Day Adventists. The Oxford Nursing Home is located at 144 South Oxford Street (Block 2004, Lot 50). South Oxford Park represents the only open space in the 400-foot study area and is located on the southeastern boundary at 181 South Oxford Street (Block 2005, Lot 14).

The general mix of land use observed in the study area generally reflects the distribution of land use observed throughout Brooklyn CD 2, which is summarized in **Table 2.** The most prominent land use within Brooklyn CD 2 is multi-family residences, followed by transportation/utility use and public facilities/institutions.



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Land Use Map

Figure 2.1-1

Table 2 2014 Land Use Distribution - Brooklyn Community District 2

LAND USES	PERCENT OF TOTAL
Residential Uses	
1-2 Family	8.2
Multi-Family	23.3
Mixed Residential/Commercial	8.9
Subtotal of Residential Uses	*40.4*
Non-Residential Uses	
Commercial/Office	8.0
Industrial	4.1
Transportation/Utility	18.0
Institutions	14.7
Open Space/Recreation	8.7
Parking Facilities	2.7
Vacant Land	3.1
Miscellaneous	0.4
Subtotal of Non-Residential Uses	*59.7*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Future No-Action Scenario

The proposed development site is located in the Fort Greene neighborhood of Brooklyn, which is densely developed and is located in a very desirable housing market. Given the available residential FAR of 4.6 available within the R7A zoning, it is reasonable to assume that the No-Action Scenario would be different from the Existing Conditions as the detailed below.

<u>No-Action Scenario on Lot 37 (Applicant Site)</u>

The proposed project site is currently occupied by a three-story, approximately 9,400 gross square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved. The current built FAR of the Lot is 0.78, far below the maximum allowed under the existing zoning guidelines of 4.6 (lot is in an Inclusionary Housing Designated Area). Because of this available 3.82 FAR, it is reasonable to assume that the owner of Lot 37 would demolish the existing community facility building and construct an apartment building built out to an FAR of 4.6.

On a 12,000 sf lot, it is assumed that, in the No-Action Scenario, a 60,720 gsf (55,200 zsf) UG 2 residential building would be constructed on Lot 37. Estimating approximately 850 sf per dwelling unit, it is assumed that approximately 71 dwelling units would be included in the building. With 20 percent of the total floor area set aside for affordable housing, approximately 14 of the 71 dwelling units would be affordable. The building would be built to its maximum height of 80 feet per R7A guidelines.

Additionally, since the zoning lot is greater than 10,000 square feet, parking is required for 50 percent of market rate units, meaning that the applicant would have to supply approximately 35 parking spaces, which could be located in the cellar of the building.

No-Action Scenario on Lots 30, 31, 32, and 33

Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed in the No-Action Scenario.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Additionally, since the zoning lot is less than 10,000 sf, parking is only required for 30 percent of the non-income-restricted units in the building, resulting in a parking requirement of approximately 11 parking spaces. However, per R7A zoning guidelines, required parking is waived is fewer than 15 spaces are required. Therefore, no parking would be required in this scenario.

No-Action Scenario on Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the No-Action Scenario.

No-Action Scenario on Block 2003, Lot 34

Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped or changes in the No-Action Scenario. Furthermore, at a built FAR of 6.61, this parcel is currently overdeveloped developed. As this building it built to its maximum allowable FAR under the current zoning, it is likely that the building would remain in its existing conditions in the No-Action Scenario.

Future With-Action Scenario

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R7A district to an R8A district, and would also establish a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34, which would facilitate the applicant's proposed development of a new 13-story, 86,088 gsf (76,283 zsf) mixed-use building with 100 dwelling units (Use Group 2) with 25 percent of the residential floor area available at an average of 60 percent of AMI and 10 percent available at 40 percent AMI and 9,700 square-feet zoning square feet (18,307 gsf) of community facility space (Use Group 4) on the ground floor and cellar at 142-150 South Portland Avenue. (Block 2003, Lot 37).

However, in the interest of a conservative analysis under the With-Action Scenario, it is assumed that Block 2003, Lot 37 would be developed to the full maximum FAR of 7.2, pursuant to ZQA/MIH. On a 12,000 square-foot lot, it is assumed that the proposed action would result in approximately 86,400 zoning square feet (95,000 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit due to the rezoning being located in a high density area, it is assumed that 111 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 33 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is between, 10,001 and 15,000 square feet, parking is only required for 20 percent of market rate units, meaning that the applicant would have to supply approximately 14 parking spaces. However, per R8A zoning district required parking rules, parking is waived if 15 or fewer spaces are required. Therefore, in the Future- With Action scenario, the applicant would not be required to provide any parking spaces.

Furthermore, in the interest of a conservative analysis, it is assumed that the remaining parcels of land (Block 2003, Lots 30, 31, 32, and 33) in the rezoning area that have been identified as projected development sites would be merged as one as a projected development site. On a combined 7,760 square foot lotit is assumed that the proposed action would result in approximately 7,700 zsf (8,470 gsf) of commercial space on the ground floor and 47,740 zoning square feet (52,514 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit, it is assumed that 61 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 18 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is under 10,000 square feet, parking requirements are waived per R8A zoning district required parking rules.

As the proposed action would create additional residential and commercial uses that already exist in the area with a similar built form and bulk as that in the surrounding area, significant adverse impacts related to land use are not expected and no further analysis is required.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in **Figure 2.1-2**, while **Table 3** summarizes use, floor area and parking requirements for the zoning districts in the study area.

The proposed rezoning area is located in the Fort Greene neighborhood in Brooklyn's Community District 2. Approximately two blocks south of the proposed rezoning area are the northern boundaries of Community Districts 6 and 8.

The proposed development site is located in an R7A zoning district that is mapped generally along Fulton Street to the north, and extends to include the rezoning area and the northern portion of the block to the east. Residential uses (UGs 1 and 2) as well as community facility uses (UGs 3 and 4) are allowed as-of-right in R7A zoning districts. The maximum built floor area ratio (FAR) for R7A districts is 4.0 with mandatory Quality Housing Regulations (QHR) and can reach a maximum of 4.6 with the Inclusionary Housing designated area bonus. Building heights within R7A districts have a maximum of 80 feet. Parking is required for 50 percent of all dwelling units.

The blocks to the east and northwest of the proposed rezoning area are located in an R6B zoning district that is generally mapped north of Hanson Place, between St. Felix and Fulton Streets, and east of South Portland Avenue, extending to north of Fulton Street. Residential uses (UGs 1 and 2) as well as community facility uses (UGs 3 and 4) are allowed as-of-right in R6B zoning districts. The maximum built floor area ratio (FAR) for R6B districts is 2.0 and can reach a maximum of 2.2 with the Inclusionary Housing designated area bonus. Building heights within R6B districts can reach a maximum of 50 feet. Parking is required for 50 percent of all dwelling units.

The blocks to the south of the proposed rezoning area are located in an R7-2 zoning district that is generally mapped along the southern portions of the subject block the east adjacent block, and as well as most of the blocks east of South Oxford Street. Residential uses (UGs 1 and 2) as well as community facility uses (UGs 3 and 4) are allowed as-of-right in R7-2 zoning districts. The maximum built floor area ratio (FAR) for R7-2 districts is 3.44 for narrow streets and 4.0 for wide streets, and can reach a maximum of 3.6 and 4.6, respectively, with the Inclusionary Housing designated area bonus. Building heights within R7-2 districts can reach a maximum of 75 or 80 feet, depending on street width. Parking is required for 50 percent of all dwelling units.

The western and southernmost portions of the study area are located in a C6-4 zoning district that is generally mapped along the west of South Elliott Place. The maximum built floor area ratio (FAR) for C6-4 districts is 10.0 with a 20 percent bonus for a public plaza. Building heights within C6-4 districts can penetrate a sky exposure plane and do not require a contextual base. Parking is generally not required. A small portion of the block adjacent to the east of the subject block is located in a C6-2 zoning district that includes only one commercial use building. The maximum built floor area ratio (FAR) for C6-4 districts is 6.0 with a 20 percent bonus for a public plaza. Building heights within C6-2 districts can penetrate a sky exposure plane and do not require a contextual base. Parking is generally not required.

The northern portions of the study area and the lots to the north contain C2-4 overlays on both sides of Fulton Street. In R7A districts, C2-4 commercial overlays allow a maximum FAR of 2.0 and an overlay depth of 150 feet. Typical retail uses in such overlays include those seen in the study area, such as neighborhood grocery stores, restaurants and beauty parlors. These commercial uses are limited to the ground floors.

There are several manufacturing zoning districts in the vicinity of the project area including an M1-1 zoning district to the south and an M1-2 zoning district to the east. However, these districts are not located within 400 feet of the proposed rezoning area. The study area is also within an area designated for the FRESH Program (zoning discretionary tax incentives area).

Table 3 Summary of Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R6B	Residential UGs 1-4	2.0 FAR for Residential 2.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
R7A	Residential UGs 1-4	4.0 FAR for Residential 2.0 FAR for Community Facility	50 percent of dwelling units (waived if 15 or fewer spaces required)
R7-2	Residential UGs 1-4	3.44-4.0 FAR for Residential 2.0 FAR for Community Facility	50 percent of dwelling units (waived if 5 or fewer spaces required)
C2-4	Commercial Overlay UGs 1-9 & 14	2.0 FAR – Commercial in R7A	Generally Not Required
C6-2	Commercial UGs 1-9 & 14	6.0 FAR – Commercial	Generally Not Required
C6-4	Commercial UGs 1-9 & 14	10.0 FAR – Commercial	Generally Not Required

Source: Zoning Handbook, New York City Department of City Planning, January 2006.

Future No-Action Scenario

The proposed development site is located in the Fort Greene neighborhood of Brooklyn, which is densely developed and is located in a very "hot" housing market. Given the available residential FAR of 4.6 available within the R7A zoning, it is reasonable to assume that the No-Action Scenario would be different from the Existing Conditions, even given the existing zoning.

No-Action Scenario on Lot 37 (Applicant Site)

The proposed project site is currently occupied by a three-story, approximately 9,400 gross square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved. The current built FAR of the Lot is 0.78, far below the maximum allowed under the existing zoning guidelines of 4.6 (lot is in an Inclusionary Housing Designated Area). Because of this available 3.82 FAR, it is reasonable to assume that the owner of Lot 37 would demolish the existing community facility building and construct an apartment building built out to an FAR of 4.6.

On a 12,000 sf lot, it is assumed that, in the No-Action Scenario, a 60,720 gsf (55,200 zsf) UG 2 residential building would be constructed on Lot 37. Estimating approximately 850 sf per dwelling unit, it is assumed that approximately 71 dwelling units would be included in the building. With 20 percent of the total floor area set aside for affordable housing, approximately 14 of the 71 dwelling units would be affordable. The building would be built to its maximum height of 80 feet per R7A guidelines.

Additionally, since the zoning lot is greater than 10,000 square feet, parking is required for 50 percent of market rate units, meaning that the applicant would have to supply approximately 35 parking spaces, which could be located in the cellar of the building.

No-Action Scenario on Lots 30, 31, 32, and 33

Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed in the No-Action Scenario.

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

Additionally, since the zoning lot is less than 10,000 sf, parking is only required for 30 percent of the non-income-restricted units in the building, resulting in a parking requirement of approximately 11 parking spaces. However, per R7A zoning guidelines, required parking is waived is fewer than 15 spaces are required. Therefore, no parking would be required in this scenario.

No-Action Scenario on Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Lot 29 provides parking for the Salvation Army Site on Lot 19. Given its importance to the site, and the operational efficiency of the Salvation Army building, and given the Salvation Army has ownership of this 1,800 sf Lot, it is unlikely that this Lot would be developed in the With-Action scenario.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the No-Action Scenario.

No-Action Scenario on Block 2003, Lot 34

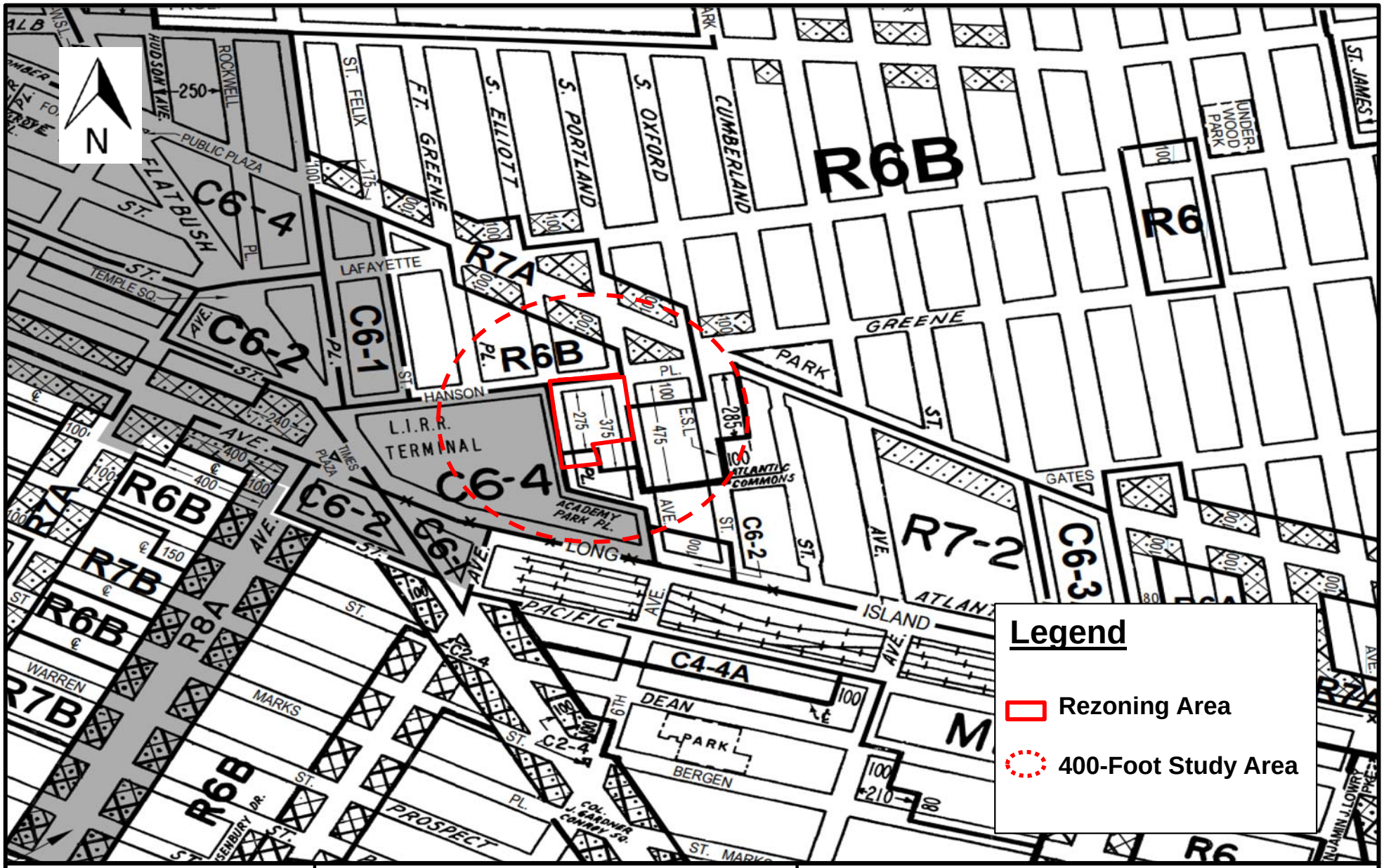
Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped or changes in the No-Action Scenario. Furthermore, at a built FAR of 6.61, this parcel is currently overdeveloped developed. As this building it built to its maximum allowable FAR under the current zoning, it is likely that the building would remain in its existing conditions in the No-Action Scenario.

Future With-Action Scenario

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R7A district to an R8A district, and would also establish a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34, which would facilitate the co-applicants' proposed development of a 13-story mixed building with approximately 86,088 gsf (76,283 zsf) of mixed community facility and residential space 124-150 South Portland Avenue (Block 2003, Lot 37). In order to present a conservative assessment, the With-Action scenario assumes that the proposed development site (Block 2003, Lot 37) in the rezoning area would be constructed to the maximum allowable floor area in an R8A zoning district, which is 7.2 FAR.

Furthermore, in the interest of a conservative analysis, it is assumed that the remaining parcels of land (Block 2003, Lots 30, 31, 32, and 33) in the rezoning area that have been identified as projected development sites would be merged as one as a projected development site. On a combined 7,700 square foot lot it is assumed that the proposed action would result in approximately 7,700 zsf (8,470 gsf) of commercial space on the ground floor and 47,740 zoning square feet (52,514 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit, it is assumed that 61 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 18 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is under 10,000 square feet, parking requirements are waived per R8A zoning district required parking rules.

While the proposed action would create a new zoning district, the FAR permitted and height permitted within the R8A district would be similar to the existing form in the surrounding area, with large office buildings along Hanson Place and Atlantic Avenue. As such, no significant adverse impacts related to zoning are expected and no further analysis is required.

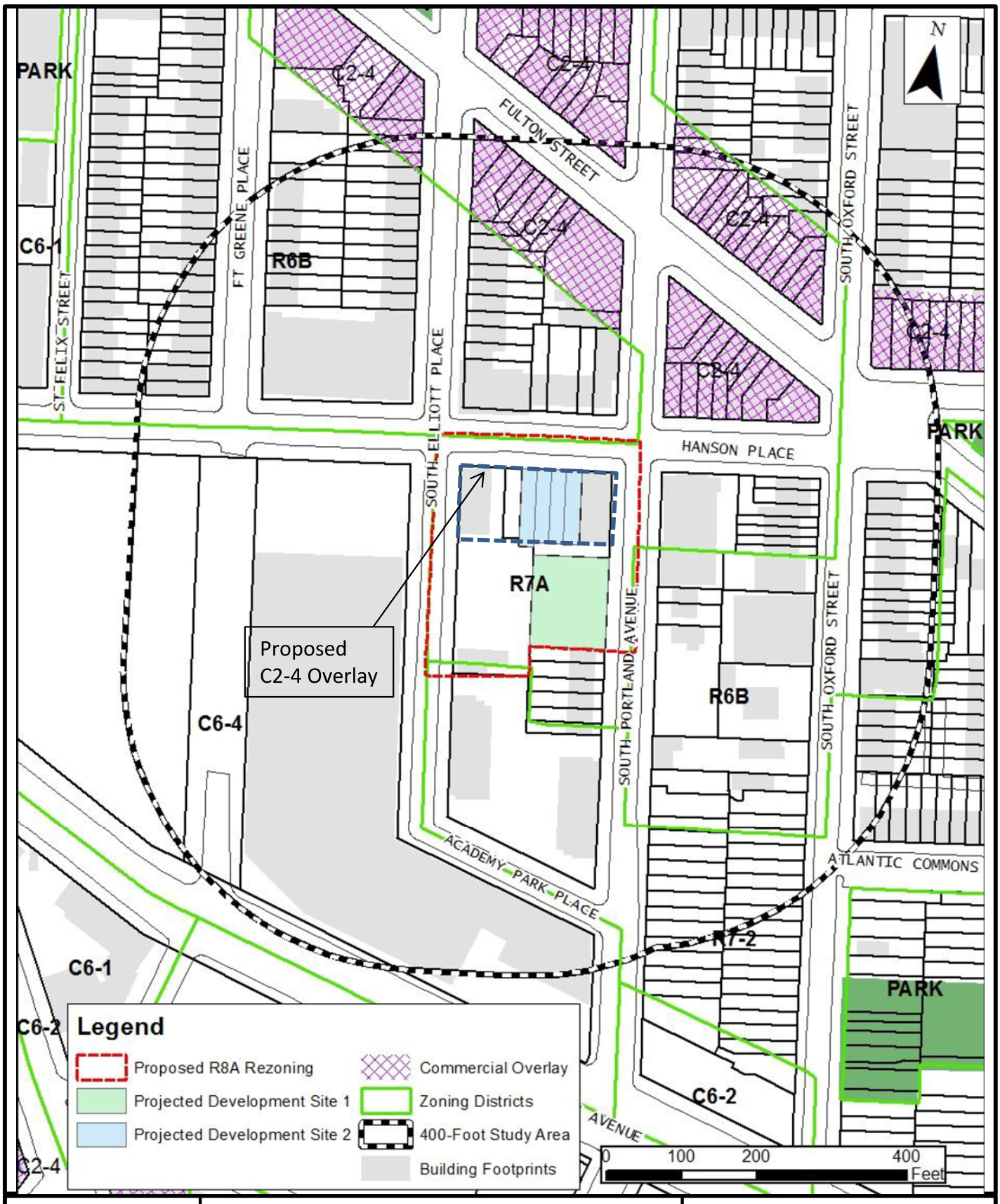


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Zoning Map

Figure 2.1-2



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Existing and Proposed Zoning Districts

Figure 2.2-2

2.1.3 Public Policy

The project site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The proposed action is also not a large publically sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted. In addition, the rezoning area is not located in the Coastal Management Zone, therefore a consistency review is not warranted.

Waterfront Revitalization Program

The rezoning area is not located within New York City's designated coastal zone and, as such, is not subject to review for its consistency with the City's Waterfront Revitalization Program (WRP).

2.2 COMMUNITY FACILITIES AND SERVICES

The *CEQR Technical Manual* defines community facilities and services as public or publicly funded schools, hospitals, libraries, day care centers and police and fire services. A community facilities analysis examines a proposed action's potential effect on the provision of services by those community facilities. Direct effects occur when a particular action physically alters or displaces a community facility; indirect effects result from increases in population, which creates additional demand on service delivery. While the applicant's site is presently occupied by a community center, a community facility use is proposed on the ground floor of this site in the applicant proposal. Therefore, this in-kind replacement assumes a direct community facility displacement would not occur due to the proposed action.

The *CEQR Technical Manual* (Table 6-1) provides thresholds for analyses of indirect effects based on the No-Action Scenario to the With-Action Scenario. Based on these thresholds, the additional increment of 56 dwelling units—and the additional increment of approximately 28 units that would be classified as affordable—does not require detailed analyses of public schools, hospitals, libraries, publicly funded day care centers, or police and fire services.

Additionally, the proposed action, which would generate an increment of 74 dwelling units from the No-Action to the With-Action Scenario, would generate an incremental increase of approximately, 21 elementary school students, 8 middle school students, and 10 high school students. None of these numbers exceed CEQR thresholds for public school students generated by a project and as such, no detailed analyses for public schools are required (Table 6-1a *CEQR Technical Manual*).

Furthermore, the project will not generated an increment of 20 or more eligible children under age 6 which would trigger an analysis for publicly funded child care. Based on the additional increment of 32 affordable units, the With-Action scenario would generate approximately five children under 6 eligible for publicly funded day care, which is below the analysis threshold of 20 or more children.

As such, despite residential increments, no detailed analysis is needed relating to community facilities and services and no significant adverse impacts are to occur.

2.3 OPEN SPACE

Open space is defined as publicly or privately owned land that is publicly accessible and operates, functions, or is available for leisure, play, or sport, or set aside for the protection and/or enhancement of the natural environment. According to the *CEQR Technical Manual*, an analysis of open space is conducted to determine whether or not a proposed project would have a direct impact resulting from the elimination or alteration of open space and/or indirect impacts resulting from overtaxing available open space. An open space analysis focuses on officially designated existing or planned public open space. An open space assessment may be necessary if a project potentially has a direct or indirect effect on open space.

For the majority of new projects in New York City located in areas that are neither "underserved" or "well-served" area for open space, an open space assessment is generally conducted if the proposed project would generate more than 200 residents or 500 employees. The proposed rezoning area is located in an area that is considered neither underserved nor well-served by open space so relevant the CEQR threshold of 200 residents or 500 employees would apply. In the No-Action Scenario, it is assumed that Lot 37 would be improved with a building that contained 71 dwelling units. Assuming 2.09 persons per dwelling unit, it is assumed that the building would house approximately 148 residents.

Additionally, the No-Action Scenario assumes that the existing vacant lots (Lots 30-33) in the rezoning area would be improved with a UG2 residential building containing 27 dwelling units and approximately 56 residents (assuming 2.09 persons per dwelling unit.

Therefore in the No-Action Scenario the proposed rezoning area would include 98 dwelling units and approximately 205 residents.

The proposed With-Action would result in the rezoning area containing approximately 359 residents in 172 units (based on an average of 2.09 persons per unit[1]).

The additional increment between the No-Action Scenario and the With-Action Scenario is 154 residents and 74 dwelling units.

As the number of new residents anticipated as a result of the proposed action is not above the CEQR preliminary screening threshold level of 200 residents, a preliminary analysis of open space impacts due to new residents is not warranted and no further analysis is required as no significant adverse impacts with regards to open space are expected, despite an increase in residents in the With-Action Scenario.

2.4 SHADOWS

The *CEQR Technical Manual* defines a shadow as the condition that results when a building or other built structure blocks the sunlight that would otherwise directly reach a certain area, space or feature. An incremental shadow is 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. The sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or architectural integrity, including public open space, architectural resources and natural resources. Shadows can have impacts on publicly accessible open spaces or natural features by adversely affecting their use and important landscaping and vegetation. In general, increases in shadow coverage make parks feel darker and colder, affecting the experience of park patrons. Shadows can also have impacts on historic resources whose features are sunlight-sensitive, such as stained-glass windows, by obscuring the features or details, which make the resources significant.

Shadows also vary according to time of day and season. Shadows cast during the morning and evening, when the sun is low in the sky, are longer, while midday shadows are shorter in length. Shadows in winter, when the sun arcs low across the southern sky, are also longer throughout the day than at corresponding times in spring and fall seasons. In summer, the high arc of the sun casts shorter shadows than at any other time of year, and early and late shadows during the summer are cast towards the south than shadows cast in early and late winter months.

The *CEQR Technical Manual* states that a shadow assessment considers projects that result in new shadows long enough to reach a sunlight-sensitive resource. Therefore, a shadow assessment is warranted only if the project would either result in: (a) 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. However, a project located adjacent to or across the street from a sunlight-sensitive open space resource (which is not a designated New York City

[1] Based on average household size of Brooklyn Community District 2

Landmark or listed on the State/National Registers of Historic Places, or eligible for these programs) may not require a detailed shadow assessment if the project's height increase is ten feet or less.

As noted above, sunlight-sensitive resources of concern are those resources that depend on sunlight or for which direct sunlight is necessary to maintain the resource's usability or integrity. In general, shadows on city streets and sidewalks or on other buildings are not considered significant. Some open spaces also contain facilities that are not sensitive to sunlight. These are usually paved such as handball or basketball courts, contain no seating areas and no vegetation, no unusual or historic plantings, or contain only unusual or historic plantings that are shade tolerant. These types of facilities do not need to be analyzed for shadow impacts. Additionally, it is generally not necessary to assess resources located to the south of projected development sites, as shadows cast by the action-generated development would not be cast in the direction of these resources. Furthermore, shadows occurring within one and one-half hour of sunrise or sunset generally are not considered significant in accordance with the *CEQR Technical Manual*.

The proposed action would rezone portions of Brooklyn Block 2003, Lots 19, 29, 30, 31, 32, 33, 34, and 37 (Project Area) from an R7A district to an R8A zoning district to facilitate the development of a mixed residential and community facility building at 142-50 South Portland Avenue (Block 2003 Lot 37).

The applicant is also requesting a zoning map amendment establishing a C2-4 commercial overlay on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34 as well as a zoning map amendment to extend the Special Downtown Brooklyn District ("SDBD") coterminous with the Project Area; Additionally, the applicant is requesting a text amendment to Zoning Resolution ("ZR") Article X to show the boundaries of the extended SDBD on the maps (See **Appendix A**) and impose a 95 ft. height limitation on buildings fronting on South Portland Avenue within an R8A district located beyond 205 feet south from Hanson Place (ZR § 101-22).
The applicant is also requesting a text amendment of ZR Appendix F: Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas for Community District 2, Brooklyn to establish the Project Area as a Mandatory Inclusionary Housing ("MIH") Area mapped with MIH Option 1 and Option 2.

2.4.1 Preliminary Shadow Screening Assessment

The shadow assessment begins with a preliminary screening assessment to ascertain whether a project's shadow may reach any sunlight-sensitive resources at any time of the year. If the screening assessment does not eliminate this possibility, a detailed shadow analysis may be warranted in order to determine the extent and duration of the net incremental shadow resulting from the project. The effects of shadows on a sunlight-sensitive resource are site-specific; therefore, as directed in the *CEQR Technical Manual*, the screening assessment was performed for the relevant proposed development site and projected development sites to determine whether they fall within the range of maximum possible shadow cast on potential sunlight sensitive resources as described above. In order to determine this, a map was prepared placing NYC Department of Parks Resources as well as Selected Facilities and Program Sites provided on NYC.gov Department of City Planning GIS portal, as well as a list of park and public spaces provided from NYC.gov DOITT GIS and Mapping Portal, as well as a screen of SHPO and NYC Landmark Listed Properties.

It was determined that five potentially sunlight sensitive resources, Cuyler Gore Park, South Oxford Park, Fowler Square, the Greenstreets at the intersection of Hanson Place and Fulton Street, and The Hanson Place Seventh Day Adventist Church could potentially be impacted by a shadow cast from one of the development sites within the study area. Additionally, the potential shadow from the proposed development could potentially cast shadows on two nearby LPC Historic Districts;

1- The Brooklyn Academy of Music Historic District
2- Fort Greene Historic District

Tier 1 Screening Assessment

The first step in the preliminary shadow screening assessment is a Tier 1 Screening Assessment. A base map is developed that illustrates the projected development sites and proposed development site within

the proposed rezoning area in relationship to any sunlight-sensitive resources. The longest shadow study area is then determined, which encompasses the site of the project development sites and a perimeter around the site's boundary with a radius equal to the longest shadow that could be cast by the proposed structure, which is 4.3 times the height of the structure that occurs on December 21st, the winter solstice. To find the longest shadow length, the maximum height of a potential structure (including any rooftop mechanical equipment) is multiplied by the factor of 4.3.

A shadow buffer of 4.3 times the maximum height allowed in the proposed R8A and R8A/C2-4 District with MIH bulk bonus or 145' was performed, resulting in a shadow radius of 623.5 feet. As shown in **Figure 2.4-1**, the results of the Tier 1 screening assessment five potentially sunlight sensitive resources, Cuyler Gore Park, South Oxford Park, Fowler Square, the Greenstreets at the intersection of Hanson Place and Fulton Street and The Hanson Place Seventh Day Adventist Church could potentially be impacted by a shadow cast from one of the development sites within the study area and are located throughout the study area. Additionally, the potential shadow from the proposed development could potentially cast shadows on two nearby LPC Historic Districts;

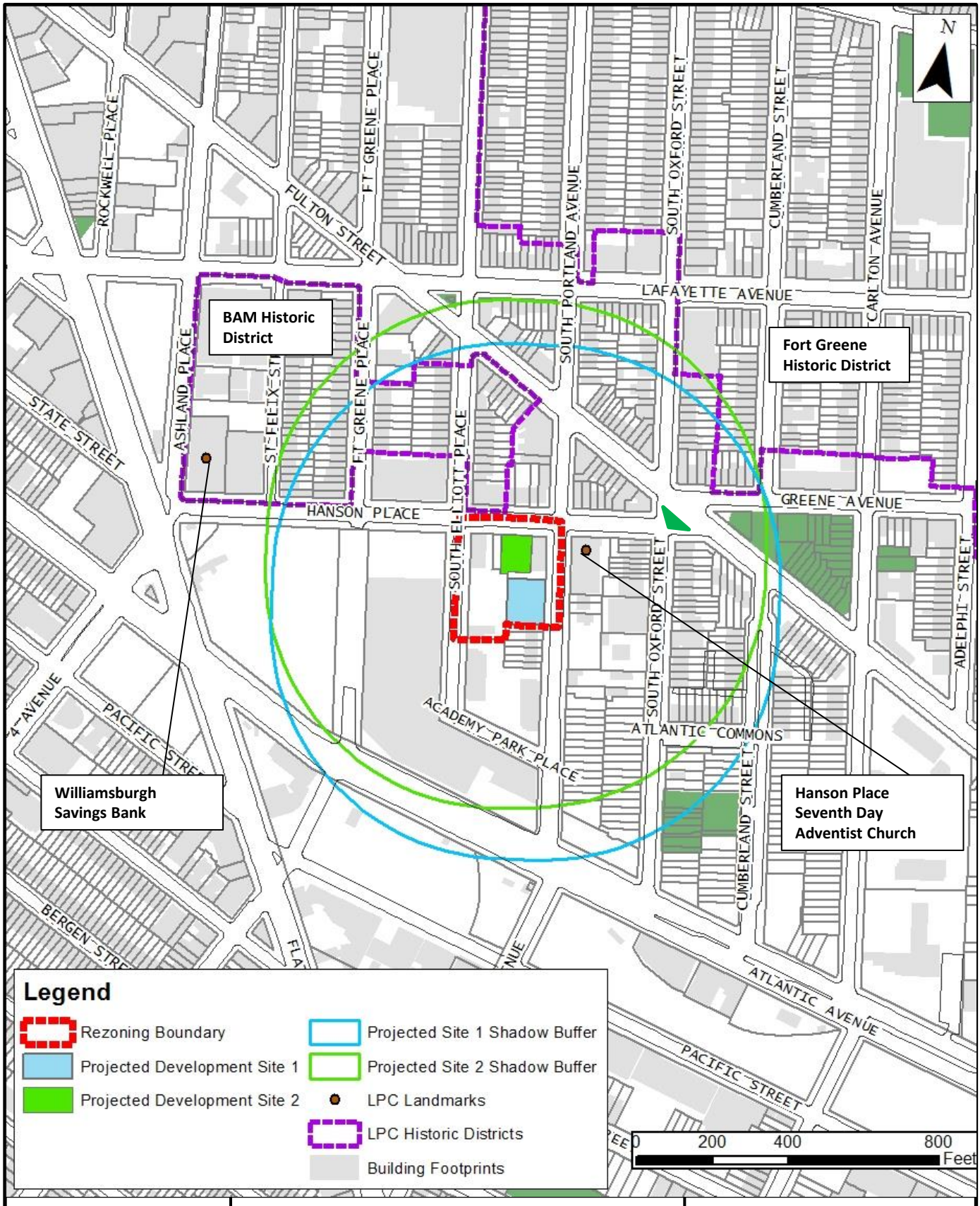
1- The Brooklyn Academy of Music Historic District
2- Fort Greene Historic District

Due to the fact that several potentially sunlight sensitive resources fell within the Tier 1 Shadow Study Area, further analysis was performed to determine whether shadows would potentially adversely impacts these sunlight-sensitive resources.

Tier 2 Screening Assessment

The *CEQR Technical Manual* states that if any portion of a sunlight-sensitive resource lies within the longest shadow study area, a Tier 2 screening assessment should be performed. Because of the path the sun travels across the sky in the northern hemisphere, no shadow can be cast in a triangular area south of any given project site. In New York City, this area lies between -108 and +108 degrees from true north. For a Tier 2 screening assessment, sunlight-sensitive resources within the triangular area cannot be shaded by new development sites, and are screened out. The complementing portion to the north within the longest shadow study area is the area that can be shaded by the proposed project.

As shown in **Figure 2.4-2**, the Tier 2 screening assessment showed that a portion Cuyler Gore Park, a small portion of Fowler Square, the Greenstreets at the intersection of Hanson Place and Fulton Street, and the Seventh Day Adventist Church, and portions of two LPC Landmark Districts (The Brooklyn Academy of Music Historic District, and the Fort Greene Historic District) are open space and sunlight sensitive resources that are located in areas that can have shadows cast on them resulting from potential shadows created by project generated development from the proposed rezoning.
Therefore, further analysis is required for the aforementioned sunlight sensitive resources to access the extent of the impact on shadows on this resource.

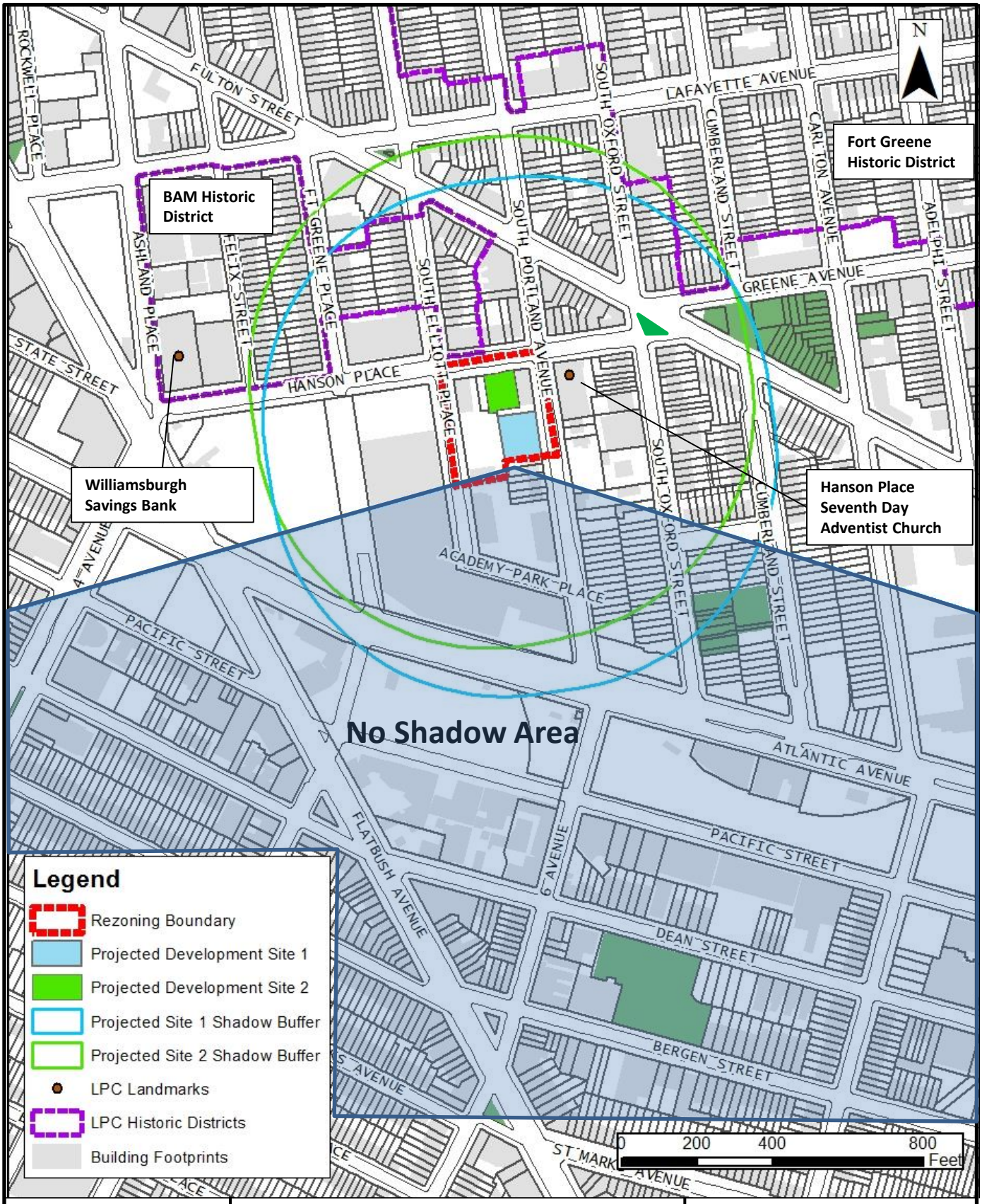


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Shadow Analysis Tier 1 Screening

Figure 2.4-1



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Shadow Analysis Tier 2 Screening

Figure 2.4-2

Tier 3 Screening Assessment

Based on the results of the Tier 2 screening assessment, a Tier 3 screening assessment should be performed if any portion of a sunlight-sensitive resource is within the area that could be shaded by the proposed project. Because the sun rises in the east and travels across the southern part of the sky to set in the west, a project's earliest shadows would be cast almost directly westward. Throughout the day, shadows shift clockwise (moving northwest, then north, then northeast) until sunset, when they would fall east. Therefore, a project's earliest shadow on a sunlight-sensitive resource would occur in a similar pattern, depending on the location of the resource in relation to the project site.

The *CEQR Technical Manual* states that for the New York City area, the months of interest for an open space resource encompass the growing season (March through October) and one month between November and February (usually December) representing a cold-weather month. Assessments of the incremental shadows cast during four representative dates were made in accordance with the *CEQR Technical Manual* to encompass a cold-weather month and months during the growing season. The four representative dates of the Tier 3 screening assessment are:

- December 21st
- March 21st
- May 6th
- June 21st

As shown in **Figure 2.4-3** through **Figure 2.4-6**, the Tier 3 screening assessment showed that project generated shadows have the potential to reach the landmarked Hanson Place Seventh Day Adventist Church and its stained glass windows on South Portland Avenue on all four representative analysis days, and a detailed shadow analysis is warranted for December 21st, March 21st, May 6th and June 21st. Based on the Tier 3 screening, detailed shadow study was performed for this resource for the four representative analysis dates.

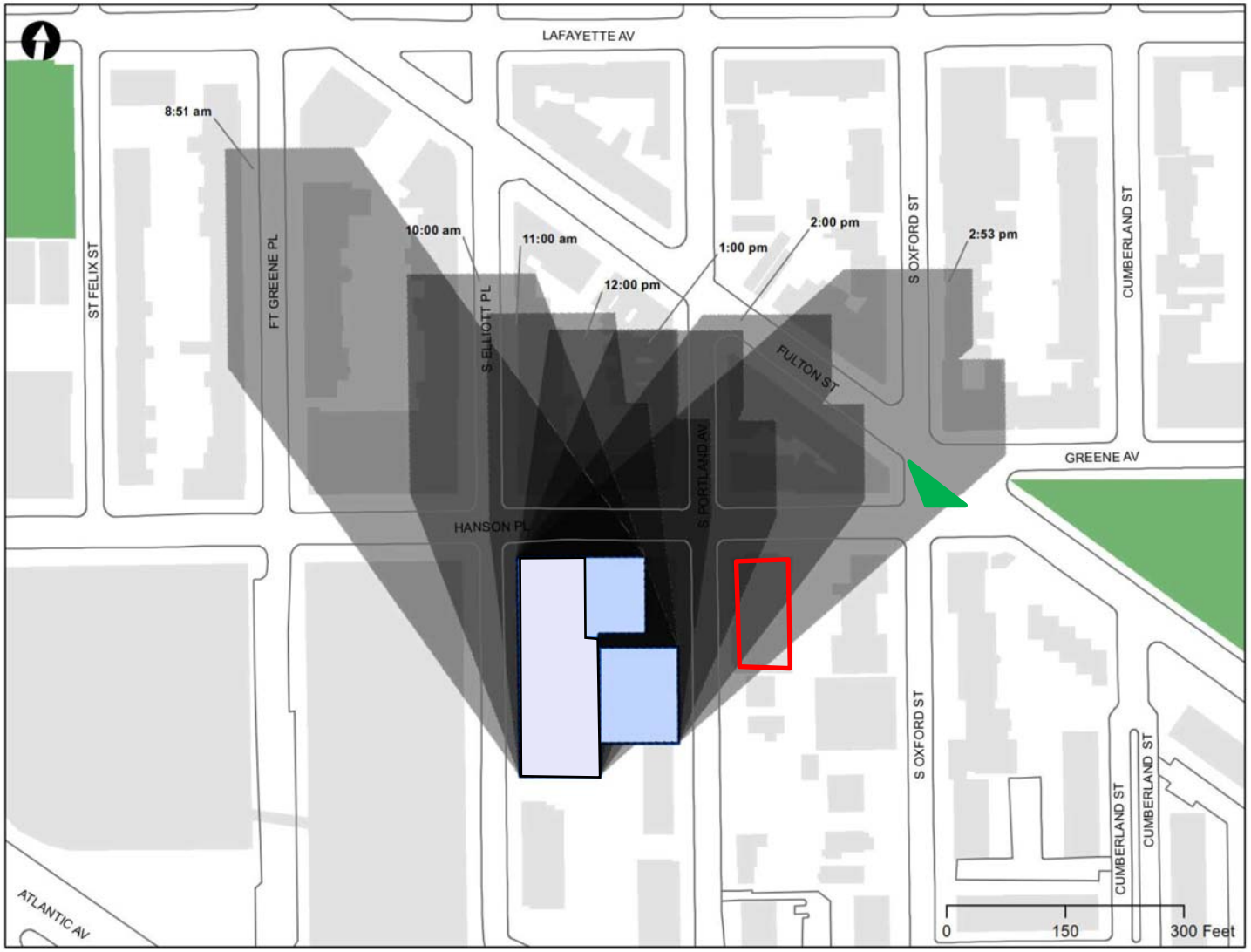
2.4.2 Detailed Shadow Analysis

The *CEQR Technical Manual* states that a detailed shadow analysis is warranted when the screening analyses does not rule out the possibility that project-generated shadows would reach any sunlight sensitive resources. The purpose of the detailed analysis is to determine the extent and duration of new incremental shadows that fall on a sunlight-sensitive resource as a result of the proposed project. As previously discussed, Marcy Playground warrants a detailed shadows assessment based on the tier screening assessment. The results of the detailed shadow analyses on the identified resources of concern are summarized in **Table 2.4-1.**

Table 2.4-1 Detailed Shadow Analysis Summary

Analysis Date	**December 21**	**March 21**	**May 6**	**June 21**
Analysis Period	5:57a.m.-2:53p.m.	7:36a.m.-4:29p.m.	6:27a.m.-5:18p.m.	5:57a.m.-6:01p.m.
Hanson Pl. Seventh Day Adventist Church				
Shadows Enter/Exit Time	12:31pm-2:53pm	1:11pm-4:29pm	1:28pm-5:18pm	1:46pm-4:28pm
Shadow Duration	2 hours & 22 mins	3 hours & 18 mins	3 hours & 50 mins	2 hours & 42 mins

Note: Daylight Saving Time not used/applied (Per CEQR)

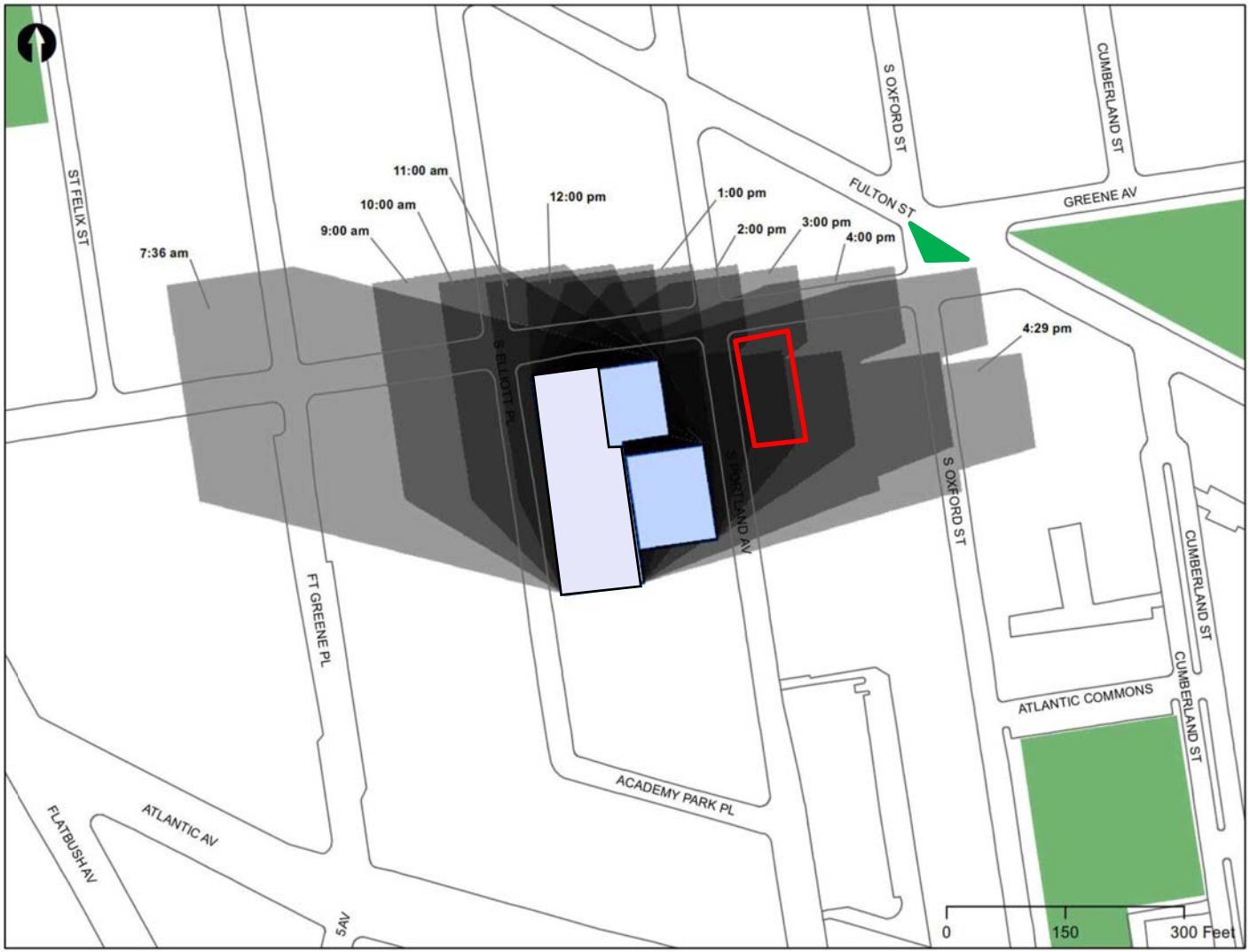


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Tier 3 Shadow Analysis
December 21st

Figure 2.4-3



Seventh Day Adventist Church

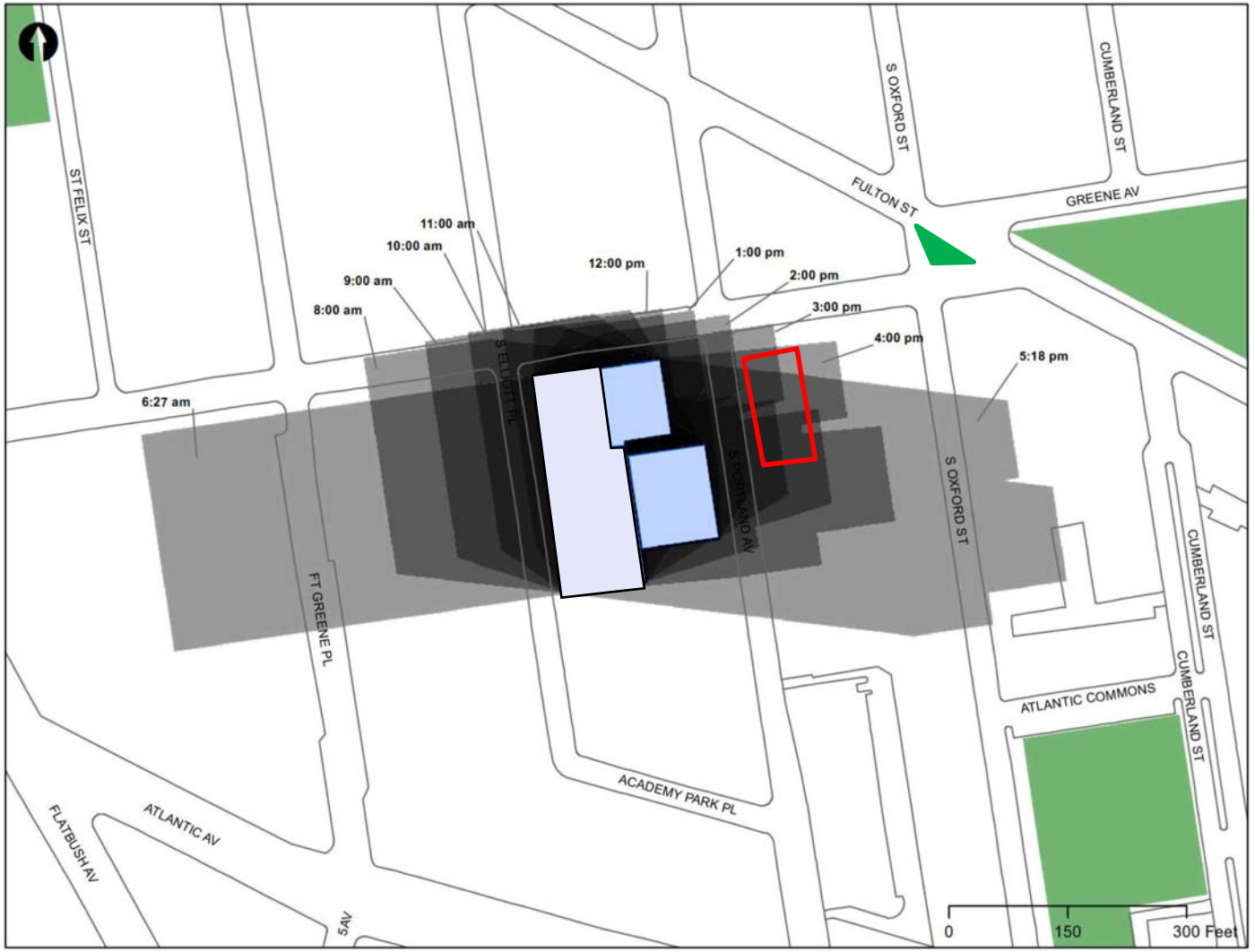
Salvation Army Site

AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Tier 3 Shadow Analysis
March 21st

Figure 2.4-4

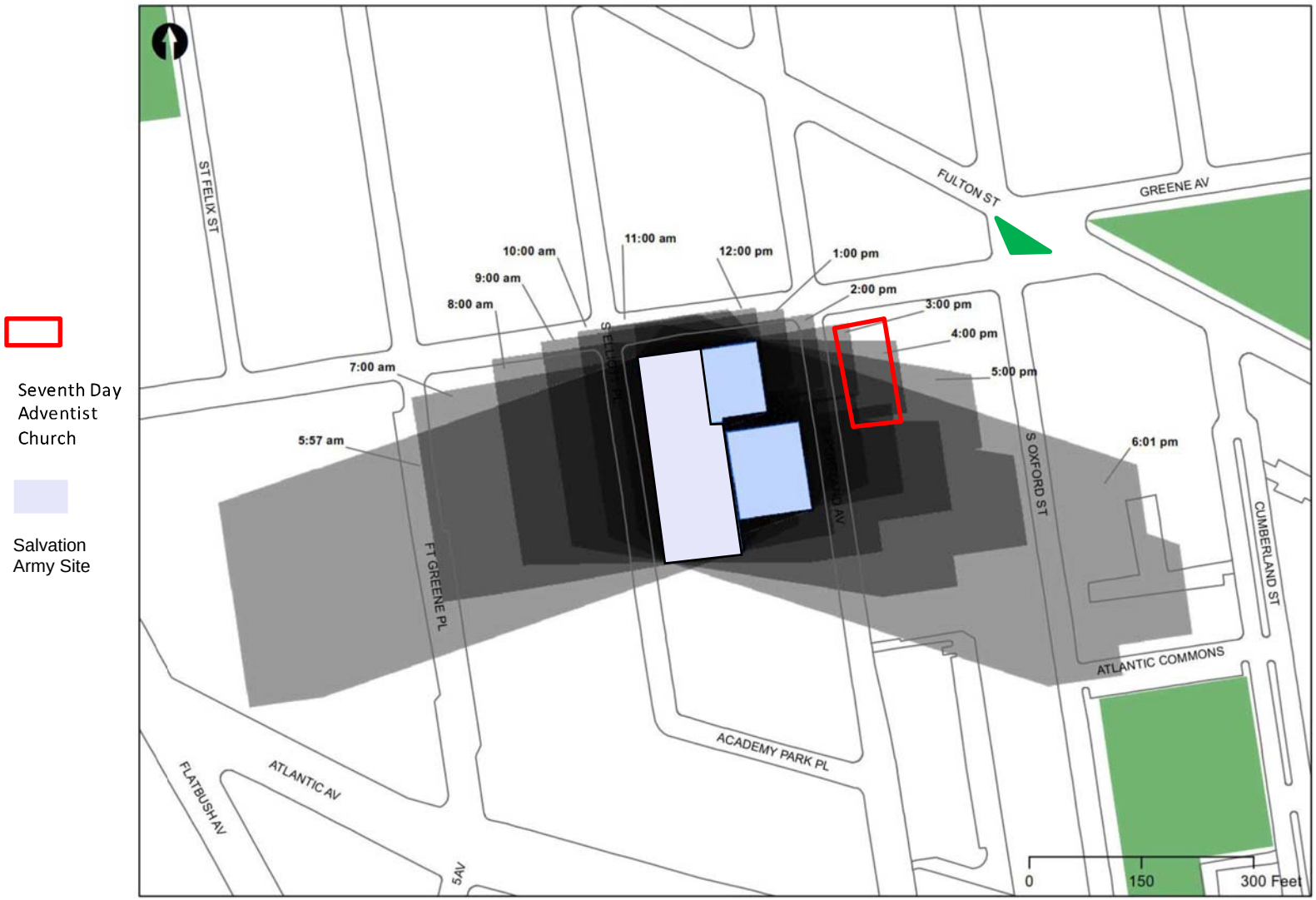


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Tier 3 Shadow Analysis
May 6th

Figure 2.4-5



Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Tier 3 Shadow Analysis
June 21st

Figure 2.4-6

Greenstreets at Intersection of Hanson Place and Fulton Street

As is indicated in **Figure 2.4-3** above, a portion of the Greenstreet at the intersection of Hanson Place and Fulton Street is located within the Tier 3 Shadow analysis for December 21st. However, a site visit to this Greenstreet on August 16th, 2017 indicated that this is not actually a sunlight sensitive resource. There are no active or passive pedestrian uses on the site. There are no benches for sitting, and there are not any features of note. There are no special plantings aside from bushes, some patches of grass, some flowers, and a tree. The photos below from the site visit demonstrate these findings. In addition, as only a portion of the Greenstreet would only have a shadow cast on it from the proposed action during one analysis period, the Greenstreet plantings are not suffering a significant loss of sunlight.
As such, no further analysis is warranted for shadow impacts from the proposed action on this Greenstreet, as no significant adverse impacts would be expected to occur.

Photos of Greenstreets at Intersection of Hanson Place and Fulton Street



View of grass plantings and small tree at southeast corner of Hanson Place and Fulton Street



View of a small patch of grass at the intersection of Hanson Place and Fulton Street looking north



View of some plants, flowers, and trees on Hanson Place, just south of Fulton Street

Hanson Place Seventh Day Adventist Church Detailed Shadow Analysis

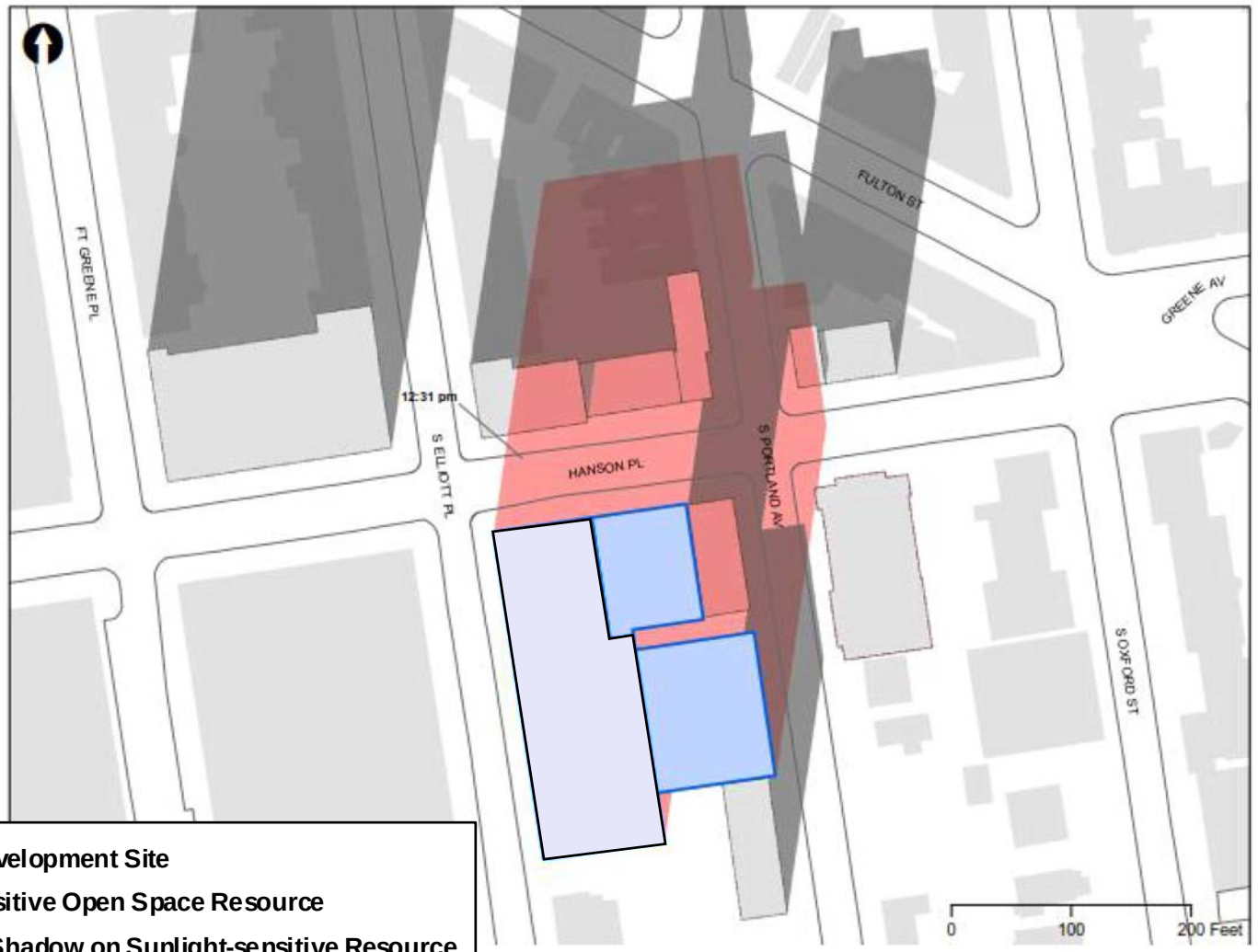
The Hanson Place Seventh Day Adventist Church (LP-00664) is due east of the project site, at the southeast corner of Hanson Place and South Portland Avenue. The church has a set of six windows facing the Projected Development Site on South Portland Avenue. A portion of each of these windows is made of up stained-glass and would be characterized as such (See **Figure 2.4-19**). Overall, only very tiny portions of six stained-glass windows are affected by the incremental shadow from the projected development. Entering and exiting shadows for Hanson Place Seventh Day Adventist Church are shown on the Tier 3 screening assessment figures (see **Figure 2.4-3** through **Figure 2.4-6**). The following is an assessment of project-generated shadows on for Hanson Place Seventh Day Adventist Church for each of the representative analysis dates:

- On December 21st, the project-generated shadow would enter Hanson Place Seventh Day Adventist Church (LP-00664) at 12:31 p.m. and would remain on a small portion of the resource through the end of the analysis period at 2:53 p.m., for a total duration of approximately two hours and 22 minutes. After this point, the shadow recedes off The Hanson Place Seventh Day Adventist Church as shown in **Figures 2.4-7** and **2.4-8.** The shadow cast on Hanson Place Seventh Day Adventist Church at the end of the analysis period represents the maximum extent of the project-generated shadow on the resource

- On March 21st, the project-generated shadow would enter Hanson Place Seventh Day Adventist Church (LP-00664) at 1:11 p.m., the beginning of the analysis period and exits the resource at 4:29 p.m. the end of the analysis period, for a total duration of approximately three hours and 18 minutes. The shadow cast on the Hanson Place Seventh Day Adventist Church 3:25 pm during the analysis period represents the maximum extent of the project-generated shadow on the resource, as shown in **Figures 2.4-9** to **2.4-11.**

- On May 6th, the project-generated shadow would enter Hanson Place Seventh Day Adventist Church (LP-00664) at 1:11 p.m. and remain on the resource through the end of the analysis period at5:18 with a total duration of approximately three hours and 50 minutes. The shadow cast on Hanson Place Seventh Day Adventist Church at 4:15 represents the maximum extent of the project-generated shadow on the resource. After this point, the shadow recedes off the church and ultimately exits the resource at 5:18 p.m., as shown in **Figures 2.4-12** to **2.4-14.**

- On June 21st, the project-generated shadow would enter Hanson Place Seventh Day Adventist Church at 1:46 p.m. and remain through the end of the analysis period at 4:28 p.m., for a total duration of approximately two hours and 42minutes. The shadow cast on Hanson Place Seventh Day Adventist Church at the end of the analysis period represents the maximum extent of the project-generated shadow on the resource, as shown in **Figures 2.4-15** and **2.4-16.**



Salvation Army Site

Projected Development Site

Sunlight-sensitive Open Space Resource

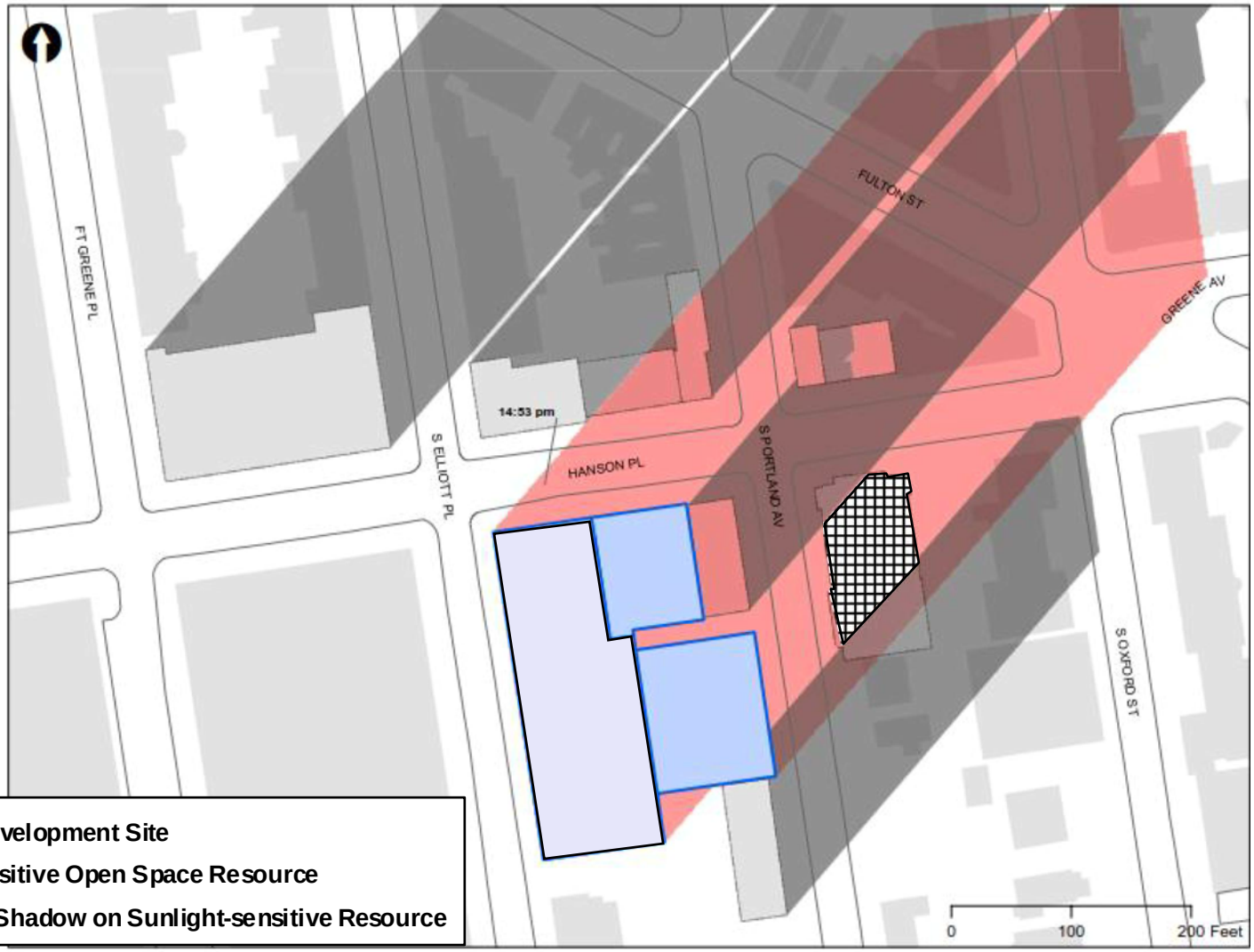
Incremental Shadow on Sunlight-sensitive Resource

AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis December 21st, 12:31 P.M.

Figure 2.4-7



Salvation Army Site

Projected Development Site

Sunlight-sensitive Open Space Resource

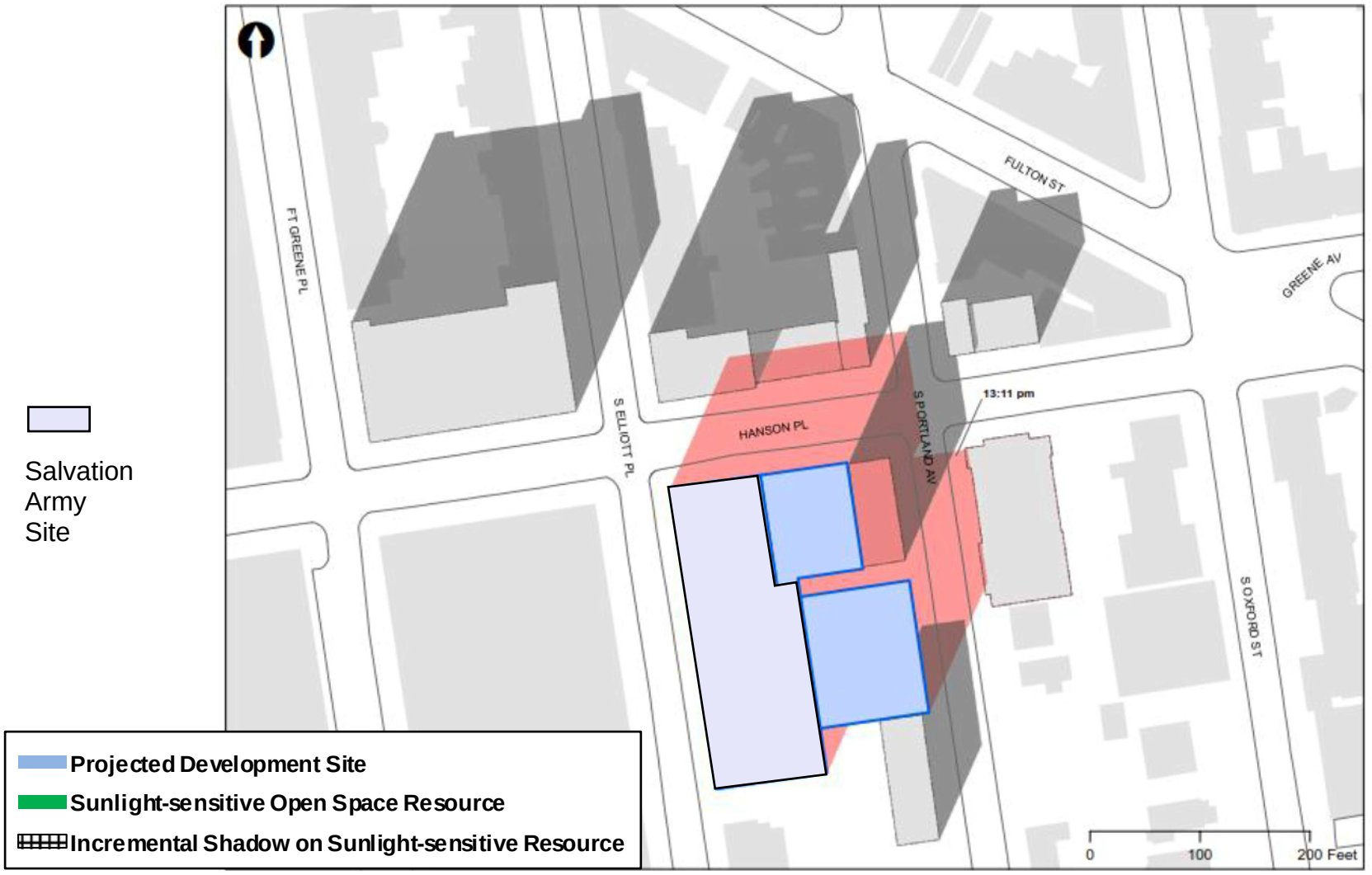
Incremental Shadow on Sunlight-sensitive Resource

AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis December 21st, 2:53 P.M.

Figure 2.4-8

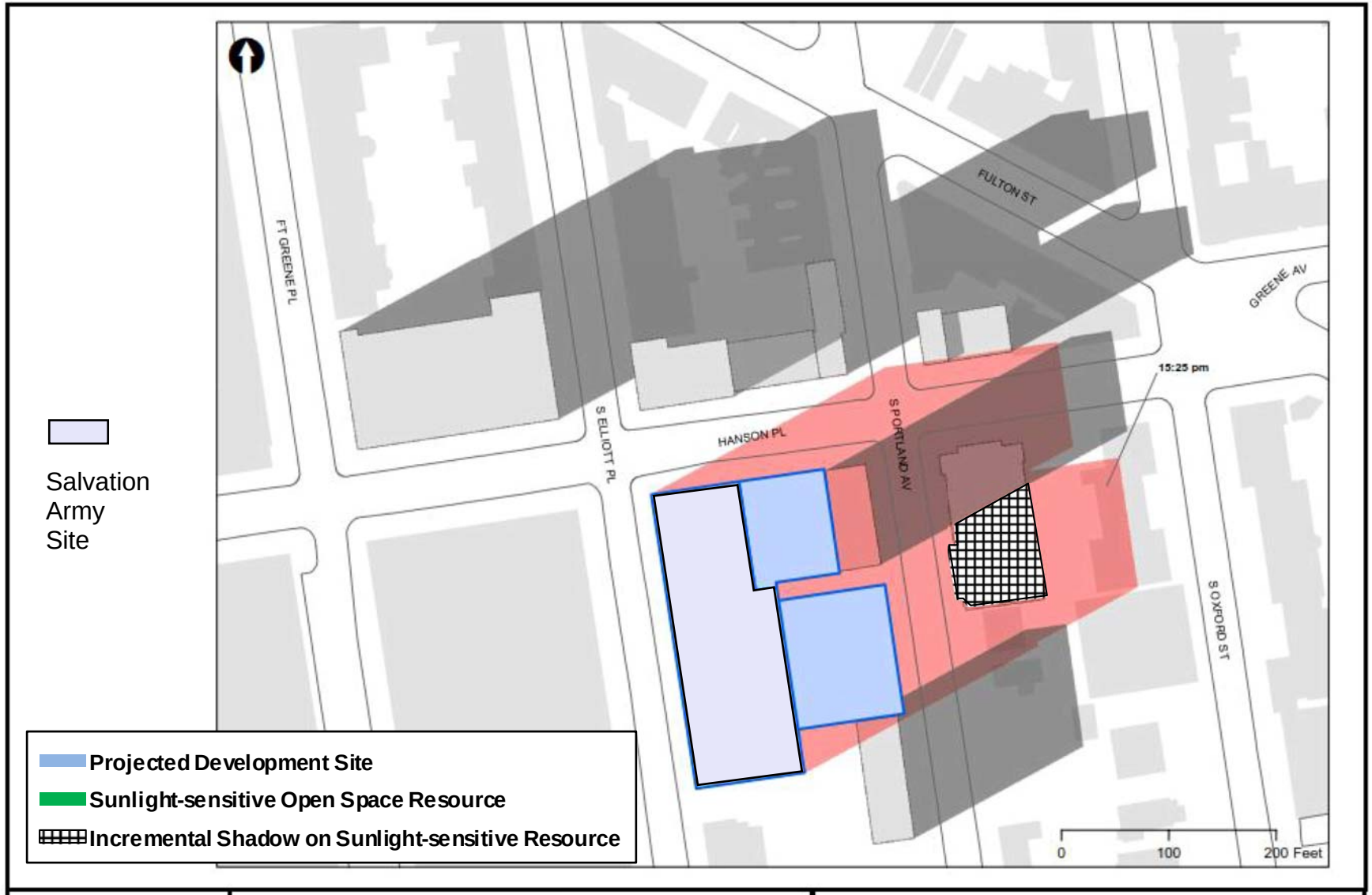


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
March 21st, 1:11 P.M.

Figure 2.4-9

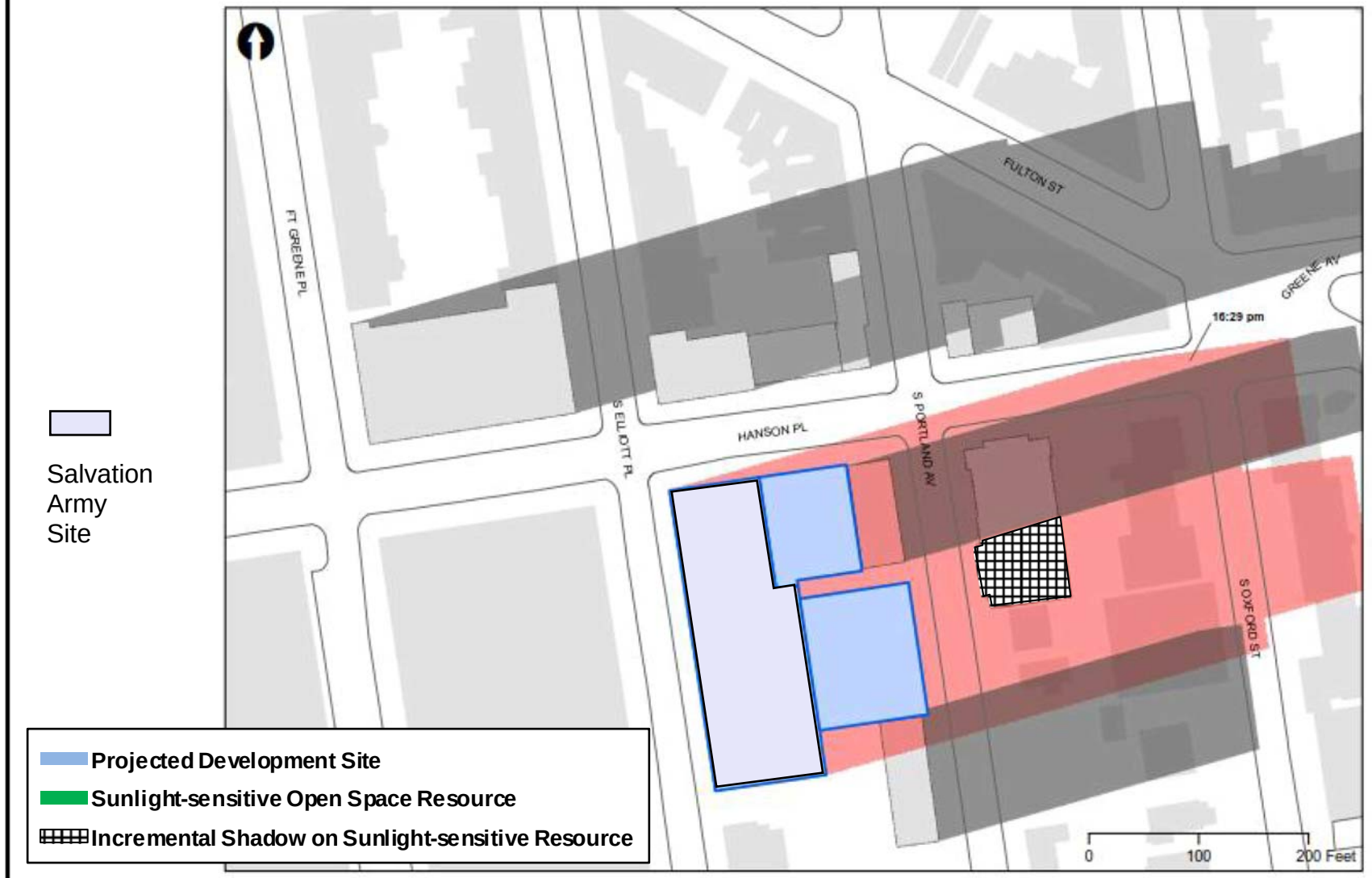


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
March 21st, 3:25 P.M.

Figure 2.4-10

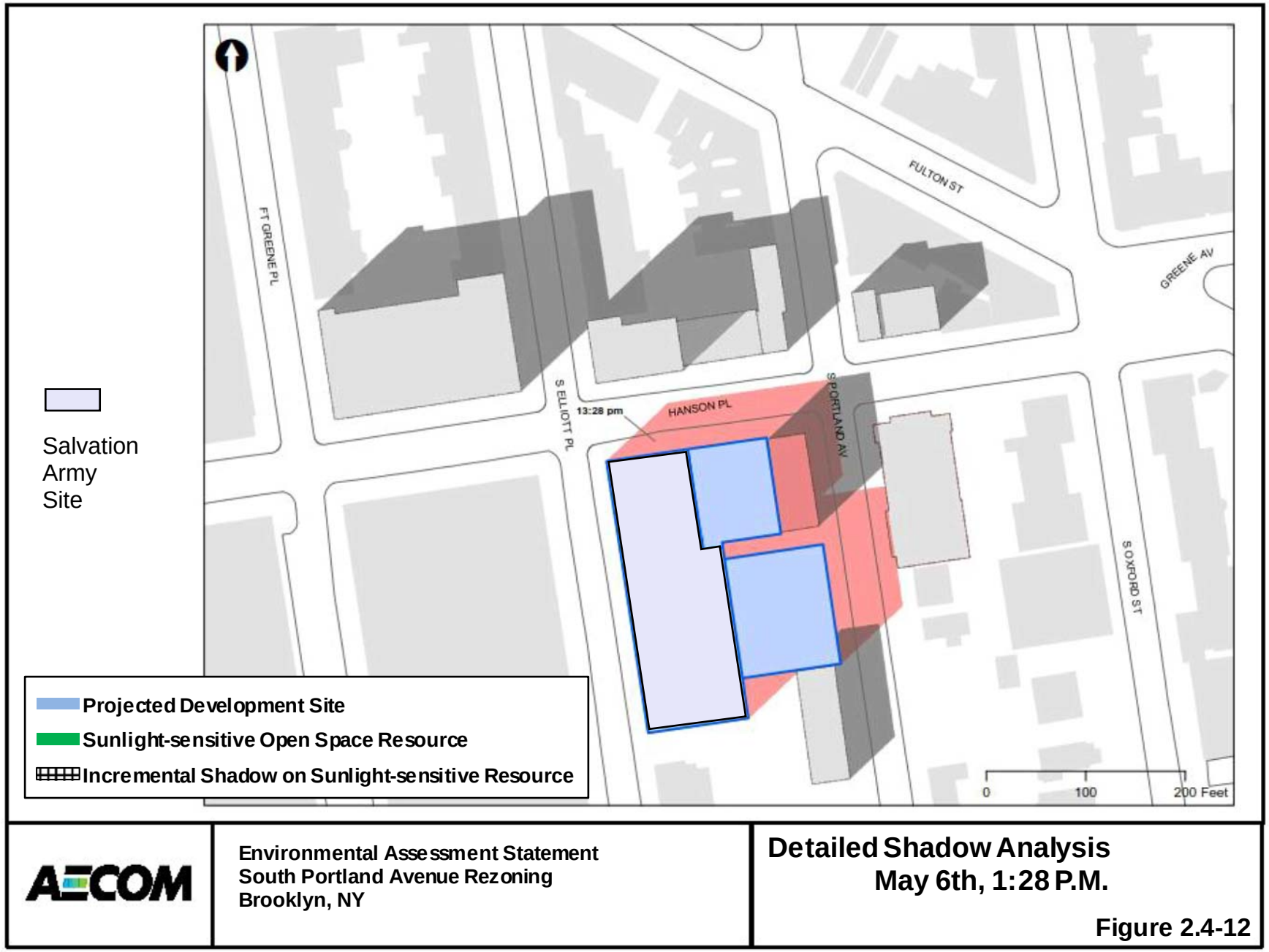


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
March 21st, 4:29 P.M.

Figure 2.4-11

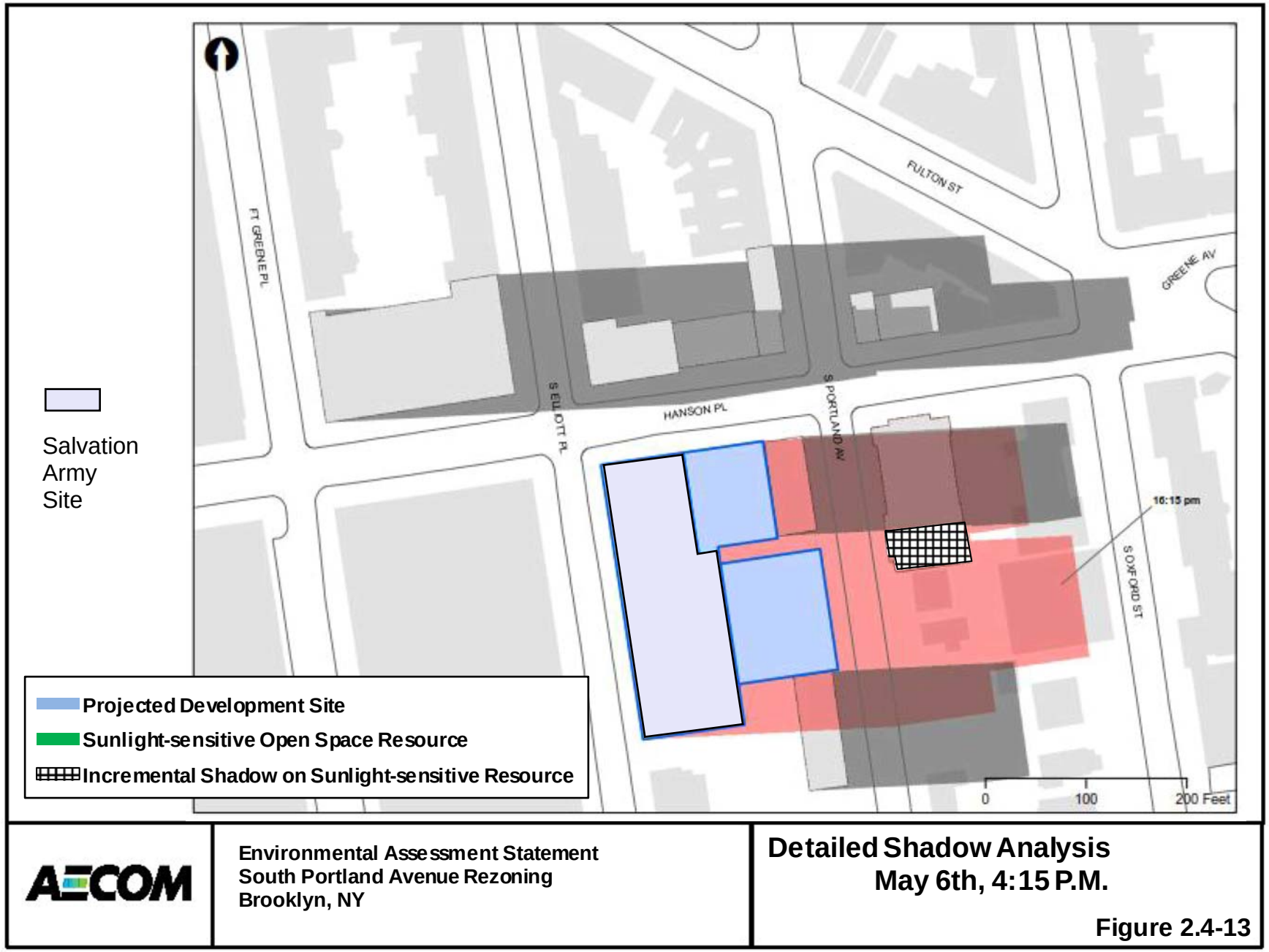


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
May 6th, 1:28 P.M.

Figure 2.4-12



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
May 6th, 4:15 P.M.

Figure 2.4-13

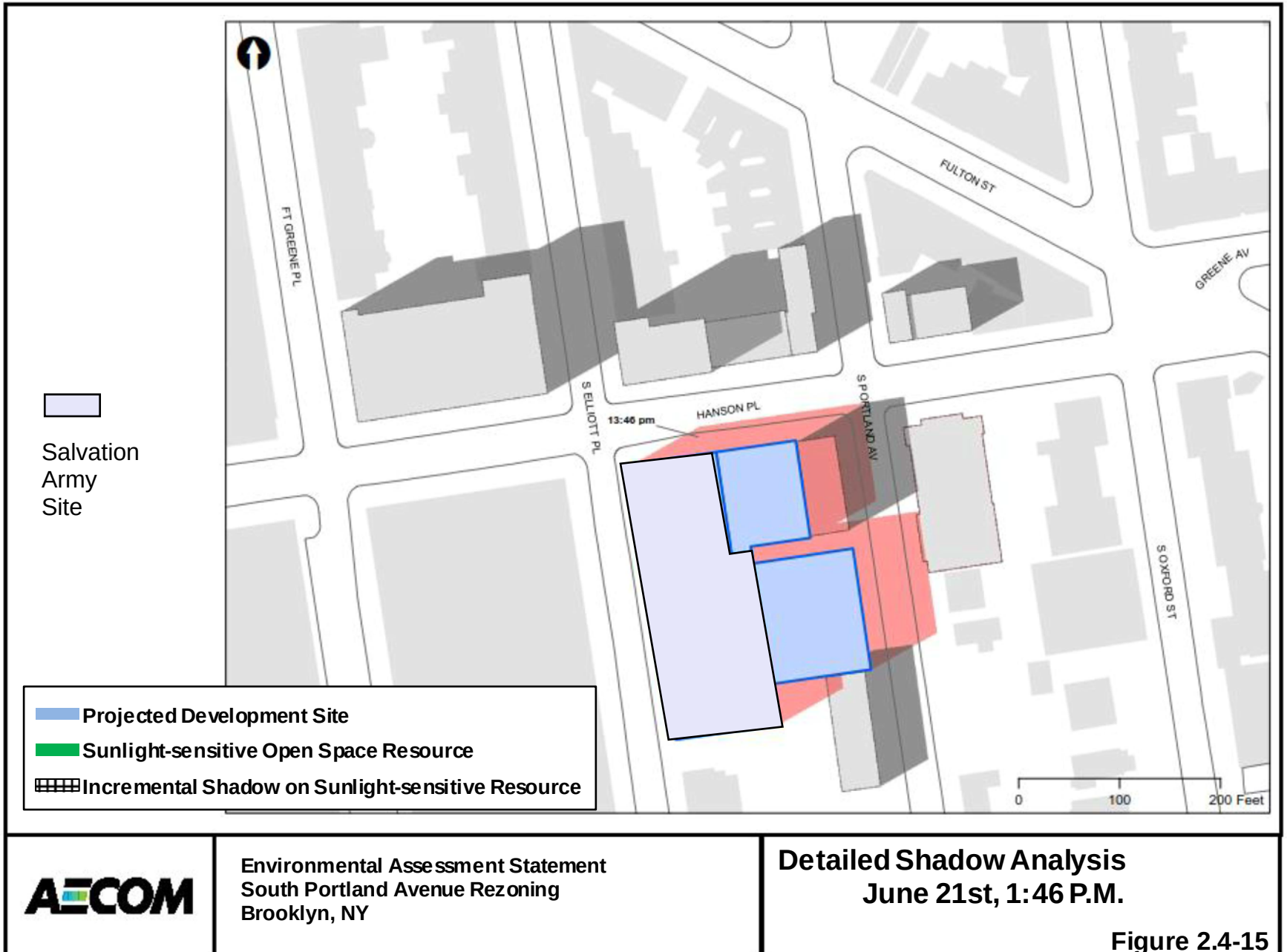


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
May 6th, 5:18 P.M.

Figure 2.4-14



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
June 21st, 1:46 P.M.

Figure 2.4-15



Salvation Army Site

Projected Development Site

Sunlight-sensitive Open Space Resource

Incremental Shadow on Sunlight-sensitive Resource

AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Detailed Shadow Analysis
June 21st, 4:28 P.M.

Figure 2.4-16

Determination of Shadow Impact Significance.

The *CEQR Technical Manual* states that the determination of significance of shadow on a sunlight sensitive resource is based on: (1) the information resulting from the detailed shadow analysis describing the extent and duration of incremental shadows; and (2) an analysis of sensitivity to reduced sunlight. The goal of the assessment is to determine whether the effects of incremental shadows on a sunlight-sensitive resource are significant under CEQR. A shadow impact occurs when the incremental shadow from a proposed project falls on a sunlight-sensitive resource or feature and reduces its direct sunlight exposure. Determining whether this impact is significant or not, under CEQR, depends on the extent and duration of the incremental shadow and the specific context in which the impact occurs.

For open space and natural resources, the uses and features of a resource is an indicator of its sensitivity to shadows. Shadows occurring during the cold-weather months generally do not affect the growing season of outdoor vegetation; however, their effects on other uses and activities should be assessed. This sensitivity is assessed for warm-weather-dependent features (such as wading pools and sand boxes) or vegetation that could be affected by a loss of sunlight during the growing season, and for features (such as benches) that could be affected by a loss of winter sunlight. Vegetation requiring direct sunlight includes the tree canopy, flowering plants and plots in community gardens. Generally, four to six hours a day of sunlight, particularly in the growing season, is often a minimum requirement. Where the incremental shadows from the project fall on sunlight-sensitive features or uses, the analysis assesses the loss of sunlight relative to sunlight that would be available without the project.

As stated in the *CEQR Technical Manual*, in order to determine impact significance, 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 a sunlight-sensitive feature of the resource to less than the minimum time necessary for its survival (when there was sufficient sunlight in the future without the project). Or, a reduction in direct sunlight exposure where the sunlight-sensitive feature of the resource is already subject to substandard sunlight (i.e., less than minimum time necessary for its survival).

Open Space Utilization - A substantial reduction in the usability of open space as a result of increased shadow.

For Any Sunlight-Sensitive Feature of a Resource - Complete elimination of all direct sunlight on the sunlight-sensitive feature 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.

Hanson Place Seventh Day Adventist Church

The shadow cast would not significantly affect the very limited portion of stained-glass window on South Portland Avenue and it is not substantial enough to warrant a significant adverse impact. The proposed shadow would not result in a complete loss of direct sunlight and the character and integrity of the existing stained glass windows would not be damaged by the proposed project

The Church is designated as a New York City Landmark, listed in the State and National Register of Historic Places, and a designated National Historic Landmark would receive slight incremental shadows on some portions of its stained glass windows from a proposed building. After assessing the extent and duration of the incremental shadow, it is determined that the darkening would not occur for a substantial part of the day on the stained glass windows and would not constitute a significant impact.

Additional Findings

As shown in **Figures 2.4-3 through Figure 2.4-6**, the Tier 3 screening assessment and the detailed screening assessment showed that project-generated shadows have the potential to reach the Seventh Day Adventist Church, and portions The Brooklyn Academy of Music Historic District.

Brooklyn Academy of Music Historic District

The Brooklyn Academy of Music Historic District (LP-01003) is a small historic district adjacent to the project area in the Fort Greene neighborhood of Brooklyn and was designated in September of 1978. The neighborhood is characterized by low-rise attached multi-family walkup buildings (See **Figure 2.4-17).** While the area is landmark district, no sunlight sensitive resources were found within the district and would not be affected by project-generated shadows. As such, no detail shadows analysis is required.

Seventh Day Adventist Church

The Seventh Day Adventist Church (LP-00664) was designated a landmark on October 13th of 1970 and is locates across the Street from the project area on South Portland Avenue. The Church does have stain glass windows which makes it a sunlight sensitive source (See **Figure 2.4-18).** However, the stain glass windows of the church facing Hanson place would not be affected by any projected generated shadows due to the positioning of the church in regards to the project. Additionally, the stain glass windows facing South Portland Avenue are already affected by shadows due to the shadows cast from the building across the street at 78 Hanson Place, an 8 floor building approximately 120 feet in height. This building is located directly next to Projected Development Site 1. The project generated shadow that would be cast would be of similar nature to the shadow already cast on the stained glass windows from the adjacent building at 78 Hanson Pl and the incremental shadow cast would minimal.

Additionally, the stained glass windows are relatively small and thin and lack major detail that contributes to the design and character of the church After assessing the extent and duration of the incremental shadow, it is determined that the darkening would not occur for a substantial part of the day on the stained glass windows and would not constitute a significant impact.

Conclusions

Based on the above discussion, no further analysis regarding shadow impacts are required as there is not expected to be any significant adverse impacts from the project with regards to shadows.





AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Buildings in BAM Historic District

Figure 2.4-17



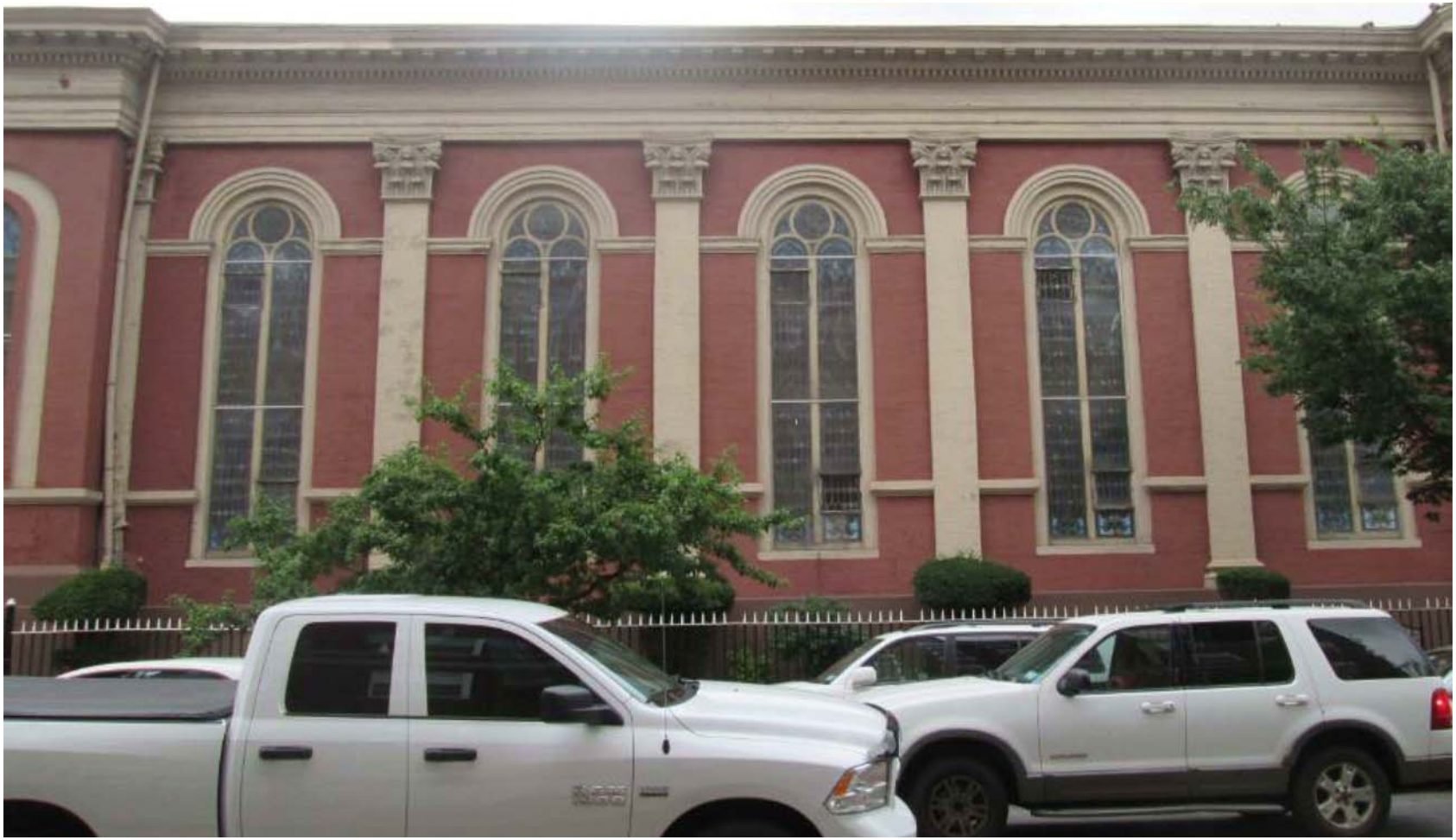


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Hanson Place Seventh Day Adventist Church

Figure 2.4-18



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Stained-Glass Windows facing South Portland Avenue

Figure 2.4-19

2.5 HISTORIC AND CULTURAL RESOURCES

The term “historic resources” defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

According to the *CEQR Technical Manual*, an assessment of architectural and archaeological resources is generally required for any project involving new construction, demolition, or any in-ground disturbance. The CEQR Technical Manual defines architectural resources as historically important buildings, structures, objects, sites, and districts. These include designated New York City Landmarks, properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the S/NR or contained within a district listed on S/NR listing; properties recommended by the NYS Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements as determined by the NYS Historic Preservation Office (SHPO).

The *CEQR Technical Manual* identifies archaeological resources as physical remains, usually subsurface, of the prehistoric, Native American, and historic periods.

Methodology

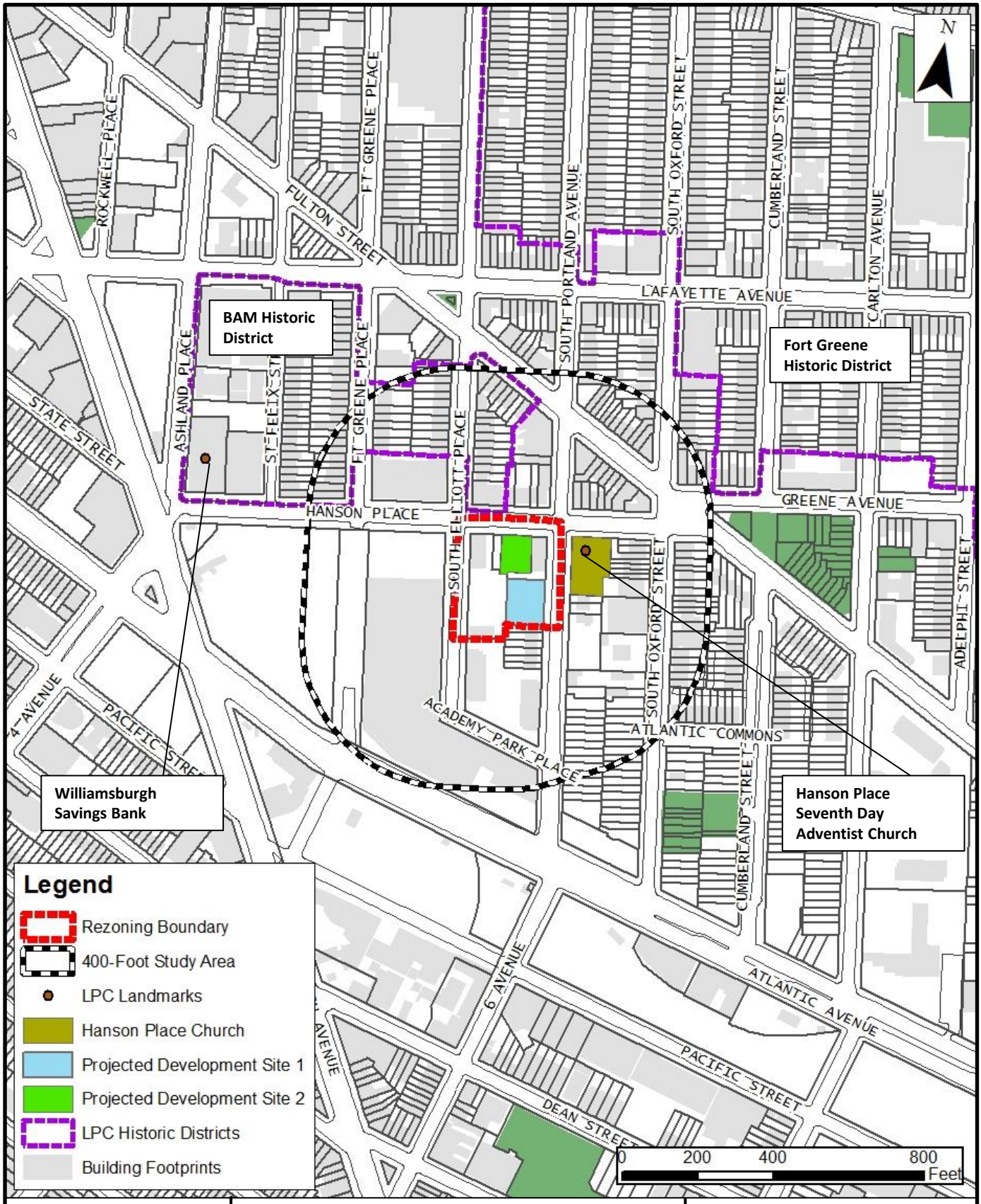
Based on the CEQR Technical Manual guidelines, the first step in evaluating if a proposed project may affect historic resources is to consider what area the project might affect and then identify historic resources within that area. To assess the potential impacts of the Proposed Action on Historic Resources, an inventory of historic resources within a 400-foot radius study area from the Project Site was compiled.

The following analysis presents an evaluation of the potential impacts of the With-Action Scenario on historic resources within the project study area.

Architectural and Historic Resources

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the proposed action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the proposed rezoning area plus a 400-foot radius around the proposed action area.

In order to determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. While no properties within the rezoning area contain any architectural significance, the following LPC landmarks and LPC Historic Districts were identified within the 400-foot study area of the project site (See **Figure 2.5-1**)



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Historic Districts and Landmarks in Surrounding Area

Figure 2.5-1

Hanson Place Seventh Day Adventist Church (LP-00664)

Hanson Place Seventh-day Adventist Church, is an historic church at 88 Hanson Place (Brooklyn Block 2004, Lot 33) between South Oxford Street and South Portland Avenue in the Fort Greene neighborhood of Brooklyn, and was built in the mid 1850's and designed in the Early Romanesque Revival style. Its ecclesiastical architecture combines elements and decorative detail in both the Greek Revival and Italianate styles. The building is constructed of brick covered in stucco, features an entrance portico topped by a steeply pitched pediment supported by four Corinthian columns, while the side facade on South Portland features pilasters. Additionally, a portion of the Church's windows, with frontage along both Hanson Place and South Portland Avenue, are comprised of stained-glass.

The building's interior and exterior were restored in the 1970s.

The church was designated a New York City landmark on October 13th of 1970, and was listed on the National Register of Historic Places on April 23rd, of 1980.

Brooklyn Academy of Music (BAM) Historic District (LP-01003)

A portion Brooklyn Academy of Music (BAM) historic District is adjacent of the rezoning area, just across Hanson Place. The Brooklyn Academy of Music Historic District reflects the architectural development of Brooklyn's middle-class residential neighborhoods in the late 1850s. The area included within the boundaries of the Historic District was built up almost entirely during this period, and it retains much of its original 19th-century ambience. As is typical of Brooklyn's residential neighborhoods of the period, the houses in the District are primarily three and four-story row houses, most built of brick or brownstone. The majority of these were built on speculation to house the burgeoning middle-class population that was moving into the city of Brooklyn from surrounding areas.

Most of the buildings were designed by local Brooklyn architects. The majority of the houses within the District were designed in a modified Italianate style which was introduced into this country in the 1840s. At the time the District was initially developed, the Italianate was the most popular style for residential buildings in the New York City area. The typical Italianate row house is three or four stories high with basement and high stoop. This style became popular in the 1870s and reflects a change from the fluid, curvaceous forms of the mid-19th century to an angular, planar form.

Among the most distinguished groups of buildings in the District which add great architectural value to the area are the cast-iron flat-houses with commercial ground-floor uses on Fulton Street. In the United States, the use of iron in buildings dates from early in the 19th century in a number of cities. In New York, it began to be used after the War of 1812, primarily for decorative purposes. In New York, cast-iron facades achieved their greatest popularity during the 1870s and 1880s, and were found almost exclusively on commercial buildings**.** It is known that there had been cast-iron residences, but if they were built, they were rare in New York. The flat-houses along Fulton Street are - among the very few surviving. The best known building within the District is the Brooklyn Academy of Music built in 1907-1908. It was designed in the popular neoItalian Renaissance style. The Historic designation insures the protection of the architectural character of the area and preserves the integrity of the neighborhood.

Assessment of Architectural Resources

The following section addresses the Proposed Project's potential for adverse direct and indirect effects on both the Hanson Place Seventh Day Adventist Church and the Brooklyn Academy of Music Historic District. Based on March 1st letter received from the LPC, the LPC indicated that no properties within the rezoning area were architecturally significant nor do any appear eligible for listing on the S/NR or for designation by LPC.

Architectural Resources

Direct Impacts

According to the CEQR Technical Manual, direct impacts on architectural resources occur when a project results in new construction, demolition, or significant physical alteration to any landmarked or landmark-

eligible historic building, structure, or object. The LPC has determined that the project site (Block 2003, Lot 37) does not appear on LPC or S/NR eligible; nor does any property within the rezoning area. Therefore, there would be no direct impacts on architectural resources within the rezoning area and no further analysis is warranted.

There is one LPC landmarked structure (Hanson Place Seventh Day Adventist Church (LP-00664) and one LPC landmarked historic district (Brooklyn Academy of Music (BAM) Historic District (LP-01003) within 400-feet of the rezoning area and project site.

The project would not result in any physical alteration, new construction or demolition of the Church or any alterations or changes to the LPC BAM Historic District.

The Hanson Place Seventh Day Adventist Church is located across the street from Projected Site 1 at 88 Hanson Place (the southeast corner of South Portland Avenue and Hanson Place). The Church is a landmarked building (LP-00664) and was designated on October 13th, 1970. The Church is located approximately 80 feet from the Rezoning Area. Since the landmarked church is located within 90 feet of the rezoning area, a Technical Policy and Procedure Notice (TPPN) would be completed

Technical Policy and Procedure Notice

The Hanson Place Seventh Day Adventist Church is across the street from the Projected Development Site 1 (Applicant Site), and thus would be within the area of potential construction-related project impacts. Site preparation and construction, including the use of heavy machinery, could potentially result in inadvertent damage to the resource if adequate precautions are not taken. Therefore, to avoid inadvertent demolition and/or construction-related damage to the resource from ground-borne construction-period vibrations, falling debris, collapse, etc., the building would be included in a CPP for historic structures that would be prepared in coordination with the New York State Office of Historic Preservation (SHPO) and LPC and implemented in consultation with a licensed professional engineer. The Construction Protection Plan (CPP) would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's "Technical Policy and Procedures Notice No. 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction" (TPPN #10/88) and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. The CPP would be prepared and implemented prior to demolition and construction activities on the Development Site, and project-related demolition and construction activities would be monitored as specified in the CPP. Implementation of the CPP would be required.

In summary, the Proposed Development would not be anticipated to have any significant adverse impacts on historic and cultural resources with the preparation and implementation of a CPP for architectural resources located within 90 feet of the Development Site.

Indirect Impacts

According to the *CEQR Technical Manual*, a project may result in adverse indirect impacts on historic resources when it affects its context or visual prominence and if the change is likely to alter or eliminate the significant characteristics of the resource that make it an important resource. Indirect impacts include those that result from construction, action-generated shadows, or other effects on historic resources in the study area once the construction is completed.

Construction

The Hanson Place Seventh Day Adventist Church is located across the street from Projected Site 1 at 88 Hanson Place (the southeast corner of South Portland Avenue and Hanson Place). The Church is a landmarked building (LP-00664) and was designated on October 13th, 1970. The Church is located approximately 80 feet from the Rezoning Area. Since the landmarked church is located within 90 feet of the rezoning area, a Technical Policy and Procedure Notice (TPPN) was completed

Technical Policy and Procedure Notice

The Hanson Place Seventh Day Adventist Church is directly adjacent to the Projected Development Site 1 (Applicant Site), and thus would be within the area of potential construction-related project impacts. Site preparation and construction, including the use of heavy machinery, could potentially result in inadvertent damage to the resource if adequate precautions are not taken. Therefore, to avoid inadvertent demolition and/or construction-related damage to the resource from ground-borne construction-period vibrations, falling debris, collapse, etc., the building would be included in a CPP for historic structures that would be prepared in coordination with the New York State Office of Historic Preservation (SHPO) and LPC and implemented in consultation with a licensed professional engineer. The Construction Protection Plan (CPP) would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's "Technical Policy and Procedures Notice No. 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction" (TPPN #10/88) and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. The CPP would be prepared and implemented prior to demolition and construction activities on the Development Site, and project-related demolition and construction activities would be monitored as specified in the CPP. Implementation of the CPP would be required.

In summary, the Proposed Development would not be anticipated to have any significant adverse impacts on historic and cultural resources with the preparation and implementation of a CPP for architectural resources located within 90 feet of the Development Site.

Shadows

The results of the shadow analysis in Section 2.4 indicate that the With-Action Condition would not result in any adverse incremental shadow impacts on the Hanson Place Seventh Day Adventist Church and the Brooklyn Academy of Music Historic District.

Hanson Place Seventh Day Adventist Church

The shadow cast would not significantly affect the very limited portion of stained-glass window on South Portland Avenue and it is not substantial enough to warrant a significant adverse impact. The proposed shadow and development would not result in a complete loss of direct sunlight and the character and integrity of the existing stained glass windows would not be damaged by the proposed project

The Church is designated as a New York City Landmark, listed in the State and National Register of Historic Places, and a designated National Historic Landmark would receive slight incremental shadows on some portions of its stained glass windows from a proposed building. After assessing the extent and duration of the incremental shadow, it is determined that the darkening would not occur for a substantial part of the day on the stained glass windows and would not constitute a significant impact.

Brooklyn Academy of Music Historic District

The Brooklyn Academy of Music Historic District (LP-01003) is a small historic district adjacent to the project area in the Fort Greene neighborhood of Brooklyn and was designated in September of 1978. The neighborhood is characterized by low-rise attached multi-family walkup buildings (See **Figure 2.4-17).** While the area is landmark district, no sunlight sensitive resources were found within the district and would not be affected by project-generated shadows or development.

Urban Design

As described in the following section (Section 2.6), the With-Action Scenario would not result in any significant adverse impacts on Urban Design and Visual Resources.

Hanson Place Seventh Day Adventist Church

Hanson Place is a wide two way street that runs east-west just to the north of the rezoning area. The Church is located at 88 Hanson Place at the southeast corner of Hanson Place and South Portland Avenue. When looking east on Hanson Place from South Elliott Place towards the Church, the eight-story building 78 Hanson Place (which houses the Museum of Contemporary African Diasporan Arts-MoCADA) partially obstructs any views or view corridors of the Church along Hanson Place looking in an easterly direction. In the With-Action Scenario, a new 145 foot building would be built on the currently vacant lots located to the immediate west of the MoCADA building (Projected Site 2). The building would not affect any view corridors of the Church, nor would it further obstruct any view corridors of the Church. From a pedestrian's perspective, the development in the With-Action Scenario would conform to the existing shape and contour in the existing neighborhood, especially along Hanson Place. It would follow existing block form and would not alter the street patterns or street hierarchies in the vicinity of the Project Site and rezoning area.

South Portland Avenue is a narrow two-way street that runs north-south just to the east of Projected Site 1. The Church is located at 88 Hanson Place at the southeast corner of Hanson Place and South Portland Avenue. In a future-With Action Scenario, the proposed development on Projected Site 1 (Block 2003, Lot 37) would not block or significantly impact views or view corridors of the Church when looking at the Church from a northerly direction along South Portland Avenue. Even though the Projected Site 1 would be considerably taller than the Church, and would be visible in a corridor view looking north along South Portland Avenue, no view of the Church would be impacted, block, eliminated, or obstructed by the projected development.

BAM Historic District along Hanson Place

Only one building located within the BAM Historic District is located adjacent to the rezoning area. The building at 67 Hanson Place (Brooklyn Block 2114, Lot 1) is a fifteen-story multi-family apartment building constructed in 1929. The building is located along the norther portion of Hanson Place, adjacent to the rezoning area. The building is taller than both of the projected development sites' building heights. As this building occupies the only portion of the BAM Historic District that is adjacent to the rezoning area, it is unlikely that any views of the Historic District would be affected by the With-Action Development. As Hanson Place is a wide street, the BAM Historic District's character would not be infringed upon nor would it be affected by the projected development. As such, no impacts to views with regards to the Bam Historic District are expected under the With-Action Scenario as no additional analysis is required. From a pedestrian's perspective, the development in the With-Action Scenario would conform to the existing shape and contour in the existing neighborhood, as buildings of similar heights surround the project site. It would follow existing block form and would not alter the street patterns or street hierarchies in the vicinity of the Project Site and rezoning area.

Historic Resources

Hanson Place Seventh Day Adventist Church

The Seventh Day Adventist Church (LP-00664) was designated a landmark on October 13th of 1970 and is locates across the Street from the project area on South Portland Avenue. The Church is a historic resource and has stain glass windows which make it a sunlight sensitive resource as well. However, the stain glass windows of the church facing Hanson place would not be affected by any projected generated developments due to the positioning of the church in regards to the project. Additionally, the stain glass windows facing South Portland Avenue are already affected by shadows due to the shadows cast from the building across the street at 78 Hanson Place, an 8 floor building approximately 120 feet in height. This building is located directly next to Projected Development Site 1. The project generated shadow that would be cast would be of similar nature to the shadow already cast on the stained glass windows from the adjacent building at 78 Hanson Pl and the incremental shadow cast would minimal.

Additionally, the stained glass windows are relatively small and thin and lack major detail that contributes

to the design and character of the church After assessing the extent and duration of the incremental shadow, it is determined that the darkening would not occur for a substantial part of the day on the stained glass windows and would not constitute a significant impact.

BAM Historic District

Only one building located within the BAM Historic District is located adjacent to the rezoning area. The building at 67 Hanson Place (Brooklyn Block 2114, Lot 1) is a fifteen-story multi-family apartment building constructed in 1929. As Hanson Place is a wide street, the BAM Historic District's character would not be infringed upon nor would it be affected by the projected development. As such, no impacts to views with regards to the Bam Historic District are expected under the With-Action Scenario as no additional analysis is required. From a pedestrian's perspective, the development in the With-Action Scenario would conform to the existing shape and contour in the existing neighborhood, as buildings of similar heights surround the project site. It would follow existing block form and would not alter the street patterns or street hierarchies in the vicinity of the Project Site and rezoning area.

Conclusion

As there are no direct impacts, or any significantly adverse potential indirect effects to any architectural or historic resources within the 400-foot study area, no impacts with regards to architectural and historic resources are expected and no further analysis is required.

Cultural and Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* recommends a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

The existing rezoning area has not been recently disturbed and no recent or distant cultural or archaeological significance have been attached to this area. Further, utilizing the NYS Office of Parks, Recreation and Historic Preservation's "Cultural Resource Information System" (CRIS) mapper, the rezoning area does not fall within an archaeologically sensitive area. Based on both current and historic photoreconnaissance of the rezoning area, there is moderate to high archaeological potential for impact to any known or unknown resource due to development. The LPC was contacted for their initial review of the project's potential to impact on-site or nearby historic and cultural resources, and a response was received in March of 2017 (see **Appendix A.1**). The LPC has indicated that 8 Lots within the rezoning area are properties with archaeological significance.

However, Lot 37, in the No-Action Scenario, would see as of right development (see Section 1.5) in the form of a residential building built out to the lot lines, at an FAR of 4.6, which is permitted under R7A guidelines. In-ground disturbance would therefore occur as of right as well.

Additionally, Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot in the No-Action Scenario (see Section 1.5). A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed as – of -right in the No-Action Scenario.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Furthermore, in that same EAS (2007 Fort Greene/Clinton Hill Rezoning (CEQR No DCP066K), it was noted that all of the projected and potential development sites (including Lots 30-33) have experienced previous soil disturbance, and New York City Landmarks Preservation Commission(LPC) has determined preexisting archaeological resources are unlikely to remain on any of the development sites. **(See Appendix A.1)**

Since in – ground disturbance and development would occur in the No-Action scenarios, in an as of right manner, on both Projected Development Sites, and the LPC has indicated that preexisting archaeological resources are unlikely to remain on Lots 30-33 , no impacts with regards to cultural and archaeological resources are expected in the With-Action Scenario.

2.6 URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, urban design is the totality of components that may affect a pedestrian's experience of public space. Elements that play an important role in the pedestrian's experience include streets, buildings, visual resources, open space, and natural features, as well as wind as it relates to channelization and downwash pressure from tall buildings.

The *CEQR Technical Manual* notes an urban design assessment considers whether and how a project may change the experience of a pedestrian in the study 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 environment. In general, an assessment of urban design is needed when the project may have effects on one or more of the elements that contribute to the pedestrian experience (e.g., streets, buildings, visual resources, open space, natural features, wind, etc.). An urban design analysis is not warranted if a proposed project would be constructed within existing zoning envelopes, and would not result in physical changes beyond the bulk and form permitted "as-of-right" with the zoning district.

As the proposed action would result in the construction a new building that is not allowed "as-of-right" per existing zoning, a preliminary analysis was conducted.

2.6.1 Preliminary Analysis and Study Area

As stated in the *CEQR Technical Manual*, the study area for urban design is the area where the project may influence land use patterns and the built environment, and is generally consistent with the study area used for the land use analysis (i.e., 400 feet around the proposed rezoning area). For visual resources, existing publicly accessible view corridors within the study area should be identified. The purpose of the preliminary assessment is to determine whether any physical changes proposed by a project may raise the potential to significantly and adversely affect elements of urban design, which would warrant the need for a detailed urban design and visual resources assessment.

The Project Site is directly across from the Hanson Place Seventh Day Adventist Church, a designated New York City Landmark (LP-00664) with windows along Hanson Place and South Portland Avenue, of which portions are comprised of stained-glass and is considered a significant visual resource within the neighborhood. Additionally, rezoning area is directly adjacent to the Brooklyn Academy of Music (BAM) Historic District (LP- 01003), which was designated a historic district by the New York City LPC on September 26th, 1978. As such the analysis will pay special attention possible effects regarding views and view corridors to both the Hanson Place Seventh Day Adventist Church and the BAM Historic District.

Existing Conditions

The study area is located in the Fort Greene neighborhood of Brooklyn. A ground level photograph map key is provided in the previously presented **Figure 1-3**, with ground-level photographs of the projected development sites and the immediate surrounding area are provided in previously presented **Figure 1-4**. The architecture throughout the study area is eclectic, with no particular unity or style of form to unify the build environment. As noted in **Chapter 2.1-1**, a mix of uses characterizes the area; including mixed-use residential apartment buildings, multi-story/multi-family walk-ups, multi-family elevator buildings, office buildings, destination retail, retail stores, and public facilities and institutions.

Residences are the most prominent land use throughout the area and range from low to mid-rise walk up multi-family buildings to high-rise 14-story multi-family elevator buildings. There is dense commercial development within the study area along two separate corridors. Along Fulton Street, in the northern portion of the study area, the corridor is dominated by ground floor uses with apartments on the above floors, typically 2-4 floors in height. Most buildings are arranged regular (parallel) with respect to their lot placement and directly abut the sidewalk to create a continuous commercial and walking experience. Buildings in the study area and key corridors (Hanson place, Fulton Street) and side streets, are generally built out to their lot lines. Buildings along Fulton Street are mostly attached to one another, as opposed to free-standing detached buildings.

The topography throughout the project area is flat. The streetscape along the project area is even and a continuous sidewalk is present throughout and the portion of the block being rezoned within the project area. The project area, as well as blocks located directly to the east and west of the project area, has regular street trees of good quality and character as well as well-kept wide sidewalks.

Additionally, much of the southwestern portion of the study area is occupied by the Atlantic Terminal Mall. The mall is a destination retail facility that includes several big box stores. The building it's housed in is a large brick and concrete building that does not add anything to the neighborhood visually.

The general walking character of the project area and study area is very good. There are quality healthy street trees, albeit irregularly placed, throughout the study area. There are currently four vacant lots on Hanson Place that are vacant and are eyesores given the dense development in the surrounding area. The Hanson Place corridor would be enhanced in the With-Action scenario with the proposed project, as it would result in development on the vacant lots.

Hanson Place Seventh Day Adventist Church is located at the southeast intersection of South Portland Avenue and Hanson Place, directly across the street from the project site. It is a LPC landmark (LP-00664) and has stained-glass windows on both Hanson Place and South Portland Avenue. The proposed project will not affect any views of the church from surrounding streets.

No other notable streetscape elements (e.g. benches) are located within the study area.
The street hierarchy of the study area includes several different functional classifications. Fulton Street is classified as a Minor Arterial Roadway under the New York State Department of Transportation, while South Portland Avenue and Hanson Place as classified as Major Collector Roadways. No natural features of note are located within the study area.

Future No-Action Condition

The proposed development site is located in the Fort Greene neighborhood of Brooklyn, which is densely developed and is located in a very desirable housing market. Given the available residential FAR of 4.6 available within the R7A zoning, it is reasonable to assume that the No-Action Scenario would be different from the Existing Conditions as the detailed below. It is reasonable to assume that the views of the project site and rezoning area would be different in the No-Action Scenario than the current existing conditions.

<u>No-Action Scenario on Lot 37 (Applicant Site)</u>

The proposed project site is currently occupied by a three-story, approximately 9,400 gross square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved. The current built FAR of the Lot is 0.78, far below the maximum

allowed under the existing zoning guidelines of 4.6 (lot is in an Inclusionary Housing Designated Area). Because of this available 3.82 FAR, it is reasonable to assume that the owner of Lot 37 would demolish the existing community facility building and construct an apartment building built out to an FAR of 4.6.

On a 12,000 sf lot, it is assumed that, in the No-Action Scenario, a 60,720 gsf (55,200 zsf) UG 2 residential building would be constructed on Lot 37. Estimating approximately 850 sf per dwelling unit, it is assumed that approximately 71 dwelling units would be included in the building. With 20 percent of the total floor area set aside for affordable housing, approximately 14 of the 71 dwelling units would be affordable. The building would be built to its maximum height of 80 feet per R7A guidelines.

Additionally, since the zoning lot is greater than 10,000 square feet, parking is required for 50 percent of market rate units, meaning that the applicant would have to supply approximately 35 parking spaces, which could be located in the cellar of the building.

No-Action Scenario on Lots 30, 31, 32, and 33

Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed in the No-Action Scenario.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Additionally, since the zoning lot is less than 10,000 sf, parking is only required for 30 percent of the non-income-restricted units in the building, resulting in a parking requirement of approximately 11 parking spaces. However, per R7A zoning guidelines, required parking is waived is fewer than 15 spaces are required. Therefore, no parking would be required in this scenario.

No-Action Scenario on Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Lot 29 provides parking for the Salvation Army Site on Lot 19. Given its importance to the site, and the operational efficiency of the Salvation Army building, and given the Salvation Army has ownership of this 1,800 sf Lot, it is unlikely that this Lot would be developed in the With-Action scenario.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the No-Action Scenario.

No-Action Scenario on Block 2003, Lot 34

Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped or changes in the No-Action Scenario. Furthermore, at a built FAR of 6.61, this parcel is currently overdeveloped developed. As this building it built to its maximum allowable FAR under the current zoning, it is likely that the building would remain in its existing conditions in the No-Action Scenario.

Future With-Action Condition

According to the *CEQR Technical Manual*, if a preliminary assessment determines that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed urban design and visual resources analysis is appropriate. Detailed analyses are generally appropriate for all area-wide rezoning applications that include an increase in permitted floor area or changes in height and setback requirements, general large scale developments, or projects that would result in substantial changes to the built environment of a historic district, or components of an historic building that contribute to the resource's historic significance. Conditions that merit consideration for further analysis of visual resources include when the project partially or totally blocks a view corridor or a natural or built rare or defining visual resource. Further conditions that merit consideration are when the project changes urban design features so that the context of a natural or built visual resource is altered, such as if a project alters the street grid so that the approach to the resource changes, or if a project changes the scale of surrounding buildings so that the context changes.

According to the *CEQR Technical Manual*, if a preliminary assessment determines that changes to the pedestrian environment are sufficiently significant to require greater explanation and further study, then a detailed urban design and visual resources analysis is appropriate. Detailed analyses are generally appropriate for all area-wide rezoning applications that include an increase in permitted floor area or changes in height and setback requirements, general large scale developments, or projects that would result in substantial changes to the built environment of a historic district, or components of an historic building that contribute to the resource's historic significance. Conditions that merit consideration for further analysis of visual resources include when the project partially or totally blocks a view corridor or a natural or built rare or defining visual resource. Further conditions that merit consideration are when the project changes urban design features so that the context of a natural or built visual resource is altered, such as if a project alters the street grid so that the approach to the resource changes, or if a project changes the scale of surrounding buildings so that the context changes.

The proposed development site is presently used as a 3-story public facility and institution (a church) with approximately 9,400 gsf of floor area. The proposed development site has a lot area of 12,000 square feet. As noted in previous analysis – the other projected development site is comprised of four vacant lots along Hanson Place with a combined lot area of approximately 7,700 sf.

Under the Future With-Action Condition, the existing church that occupies the proposed development site would be developed with a 13-story, approximately 145 foot residential building with approximately 95,000 gsf (86,400 zsf) of residential floor area and approximately 111 residential units under a reasonable worst case development scenario. This would represent a maximum floor area ratio (FAR) of 7.2, which is permitted in an R8A District.

In addition to the projected development site, Under the With-Action Scenario, it is assumed that Block 2003, Lots 30, 31, 32, and 33 would be developed to the maximum FAR of 7.2 in R8A/C2-4 districts pursuant to ZQA/MIH on a combined 7,700 square-foot lot, as all sites are under common ownership. As such, it is assumed that the proposed action would result in approximately 7,700 zsf (8,470 gsf) of commercial space on the ground floor and 47,740 zoning square feet (52,514 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit, it is assumed that 61 residential units would be constructed on-site.

A three-dimensional representation of an approximate building envelope allowed under a reasonable worst case development scenario for the proposed development site as well as projected development sites and potential development sites is overlaid a photograph of the street under existing conditions, along with figures showing the no-action conditions, in **Figures 2.6.1** to **2.6.2**

This current section of Fort Green is very densely developed with a variety of uses including, destination retail, office buildings, and residential uses. The proposed project would develop the existing vacant lots located on Hanson Place (Block 2003, Lots 30-33) with dense ground floor commercial and residential development on the upper floors. The proposed rezoning should help to stimulate quality redevelopment, providing active commercial and affordable and active residential development that assists in creating a more vibrant neighborhood environment that is presently occurring directly to the east and west of the proposed project area. In terms of aesthetics, while the proposed development would change views to the site as witnessed from pedestrians on Hanson Place and South Portland Avenue, significant adverse impacts to urban design and visual resources would not occur. There are currently no views of consequence to the project site or the projected development sites – in fact redevelopment would assist in visually improving this section of the block along Hanson Place between South Elliott Place and South Portland Avenue as the proposed project would facilitate in the elimination of the vacant lots along Hanson Place, which are eyesores in an area full of dense development.

The proposed action would not result in any of the above conditions that would merit further detailed assessment of urban design and visual resources. The new building would not be out-of-context with the surrounding buildings within the study area. In fact several other mid and high-rise buildings are found on Hanson Place to the east and west that rise to a heights of 130-160 feet and are similar in both bulk and uses proposed for the project area. The other of the projected development site is in nature to the proposed development site. In fact, the rezoning and subsequent build out of the projected development sites should assist in reinforcing and improving the current mixed-use street that has been evolving and improving over the last decade. The proposed project could serve as a connector between the destination retail of Atlantic Terminal Mall on Hanson Place to the west of the rezoning area and the local retail along Hanson Place near Fulton Street to the east of the rezoning area.

2.6.2 Visual Resources and Assessment

As previously mentioned in the analysis, the study-area includes two significant historic and visual resources; the Hanson Place Seventh Day Adventist Church and the BAM Historic District. **Figure 2.6-5** shows the location of these two resources in relation to the rezoning area.

Hanson Place Seventh Day Adventist Church

Hanson Place Seventh-day Adventist Church, is an historic church at 88 Hanson Place (Brooklyn Block 2004, Lot 33) between South Oxford Street and South Portland Avenue in the Fort Greene neighborhood of Brooklyn, and was built in the mid 1850's and designed in the Early Romanesque Revival style. Its ecclesiastical architecture combines elements and decorative detail in both the Greek Revival and Italianate styles. The building is constructed of brick covered in stucco, features an entrance portico topped by a steeply pitched pediment supported by four Corinthian columns, while the side facade on South Portland features pilasters. Additionally, a portion of the Church's windows, with frontage along both Hanson Place and South Portland Avenue, are comprised of stained-glass.

The building's interior and exterior were restored in the 1970s.

The church was designated a New York City landmark on October 13th of 1970, and was listed on the National Register of Historic Places on April 23rd, of 1980.

Brooklyn Academy of Music (BAM) Historic District

A portion Brooklyn Academy of Music (BAM) historic District is adjacent of the rezoning area, just across Hanson Place. The Brooklyn Academy of Music Historic District reflects the architectural development of Brooklyn's middle-class residential neighborhoods in the late 1850s. The area included within the boundaries of the Historic District was built up almost entirely during this period, and it retains much of its original 19th-century ambience. As is typical of Brooklyn's residential neighborhoods of the period, the houses in the District are primarily three and four-story row houses, most built of brick or brownstone. The majority of these were built on speculation to house the burgeoning middle-class population that was moving into the city of Brooklyn from surrounding areas.

Most of the buildings were designed by local Brooklyn architects. The majority of the houses within the District were designed in a modified Italianate style which was introduced into this country in the 1840s. At the time the District was initially developed, the Italianate was the most popular style for residential buildings in the New York City area. The typical Italianate row house is three or four stories high with basement and high stoop. This style became popular in the 1870s and reflects a change from the fluid, curvaceous forms of the mid-19th century to an angular, planar form. Among the most distinguished groups of buildings in the District which add great architectural value to the area are the cast-iron flat-houses with commercial ground-floor uses on Fulton Street. In the United States, the use of iron in buildings dates from early in the 19th century in a number of cities. In New York, it began to be used after the War of 1812, primarily for decorative purposes. In New York, cast-iron facades achieved their greatest popularity during the 1870s and 1880s, and were found almost exclusively on commercial buildings**.** It is known that there had been cast-iron residences, but if they were built, they were rare in New York. The flat-houses along Fulton Street are - among the very few surviving. The best known building within the District is the Brooklyn Academy of Music built in 1907-1908. It was designed in the popular neoItalian Renaissance style. The Historic designation insures the protection of the architectural character of the area.

Views of Hanson Place Seventh Day Adventist Church

View of Church along Hanson Place

Hanson Place is a wide two way street that runs east-west just to the north of the rezoning area. The Church is located at 88 Hanson Place at the southeast corner of Hanson Place and South Portland Avenue. As shown in the photographs below, when looking east on Hanson Place from South Elliott Place towards the Church, the eight-story building 78 Hanson Place on the right (which houses the Museum of Contemporary African Diasporan Arts-MoCADA) partially obstructs any views or view corridors of the Church along Hanson Place looking in an easterly direction. In the With-Action Scenario, a new 145 foot building would be built on the currently vacant lots located to the immediate west of the MoCADA building (Projected Site 2). The building would not affect any view corridors of the Church, nor would it further obstruct any view corridors of the Church.



View of Church along Hanson Place

View of Church along South Portland Avenue

South Portland Avenue is a narrow two-way street that runs north-south just to the east of Projected Site 1. The Church is located at 88 Hanson Place at the southeast corner of Hanson Place and South Portland Avenue. As shown in **Figures 2.6-1 and 2.6-2** for the Future With-Action Scenario, and in the photos below, showing a No-Action Scenario, the proposed development on Projected Site 1 (Block 2003, Lot 37) would not block or significantly impact views or view corridors of the Church when looking at the Church from a northerly direction along South Portland Avenue. Even though the Projected Site 1 would be considerably taller than the Church, and would be visible in a corridor view looking north along South Portland Avenue, no view of the Church would be impacted, block, eliminated, or obstructed by the projected development.
Additionally, as shown in the photo below, the only streetscape and design elements that obstruct the view of the Church are tress along the eastern portion of South Portland Avenue.



View of Church along South Portland Avenue



View of Church along South Portland Avenue with Projected Site 1 in the No-Action Scenario: As is clear, even with development on Site 1, the view of the Hanson Place Church would remain unobstructed along South Portland Avenue

Views of BAM Historic District

View of BAM Historic District along Hanson Place

Only one building located within the BAM Historic District is located adjacent to the rezoning area. The building at 67 Hanson Place (Brooklyn Block 2114, Lot 1) is a fifteen-story multi-family apartment building constructed in 1929. The building is located along the norther portion of Hanson Place, adjacent to the rezoning area. The building is taller than both of the projected development sites' building heights. As this building occupies the only portion of the BAM Historic District that is adjacent to the rezoning area, it is unlikely that any views of the Historic District would be affected by the With-Action Development. As Hanson Place is a wide street, the BAM Historic District's character would not be infringed upon nor would it be affected by the projected development. As such, no impacts to views with regards to the Bam Historic District are expected under the With-Action Scenario as no additional analysis is required. A photograph below shows the building that is located within the BAM Historic District.



View of building located within BAM Historic District, looking east on Hanson Place from South Elliot Place

Conclusions

The proposed action would not alter or result in substantial changes to the built environment of the nearby LPC Brooklyn Academy of Music Historic District, an edge of which is across the street from the project site. Additionally, the proposed project would not affect views of the Hanson Place Seventh Day Adventist Church, which is also an LPC landmark and is located across the street from the Proposed Projected Site at the southeastern corner of Hanson Place and South Portland Avenue. Thus the proposed action would not affect the components of an historic building that contribute to the resource's historic significance. As the proposed action would not diminish or disturb the existing aesthetic continuity, pedestrian features of the community or neighborhood, and as the proposed action would not block any view corridors or views to/from any natural areas with rare or defining features, nor would the proposed action impact an historical or culturally sensitive community features, the proposed action is not expected to result in any significant adverse urban design or visual resource related impacts

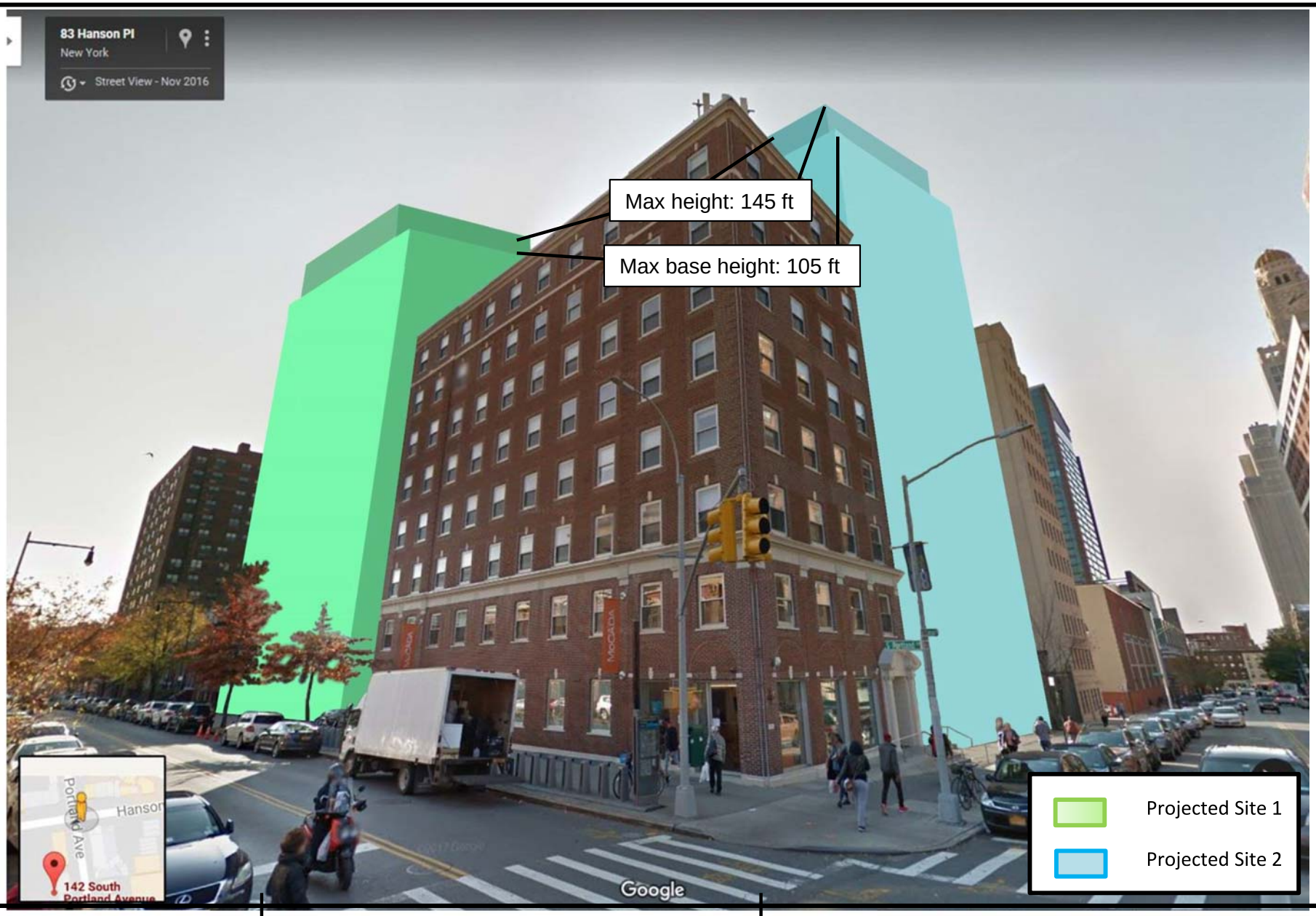


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

No-Action Condition
Projected Sites 1 &2

Figure 2.6-1

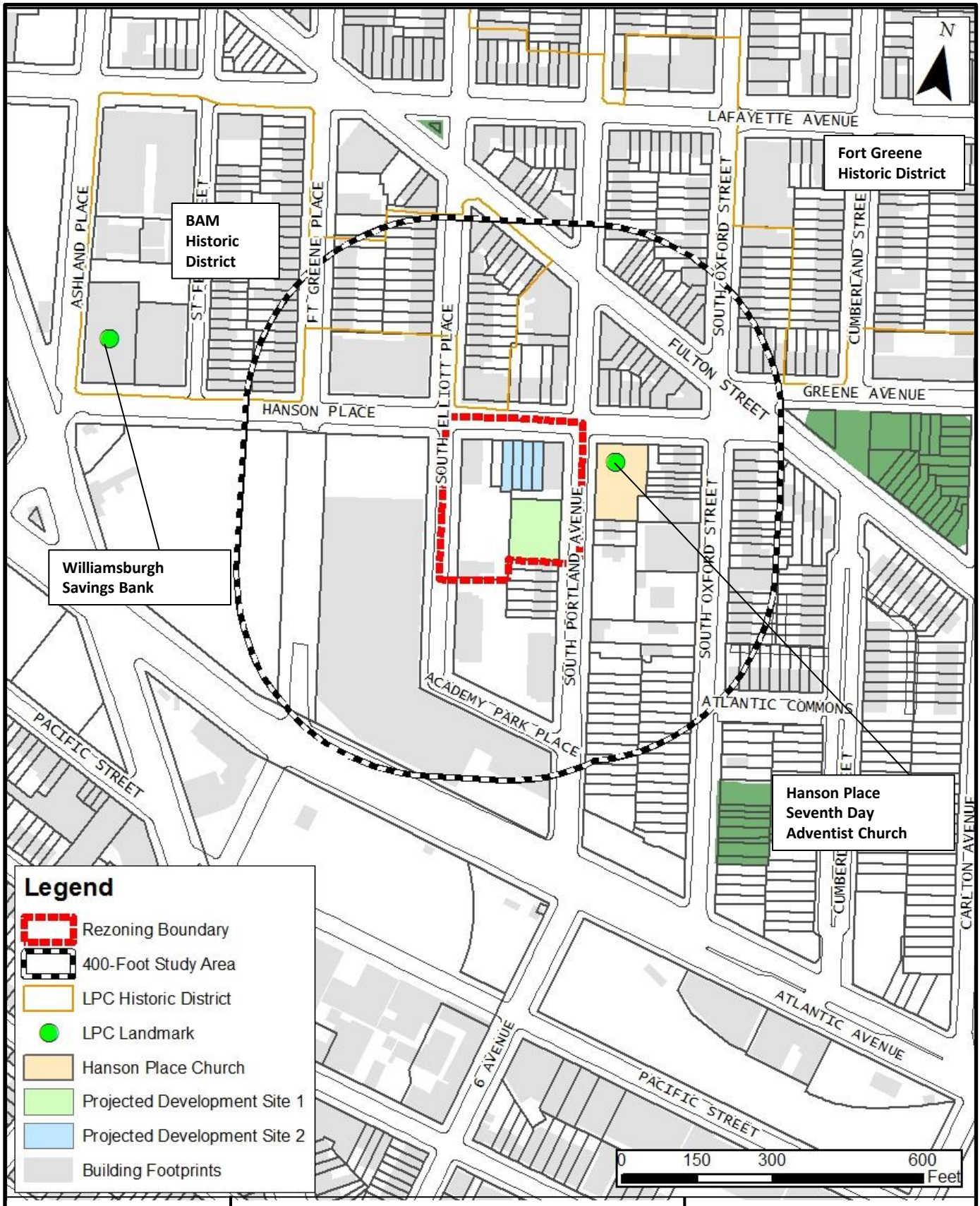


AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

With-Action Condition
Projected Sites 1 &2

Figure 2.6-2



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Locations of BAM Historic District and Hanson Place Church

Figure 2.6-3

2.7 HAZARDOUS MATERIALS

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 *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site; and b) action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

The proposed development site is currently improved by an occupied two-story warehouse and a vacant lot. This building would be redeveloped as part of the proposed project. As the building was previously occupied by industrial uses, a further review of the proposed development site's potential for hazardous material contamination was conducted.

2.7.1 Summary of Phase I ESA

In April 2017, a Phase I Environmental Site Assessment was performed at the proposed development site by AECOM (see **Appendix D**). The purpose of the ESA is to identify the presence of Recognized Environmental Conditions (RECs) that may be associated with the subject property, as defined by American Society of Testing Engineers (ASTM) E-1527-05. The Phase I ESA was conducted in general accordance with the scope and limitations of the ASTM International Standard E 1527-13, Standard Practice for Environmental Site Assessments: Phase I Environmental Site Assessment Process and the "due diligence" regulations of the Comprehensive Environmental Response, Compensation and Liability Act (CERCLA) and Section 9601 (35)(b) of the Superfund Amendments and Reauthorization Act. At the time of site visit, Affinity Creations, Inc. occupied the site; their activities consisted of manufacturing commercial display hardware such as cabinets, racks, and stands.

MDG Design & Construction, LLC contracted with AECOM Technical Services, Inc. (AECOM) to perform a Phase I Environmental Site Assessment (ESA) of the subject property defined as two buildings with the addresses 142 and 150 South Portland Avenue, Brooklyn, New York. This Phase I ESA was conducted as part of the potential redevelopment of the property. The purpose of this Phase I ESA is to provide the client with information for use in evaluating recognized environmental conditions (RECs) associated with the subject property. This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard Practice Designation E 1527-13 for ESAs. Exceptions to, or deletions from, this practice are described in this report.

The subject property is defined as a 12,000 square foot lot occupied by two buildings including a two-story structure with a basement (address: 142 South Portland Avenue) and a three story structure with a basement (address: 150 South Portland Avenue). Both of these buildings are located on the eastern side of the subject property while the western portion consists of vacant land that was formerly used as a playground and gardening area. The buildings are interconnected through the building basements. The total gross floor space of both buildings is approximately 9,400 square feet.

According to the City of New York Department of Finance, the subject property is comprised of a single parcel of land that is designated as Block 2003, Lot 37.

During the site visit, no visual evidence of potable water wells, monitoring wells, dry wells, clarifiers, septic tanks, or leach fields was observed on the subject property. According to the information provided by the site manager and the City of New York Department of Finance website, one 2,500 gallon No. 2 fuel oil underground storage tank (UST) is located either under the building or in the backyard of 150 South Portland Avenue. The UST does not appear to be registered, thus no additional information was available for review. Sumps were located in the basement and in the backyard of the building located at 150 South Portland Avenue. A floor drain was located in the kitchen located at 142 South Portland Avenue. No visual evidence of stormwater drains, discolored soil, water, or unusual vegetative conditions or odors was observed during the site visit.

The majority of the properties surrounding the subject property consist of residential dwellings or

commercial operations. An apartment complex and retail shops are located to the north. South Portland Avenue is adjacent to the subject property to the east, beyond which is Hanson Place Seventh-Day Adventist Church and associated church offices are located to the east. Residential dwellings and vacant lots are located to the south and west. The Atlantic Center shopping center is located approximately 750 feet further to the southwest and west.

Historical research indicates that the subject property has been occupied with buildings since at least 1887. The subject property is identified as the location of several three-story residential dwellings from at least 1887 to at least 1930. The subject property remained the same until sometime between 1930 and 1950 when the current structures were constructed. According to the New York City Department of Buildings website, the current buildings were constructed in 1930; however, the 1938 Sanborn Map indicates that the three-story residential dwellings were still present. By 1950, the subject property was identified as a hotel with a hall on the eastern portion of the subject property while the western portion was vacant. No other changes to the subject property occurred until 1991 when the portion of the subject property identified as a hall was identified as a community center. No other changes were noted to the subject property since 1991. Other than the known UST, no historical on-site sources of concern were identified during this assessment.

The subject property was not identified on the environmental data base search report obtained for this project. A number of surrounding sites were identified in the environmental database search report. However, the majority of these sites were listed on non-contamination-related databases. Based on AECOM's review and analysis of the database listings, none of the surrounding sites are expected to present a recognized environmental condition (REC) to the subject property, based on their distance (generally greater than 500 feet), regulatory status (i.e. regulatory closure, no violations found), media impacted (soil only), and/or topographical position relative to the subject property (i.e. down-gradientor cross-gradient).

Through performance of this ESA, the following Recognized Environmental Conditions (RECs) were identified:

The following RECs were identified during this assessment:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.
- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in immediate vicinity of subject parcel to be present. This assessment revealed no evidence of historical RECs (HRECs), controlled RECs (CRECs) or de minimis conditions in connection with the subject property.

2.7.2 Findings

Recognized Environmental Conditions

Based upon the above-described activities, the following REC were identified:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.

- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in

immediate vicinity of subject parcel to be present.

Controlled Recognized Environmental Conditions

Based on the above-described activities, no CRECs were identified in connection with the subject property.

Historical Recognized Environmental Conditions

Based on the above-described activities, no HRECs were identified in connection with the subject property.

De Minimis Conditions

DMCs were not identified at the subject property.

To preclude the potential for significant adverse impacts, an (E) Designation would be provided for all lots included in all projected and potential development sites, including the applicant site (Block 2003, Lot, 37,) and Projected Site 2 (Block 2003, Lots 30-33). E-460 has been assigned to this project. The text of the (E) designation for would be as follows:

Task 1-Sampling Protocol

The applicant submits to OER, for review and approval, a Phase I of the site along with a soil, groundwater and soil vapor testing protocol, including a description of methods and a site map with all sampling locations clearly and precisely represented. If site sampling is necessary, no sampling should begin until written approval of a protocol is received from OER. The number and location of samples should be selected to adequately characterize the site, specific sources 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 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 he 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 from test results, a proposed remediation plan must be submitted to 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.

A construction-related health and safety plan should be submitted to OER and would be implemented during excavation and construction activities to protect workers and the community from potentially significant adverse impacts associated with contaminated soil, groundwater and/or soil vapor. This plan would be submitted to OER prior to implementation.

2.7.3 Conclusions

AECOM has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 142 - 150 South Portland Avenue, Brooklyn, New York (subject property). Any exception to, or deletions from, this practice are described in Sections 1.3 through 1.5 of this report. This assessment has revealed no evidence of RECs or CRECs in connection with the property except the following:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in

use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.

- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in immediate vicinity of subject parcel to be present.

The Phase I ESA found no evidence of RECs that merited further analysis, and through its historical analysis, no potentially hazardous former use was found that would merit further subsurface investigation; therefore this analysis of hazardous materials at the proposed development indicates that no significant impact would result from the development of the site related to such materials.

2.8 TRANSPORTATION

2.8.1 Introduction

According to the March 2014 *CEQR Technical Manual*, interrelationships between the key technical areas of the transportation system – Traffic, Parking, Transit, and Pedestrians – should be taken into account in any assessment. Furthermore, the individual technical areas should be separately assessed to determine whether a project has the potential to adversely and significantly affect a specific area of the transportation system. The *CEQR Technical Manual* states that a preliminary trip generation assessment should be prepared to determine whether a quantified analysis of any technical areas of the transportation system is necessary. Except in unusual circumstances, a further quantified analysis would typically not be needed for a technical area if the proposed development would result in fewer than the following increments:

- 50 peak hour vehicle trips;
- 200 peak hour subway/rail or bus transit riders; or
- 200 peak hour pedestrian trips

The *CEQR Technical Manual* also states that if the threshold for traffic is not surpassed, it is likely that further parking assessment is also not needed.

2.8.2 Traffic (Scenario 1- RWCDS)

The preliminary screening thresholds in the *CEQR Technical Manual* suggest that any project which generates 50 or more peak hour incremental vehicle trips through a single intersection in any given peak hour is likely to warrant a detailed traffic operations analysis. Conversely, projects that are anticipated to generate fewer than 50 peak hour incremental vehicle trips through a single intersection generally do not warrant detailed traffic assessments, and potential traffic impacts are not expected.

Estimated Trip Generation Characteristics

In order to determine the number of trips generated by the proposed Action, trip generation estimates were prepared for each of the land uses proposed as part of the zoning amendment, namely residential, and local retail uses. Under the proposed Action, there would be an incremental increase of approximately 74 new dwelling units, approximately 8,470 square feet of new local retail space, and a loss of 9,400 gsf of community facility space on Block 2003 (**Table 2.8-1**).

Table 2.8-1 Summary of Development Densities under the Proposed Action Scenario

Block	No-Action				With-Action				Increments			
	DUs	Local Retail	Med Office	Community Facility	DUs	Local Retail	Med Office	Community Facility	DUs	Local Retail	Med Office	Community Facility
Site 1	71	0	0	0	111	0	0	0	40	0	0	0
Site 2	27	0	0	0	61	8,470	0	0	34	8,470	0	0
TOTALS =	**98**	**0**	**0**	**0**	**172**	**8,470**	**0**	**0**	**74**	**8,470**	**0**	**0**

Tables 2.8-2 and 2.8-3 show the estimated person-trips and vehicle-trips, respectively, for the proposed Action during the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours, as well as the associated transportation planning assumptions. As shown in **Table 2.8-3,** the proposed Action is estimated to generate vehicle trips as follows:

Weekday AM	11 total vehicular trips (3 inbound and 8 outbound)
Weekday Midday	18 total vehicular trips (9 inbound and 9 outbound)
Weekday PM	17 total vehicular trips (10 inbound and 7 outbound)
Saturday Midday	17 total vehicular trips (9 inbound and 8 outbound)

The projected development would not induce more than 50 peak hour vehicular trips during any peak hour phase. Therefore, no further analysis is required as no significant adverse impacts related to traffic are expected.

Table 2.8-2
Estimated Peak Hour Person-Trip Generation Characteristics
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Size	Weekday Daily Person-Trip Rate	Saturday Daily Person-Trip Rate	Temporal Distribution (%)				Estimated Person-Trips			
				Weekday AM	Weekday MD	Weekday PM	Saturday MD	Weekday AM	Weekday MD	Weekday PM	Saturday MD
Residential	40 units	8.075 trips per DU	9.6 trips per DU	10.0%	5.0%	11.0%	8.0%	32	16	36	31
Local Retail	0 SF	205 trips per 1,000 sq. ft.	240 trips per 1,000 sq. ft.	3.0%	19.0%	10.0%	10.0%	0	0	0	0
	0 SF			4.0%	11.0%	12.0%	11.0%	0	0	0	0
Church	0 SF	19.18 per 1,000 sf	21.83 per 1,000 sf	7.9%	4.0%	7.2%	15.8%	0	0	0	0
						TOTAL PERSON-TRIPS =		**32**	**16**	**36**	**31**

Site 2

Land Use	Size	Weekday Daily Person-Trip Rate	Saturday Daily Person-Trip Rate	Temporal Distribution (%)				Estimated Person-Trips			
				Weekday AM	Weekday MD	Weekday PM	Saturday MD	Weekday AM	Weekday MD	Weekday PM	Saturday MD
Residential	34 units	8.075 trips per DU	9.6 trips per DU	10.0%	5.0%	11.0%	8.0%	27	14	30	26
Local Retail	8,470 SF	205 trips per 1,000 sq. ft.	240 trips per 1,000 sq. ft.	3.0%	19.0%	10.0%	10.0%	52	330	174	203
	0 SF			4.0%	11.0%	12.0%	11.0%	0	0	0	0
Church	0 SF	19.18 per 1,000 sf	21.83 per 1,000 sf	7.9%	4.0%	7.2%	15.8%	0	0	0	0
						TOTAL PERSON-TRIPS =		**80**	**344**	**204**	**229**

Residential trip rates and temporal distributions based on Residential (3 or more floors) from *CEQR Technical Manual* (Table 16-2).
Local Retail trip rates and temporal distributions based on Local Retail from *CEQR Technical Manual* (Table 16-2).

Community Center trip rates and temporal distribution based on Health Club from *CEQR Technical Manual* (Table 16-2) and Community Center from *East New York Rezoning EIS* transportation planning factors.

Totals
Residential = 74 units
Local Retail = 8,470 SF

Community Facility= 0 SF

Table 2.8-3
Estimated Peak Hour Vehicle-Trip Generation Characteristics
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Size	Truck Trip Rate Weekday	Truck Trip Rate Saturday	AM	Midday	PM	Saturday	In	Out	Estimated Person-Trips				Estimated Mode Split (AM, PM)							Estimated Mode Split (MD, SAT)							Estimated Truck-Trips												Estimated Car-Trips												Estimated Vehicle-Trips											
																												Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD		
										Weekday AM	Weekday MD	Weekday PM	Saturday MD	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	40	0.06	0.02	12%	9%	2%	9%	50%	50%	32	16	36	31	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	5	1	4	2	1	1	5	3	2	4	2	2	5	1	4	3	1	1	5	3	2	4	2	2
Local Retail	0	0.35	0.04	8%	11%	2%	11%	50%	50%	0	0	0	0	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linked-Trip / Pass-by Trip																												0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Net New Trips =																												0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0.32	0.01	10%	11%	2%	11%	50%	50%	0	0	0	0	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0.29	0.29	8%	4%	7%	16%	50%	50%	0	0	0	0	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL =										**32**	**16**	**36**	**31**															**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**5**	**1**	**4**	**2**	**1**	**1**	**5**	**3**	**2**	**4**	**2**	**2**	**5**	**1**	**4**	**3**	**1**	**1**	**5**	**3**	**2**	**4**	**2**	**2**

Site 2

Land Use	Size	Truck Trip Rate Weekday	Truck Trip Rate Saturday	AM	Midday	PM	Saturday	In	Out	Estimated Person-Trips				Estimated Mode Split (AM, PM)							Estimated Mode Split (MD, SAT)							Estimated Truck-Trips												Estimated Car-Trips												Estimated Vehicle-Trips											
																												Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD		
										Weekday AM	Weekday MD	Weekday PM	Saturday MD	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	34	0.06	0.02	12%	9%	2%	9%	50%	50%	27	14	30	26	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	4	1	3	2	1	1	4	3	2	4	2	2	4	1	3	2	1	1	4	3	2	4	2	2
Local Retail	8,470	0.35	0.04	8%	11%	2%	11%	50%	50%	52	330	174	203	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	3	1	1	18	9	9	10	5	5	11	6	6	3	2	2	18	9	9	10	5	5	11	6	6
Linked-Trip / Pass-by Trip																												-1	0	0	-5	-2	-2	-2	-1	-1	-3	-1	-1	-1	0	0	-5	-2	-2	-2	-1	-1	-3	-1	-1	-1	0	0	-5	-2	-2	-2	-1	-1	-3	-1	-1
Net New Trips =																												2	1	1	14	7	7	7	4	4	8	4	4	2	1	1	14	7	7	7	4	4	8	4	4	2	1	1	14	7	7	7	4	4	8	4	4
0	0	0.32	0.01	10%	11%	2%	11%	50%	50%	0	0	0	0	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0.29	0.29	8%	4%	7%	16%	50%	50%	0	0	0	0	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL =										**80**	**344**	**204**	**229**															**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**2**	**4**	**16**	**8**	**8**	**11**	**6**	**5**	**12**	**6**	**6**	**6**	**2**	**4**	**16**	**8**	**8**	**12**	**6**	**5**	**12**	**6**	**6**

GRAND TOTAL= **TOTAL TRIPS (ALL BLOCKS) =** **11 3 8 18 9 9 17 10 7 17 8 8**

Residential mode split and auto occupancy (1.17) based on census JTW data for tracts 235, 241, 253, 255, 1237. Taxi occupancy = 1.40 based on *Bedford-Stuyvesant North Rezoning EAS* .

Residential In/Out directional distributions (AM: 20/80, MD: 50/50, PM: 65/35, SAT: 50/50) based on *Bedford-Stuyvesant North Rezoning EAS* .

Local Retail mode split, auto occupancy (1.65), and taxi occupancy (1.40) based on *Bedford-Stuyvesant North Rezoning EAS* .

Local Retail In/Out directional distributions (AM: 50/50, MD: 50/50, PM: 50/50, SAT: 50/50) based on *Bedford-Stuyvesant North Rezoning EAS* .

Linked-Trip / Pass-by Trip Reduction credit of 25% as per *CEQR Technical Manual* .

Medical Office mode split, auto occupancy (1.5) based on NYCDOT travel demand factors received in August 2016. Taxi occupancy (1.40) based on *Bedford-Stuyvesant North Rezoning EAS* .

Medical Office In/Out directional distributions (AM: 89/11, MD: 51/49, PM: 48/52, SAT: 51/49) based on NYCDOT travel demand factors received in August 2016.

Community Center mode split, auto occupancy (1.40) and taxi occupancy (1.40) based on *Flushing West Rezoning EIS* transportation planning factors.

Community Center In/Out directional distributions (AM: 61/39, MD: 55/45, PM: 29/71, SAT: 49/51) based on *Flushing West Rezoning EIS* transportation planning factors.

2.8.3 Pedestrians

The March 2014 *CEQR Technical Manual* indicates that a detailed pedestrian analysis be performed for projects that are likely to generate 200 or more incremental pedestrian trips during any peak hour on any one pedestrian element (i.e., a crosswalk, street corner, or sidewalk). As shown in **Table 2.8-4**, the proposed project is projected to generate more than 200 combined new pedestrian trips (i.e., the combined total of subway, bus, and walk trips) during the weekday midday peak hours (280 trips) and Saturday Midday hours (204 trips) and would not generate more than 200 combined new pedestrian trips during the Weekday AM and Weekday PM peak hours (99 trips and 189 trips respectively).

As indicated, the proposed action is projected to generate more than 200 pedestrian trips during the weekday midday, Saturday midday peak hours. However, when assigned to the sidewalk network, levels of service are expected to operate at acceptable LOS levels during all peak hours. Since this estimated trip generation exceeds the threshold by only a handful of pedestrians, and given the typical daily variation in pedestrian volumes of approximately up to ten percent, no further analysis regarding pedestrians was deemed necessary.

Furthermore, the positioning of the two projected sites, one with frontage on South Portland Avenue, and one with frontage on Hanson Place, demonstrate is highly unlikely that any one pedestrian element would be significantly impacted in the With-Action Scenario.

Table 2.8-4
Estimated Peak Hour Person-Trip Generation Increments: Transit and Pedestrians
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Estimated Person-Trips				Mode Split (AM, PM)			Mode Split (MD, SAT)			Weekday AM									Weekday Midday									Weekday PM									Saturday Midday								
											Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk		
	Weekday AM	Weekday MD	Weekday PM	Saturday MD	Sub-way	Bus	Walk	Sub-way	Bus	Walk	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	32	16	36	31	50.8%	11.6%	20.1%	50.8%	11.6%	20.1%	16	3	13	4	1	3	6	1	5	8	4	4	2	1	1	3	2	2	18	12	6	4	3	1	7	5	2	16	8	8	4	2	2	6	3	3
Local Retail	0	0	0	0	5.0%	20.0%	70.0%	5.0%	20.0%	70.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linked-Trip / Pass-by Trip Reduction (25%)=											*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Net New Trips =											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0	0	0	30.0%	20.0%	10.0%	30.0%	20.0%	10.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	3.0%	6.0%	85.0%	3.0%	6.0%	85.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL =	**32**	**16**	**36**	**31**	**TOTAL NET NEW PERSON-TRIPS =**						**16**	**3**	**13**	**4**	**1**	**3**	**6**	**1**	**5**	**8**	**4**	**4**	**2**	**1**	**1**	**3**	**2**	**2**	**18**	**12**	**6**	**4**	**3**	**1**	**7**	**5**	**2**	**16**	**8**	**8**	**4**	**2**	**2**	**6**	**3**	**3**

Total AM Ped Trips = 27 **Total Midday Ped Trips = 13** **Total PM Ped Trips = 29** **Total SAT Ped Trips = 25**

Site 2

Land Use	Estimated Person-Trips				Mode Split (AM, PM)			Mode Split (MD, SAT)			Weekday AM									Weekday Midday									Weekday PM									Saturday Midday								
											Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk			Subway			Bus			Walk		
	Weekday AM	Weekday MD	Weekday PM	Saturday MD	Sub-way	Bus	Walk	Sub-way	Bus	Walk	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	27	14	30	26	50.8%	11.6%	20.1%	50.8%	11.6%	20.1%	14	3	11	3	1	3	6	1	4	7	3	3	2	1	1	3	1	1	15	10	5	4	2	1	6	4	2	13	7	7	3	2	2	5	3	3
Local Retail	52	330	174	203	5.0%	20.0%	70.0%	5.0%	20.0%	70.0%	3	1	1	10	5	5	36	18	18	16	8	8	66	33	33	231	115	115	9	4	4	35	17	17	122	61	61	10	5	5	41	20	20	142	71	71
Linked-Trip / Pass-by Trip Reduction (25%)=											*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*-58*	*-29*	*-29*	*0*	*0*	*0*	*0*	*0*	*0*	*-30*	*-15*	*-15*	*0*	*0*	*0*	*0*	*0*	*0*	*-36*	*-18*	*-18*
Net New Trips =											3	1	1	10	5	5	36	18	18	16	8	8	66	33	33	173	87	87	9	4	4	35	17	17	91	46	46	10	5	5	41	20	20	107	53	53
0	0	0	0	0	30.0%	20.0%	10.0%	30.0%	20.0%	10.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	0	0	0	0	3.0%	6.0%	85.0%	3.0%	6.0%	85.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL =	**80**	**344**	**204**	**229**	**TOTAL NET NEW PERSON-TRIPS =**						**17**	**4**	**12**	**14**	**6**	**8**	**42**	**19**	**23**	**23**	**12**	**12**	**68**	**34**	**34**	**176**	**88**	**88**	**24**	**14**	**10**	**38**	**20**	**19**	**97**	**50**	**48**	**23**	**12**	**12**	**44**	**22**	**22**	**112**	**56**	**56**

Total AM Ped Trips = 72 **Total Midday Ped Trips = 267** **Total PM Ped Trips = 159** **Total SAT Ped Trips = 179**

Linked-Trip / Pass-by Trip Reduction credit assumed to be 25% as per *CEQR Technical Manual* and applies to walk trips only during weekday midday, weekday PM, and Saturday midday peak hours.

TOTAL PEDESTRIAN TRIPS =								**GRAND TOTAL=**	**33**	**7**	**26**	**17**	**7**	**11**	**48**	**21**	**28**	**32**	**16**	**16**	**69**	**35**	**35**	**179**	**90**	**90**	**42**	**26**	**16**	**42**	**22**	**20**	**104**	**54**	**50**	**39**	**20**	**20**	**47**	**24**	**24**	**118**	**59**	**59**
TOTAL TRIPS INCLUDING TRANSIT =								**GRAND TOTAL AM Ped Trips = 99**												**GRAND TOTAL Midday Ped Trips = 280**										**GRAND TOTAL PM Ped Trips = 189**										**GRAND TOTAL SAT Ped Trips = 204**									

2.8.4 Scenario Two-Traffic

The preliminary screening thresholds in the *CEQR Technical Manual* suggest that any project which generates 50 or more peak hour incremental vehicle trips through a single intersection in any given peak hour is likely to warrant a detailed traffic operations analysis. Conversely, projects that are anticipated to generate fewer than 50 peak hour incremental vehicle trips through a single intersection generally do not warrant detailed traffic assessments, and potential traffic impacts are not expected.

In order to present a conservative analysis, a second With-Action scenario was analyzed for traffic.

Estimated Trip Generation Characteristics

In order to determine the number of trips generated by the proposed Action, trip generation estimates were prepared for each of the land uses proposed as part of the zoning amendment, namely residential, medical office, and local retail uses. Under the proposed Action, there would be an incremental increase of approximately 161 new dwelling units, approximately 8,470 square feet of new local retail space, and approximately 8,400 gsf of medical office space on Block 2003 (**Table 2.8-5**).

Table 2.8-5 Summary of Development Densities under Scenario Two

Block	No-Action				With-Action				Increments			
	DUs	Local Retail	Med Office	Community Facility	DUs	Local Retail	Med Office	Community Facility	DUs	Local Retail	Med Office	Community Facility
Site 1	71	0	0	0	100	0	8,480	9,400	29	0	8,480	9,400
Site 2	27	0	0	0	61	8,470	0	0	34	8,470	0	0
TOTALS =	**98**	**0**	**0**	**0**	**161**	**8,470**	**8,480**	**9,400**	**63**	**8,470**	**8,480**	**9,400**

Tables 2.8-6 and 2.8-7 show the estimated person-trips and vehicle-trips, respectively, for the proposed Action during the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours, as well as the associated transportation planning assumptions. As shown in **Table 2.8-7,** the proposed Action is estimated to generate vehicle trips as follows:

Weekday AM	22 total vehicular trips (11 inbound and 11 outbound)
Weekday Midday	41 total vehicular trips (21 inbound and 20 outbound)
Weekday PM	42 total vehicular trips (17 inbound and 25 outbound)
Saturday Midday	36 total vehicular trips (18 inbound and 18 outbound)

The projected development would not induce more than 50 peak hour vehicular trips during any peak hour phase. Therefore, no further analysis is required as no significant adverse impacts related to traffic are expected.

2.8-6
Estimated Peak Hour Person-Trip Generation Characteristics
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Size	Weekday Daily Person-Trip Rate	Saturday Daily Person-Trip Rate	Temporal Distribution (%)				Estimated Person-Trips			
				Weekday AM	Weekday MD	Weekday PM	Saturday MD	Weekday AM	Weekday MD	Weekday PM	Saturday MD
Residential	29 units	8.075 trips per DU	9.6 trips per DU	10.0%	5.0%	11.0%	8.0%	23	12	26	22
Local Retail	0 SF	205 trips per 1,000 sq. ft.	240 trips per 1,000 sq. ft.	3.0%	19.0%	10.0%	10.0%	0	0	0	0
Church	9,400 SF	19.18 per 1,000 sf	21.83 per 1,000 sf	7.9%	4.0%	7.2%	15.8%	94	48	86	189
Medical	8,480 SF	127 per 1,000 sf	127 per 1,000 sf	4.0%	11.0%	12.0%	11.0%	30	83	91	48
							TOTAL PERSON-TRIPS =	**148**	**143**	**203**	**259**

Site 2

Land Use	Size	Weekday Daily Person-Trip Rate	Saturday Daily Person-Trip Rate	Temporal Distribution (%)				Estimated Person-Trips			
				Weekday AM	Weekday MD	Weekday PM	Saturday MD	Weekday AM	Weekday MD	Weekday PM	Saturday MD
Residential	34 units	8.075 trips per DU	9.6 trips per DU	10.0%	5.0%	11.0%	8.0%	27	14	30	26
Local Retail	8,470 SF	205 trips per 1,000 sq. ft.	240 trips per 1,000 sq. ft.	3.0%	19.0%	10.0%	10.0%	52	330	174	203
	0 SF			4.0%	11.0%	12.0%	11.0%	0	0	0	0
	0 SF	19.18 per 1,000 sf	21.83 per 1,000 sf	7.9%	4.0%	7.2%	15.8%	0	0	0	0
							TOTAL PERSON-TRIPS =	**80**	**344**	**204**	**229**

Residential trip rates and temporal distributions based on Residential (3 or more floors) from *CEQR Technical Manual* (Table 16-2).
Local Retail trip rates and temporal distributions based on Local Retail from *CEQR Technical Manual* (Table 16-2) based on East New York Rezoning EIS

Community Center/House of Woship trip rates and temporal distribution and modal split based on House of Worship from *East New York Rezoning EIS* transportation planning factors.

Medical trip rates and temporal distribution and modal split based on Medical Office from *East New York Rezoning EIS* transportation planning factors.

Totals
Residential = 63 units
Local Retail = 8,470 SF

Community Facility= 8,480 SF

Table 2.8-7
Estimated Peak Hour Vehicle-Trip Generation Characteristics
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Size	Truck Trip Rate Weekday	Truck Trip Rate Saturday	AM	Midday	PM	Saturday	In	Out	Estimated Person-Trips				Estimated Mode Split (AM, PM)								Estimated Mode Split (MD, SAT)								Estimated Truck-Trips												Estimated Car-Trips												Estimated Vehicle-Trips											
																														Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD		
										Weekday AM	Weekday MD	Weekday PM	Saturday MD	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	29	0.06	0.02	12%	9%	2%	9%	50%	50%	23	12	26	22	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	3	2	1	1	4	2	1	3	2	2	4	1	3	2	1	1	4	2	1	3	2	2
Local Retail	0	0.35	0.04	8%	11%	2%	11%	50%	50%	0	0	0	0	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Linked-Trip / Pass-by Trip																															*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*
Net New Trips =																															0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Church	9.400	0.32	0.01	10%	11%	2%	11%	50%	50%	94	48	86	189	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	4	0	2	1	1	4	2	2	9	5	4	5	4	1	3	1	1	4	2	2	9	5	4
Medical	8.480	0.29	0.29	8%	4%	7%	16%	50%	50%	30	83	91	48	30.0%	2.0%	33.0%	0.0%	18.0%	17.0%	100.0%	30.0%	2.0%	33.0%	0.0%	18.0%	17.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	7	4	3	20	11	9	22	6	16	12	6	6	8	5	3	20	11	9	22	6	16	12	6	6
TOTAL =										**148**	**143**	**203**	**259**															**1**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**15**	**9**	**6**	**24**	**13**	**11**	**30**	**11**	**19**	**24**	**12**	**12**	**16**	**10**	**6**	**25**	**13**	**11**	**30**	**11**	**19**	**24**	**12**	**12**

Site 2

Land Use	Size	Truck Trip Rate Weekday	Truck Trip Rate Saturday	AM	Midday	PM	Saturday	In	Out	Estimated Person-Trips				Estimated Mode Split (AM, PM)								Estimated Mode Split (MD, SAT)								Estimated Truck-Trips												Estimated Car-Trips												Estimated Vehicle-Trips											
																														Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD			Weekday AM			Weekday MD			Weekday PM			Saturday MD		
										Weekday AM	Weekday MD	Weekday PM	Saturday MD	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Auto	Taxi	Sub-way	Rail-road	Bus	Walk	Total	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out
Residential	34	0.06	0.02	12%	9%	2%	9%	50%	50%	27	14	30	26	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	16.0%	0.4%	50.8%	1.1%	11.6%	20.1%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	4	1	3	2	1	1	4	3	2	4	2	2	4	1	3	2	1	1	4	3	2	4	2	2
Local Retail	8.470	0.35	0.04	8%	11%	2%	11%	50%	50%	52	330	174	203	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	2.0%	3.0%	5.0%	0.0%	20.0%	70.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	3	1	1	18	9	9	10	5	5	11	6	6	3	2	2	18	9	9	10	5	5	11	6	6
Linked-Trip / Pass-by Trip																															*-1*	*0*	*0*	*-5*	*-2*	*-2*	*-2*	*-1*	*-1*	*-3*	*-1*	*-1*	*-1*	*0*	*0*	*-5*	*-2*	*-2*	*-2*	*-1*	*-1*	*-3*	*-1*	*-1*	*-2*	*-1*	*-1*	*-3*	*-1*	*-1*
Net New Trips =																															2	1	1	14	7	7	7	4	4	8	4	4	2	1	1	14	7	7	7	4	4	8	4	4	2	1	1	14	7	7	7	4	4	8	4	4
0	0	0.32	0.01	10%	11%	2%	11%	50%	50%	0	0	0	0	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	32.0%	8.0%	30.0%	0.0%	20.0%	10.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0	0	0.29	0.29	8%	4%	7%	16%	50%	50%	0	0	0	0	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	5.0%	1.0%	3.0%	0.0%	6.0%	85.0%	100.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL =										**80**	**344**	**204**	**229**															**0**	**0**	**0**	**1**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**6**	**2**	**4**	**16**	**8**	**8**	**11**	**6**	**5**	**12**	**6**	**6**	**6**	**2**	**4**	**16**	**8**	**8**	**12**	**6**	**5**	**12**	**6**	**6**

GRAND TOTAL= **TOTAL TRIPS (ALL BLOCKS) =** **22 11 11 41 21 19 42 17 24 36 18 18**

2.8.5 Scenario Two- Pedestrians

The March 2014 *CEQR Technical Manual* indicates that a detailed pedestrian analysis be performed for projects that are likely to generate 200 or more incremental pedestrian trips during any peak hour on any one pedestrian element (i.e., a crosswalk, street corner, or sidewalk). As shown in **Table 2.8-8**, the proposed project is projected to generate more than 200 combined new pedestrian trips (i.e., the combined total of subway, bus, and walk trips) during the weekday AM, weekday midday, weekday PM, and Saturday midday peak hours (209 trips, 401 trips, 348 trips, and 420 trips, respectively).

The proposed action is projected to generate a total of approximately more than 200 pedestrian trips during the weekday midday, weekday PM and Saturday midday peak hours. However significant adverse impacts are not expected due to the following reasons.

This With-Action Scenario has two projected development sites. Projected Site 1 (Lot 37) is on South Portland Avenue and Projected Site 2 (Lots 30-33) is on Hanson Place make it highly unlikely that any one pedestrian element would be significantly impacted in the With-Action Scenario.

When assigned to the sidewalk network, levels of service are expected to operate at acceptable LOS levels during all peak hours. Since this estimated trip generation exceeds the threshold by only a handful of pedestrians, and given the typical daily variation in pedestrian volumes of approximately up to ten percent, no further analysis regarding pedestrians was deemed necessary.

Broken down by site, the number of pedestrian trips generated on Site 1 is only projected to exceed 200 trips during the Saturday Midday hour.

Site 1:
Total AM Ped. Trips- 137
Total Midday Ped Trips- 134
Total PM Ped Trips- 188
Total SAT Ped Trips- 241

Additionally, Projected Site Two is projected to generate over 200 pedestrian trips during only the Weekday Midday hours as follows.

Site 2:
Total AM Ped. Trips- 72
Total Midday Ped Trips- 267
Total PM Ped Trips- 159
Total SAT Ped Trips- 179

The Applicant site (Projected Site 1) only exceeds the 200 trips generated threshold by a handful of pedestrians during only one of the analysis periods while Projected Site 2 is expected to generate just over 200 pedestrians during only the Midday Weekday period.

Pedestrians can be assigned to Projected Site 1 from two different directions, both to the north and south of Projected Site 1 (South Portland Avenue and Atlantic Avenue and South Portland Avenue and Hanson Place) each sidewalk adjacent to Projected Site 1's entrance and exit would receive less than 200 pedestrians per hour and as such, no significant adverse impacts related to pedestrian trips are expected in the With-Action Scenario and no further analysis regarding pedestrians was deemed necessary.

Additionally, as pedestrians can be assigned to Projected Site 2 from two different directions, both to the east and the west of Projected Site 2 (Hanson Place and South Elliot Avenue and Hanson Place and South Portland Avenue) each sidewalk adjacent to Projected Site 2's entrance and exit would receive less than 200 pedestrians per hour and as such, no significant adverse impacts related to pedestrian trips are expected in the With-Action Scenario and no further analysis regarding pedestrians was deemed necessary.

Table 2.8-8
Estimated Peak Hour Person-Trip Generation Increments: Transit and Pedestrians
South Portland Avenue Rezoning
Future With-Action Condition

Site 1

Land Use	Estimated Person-Trips				Mode Split (AM, PM)			Mode Split (MD, SAT)			Weekday AM												Weekday Midday											
	Weekday AM	Weekday MD	Weekday PM	Saturday MD	Sub-way	Bus	Walk	Sub-way	Bus	Walk	Subway			Bus			Walk			Subway			Bus			Walk								
											Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out						
Residential	23	12	26	22	50.8%	11.6%	20.1%	50.8%	11.6%	20.1%	12	2	10	3	1	2	5	1	4	6	3	3	1	1	1	2	1	1						
Local Retail	0	0	0	0	5.0%	20.0%	70.0%	5.0%	20.0%	70.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Linked-Trip / Pass-by Trip Reduction (25%)=											*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*						
Net New Trips =											0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
Church	94	48	86	189	3.0%	6.0%	85.0%	3.0%	6.0%	85.0%	3	3	0	6	5	1	80	71	9	1	1	1	3	1	1	41	21	20						
Medical	30	83	91	48	20.0%	15.0%	60.0%	20.0%	15.0%	60.0%	6	4	2	5	3	2	18	11	7	17	9	8	13	7	6	50	28	23						
TOTAL =	**148**	**143**	**203**	**259**	**TOTAL NET NEW PERSON-TRIPS =**						**21**	**9**	**12**	**13**	**8**	**5**	**103**	**83**	**20**	**24**	**13**	**11**	**17**	**9**	**8**	**93**	**49**	**44**						

Land Use	Weekday PM										Saturday Midday											
	Subway			Bus			Walk				Subway			Bus			Walk					
	Total	In	Out	Total	In	Out	Total	In	Out		Total	In	Out	Total	In	Out	Total	In	Out			
Residential	13	9	5	3	2	1	5	3	2		11	6	6	3	1	1	4	2	2			
Local Retail	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0			
Linked-Trip / Pass-by Trip Reduction (25%)=	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*		*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*			
Net New Trips =	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0			
Church	3	1	1	5	2	3	73	35	38		6	3	3	11	6	6	160	82	79			
Medical	18	5	13	14	4	10	55	16	39		10	5	5	7	4	4	29	14	15			
TOTAL =	**34**	**15**	**19**	**22**	**8**	**13**	**133**	**54**	**79**		**27**	**13**	**13**	**21**	**11**	**10**	**194**	**98**	**95**			

Total AM Ped Trips = 137 **Total Midday Ped Trips = 134** **Total PM Ped Trips = 188** **Total SAT Ped Trips = 241**

Site 2

Land Use	Estimated Person-Trips				Mode Split (AM, PM)			Mode Split (MD, SAT)			Weekday AM												Weekday Midday											
	Weekday AM	Weekday MD	Weekday PM	Saturday MD	Sub-way	Bus	Walk	Sub-way	Bus	Walk	Subway			Bus			Walk			Subway			Bus			Walk								
											Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out	Total	In	Out						
Residential	27	14	30	26	50.8%	11.6%	20.1%	50.8%	11.6%	20.1%	14	3	11	3	1	3	6	1	4	7	3	3	2	1	1	3	1	1						
Local Retail	52	330	174	203	5.0%	20.0%	70.0%	5.0%	20.0%	70.0%	3	1	1	10	5	5	36	18	18	16	8	8	66	33	33	231	115	115						
Linked-Trip / Pass-by Trip Reduction (25%)=											*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*0*	*-58*	*-29*	*-29*						
Net New Trips =											3	1	1	10	5	5	36	18	18	16	8	8	66	33	33	173	87	87						
0	0	0	0	0	3.0%	6.0%	85.0%	3.0%	6.0%	85.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
0	0	0	0	0	3.0%	6.0%	85.0%	3.0%	6.0%	85.0%	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0						
TOTAL =	**80**	**344**	**204**	**229**	**TOTAL NET NEW PERSON-TRIPS =**						**17**	**4**	**12**	**14**	**6**	**8**	**42**	**19**	**23**	**23**	**12**	**12**	**68**	**34**	**34**	**176**	**88**	**88**						

Land Use	Weekday PM										Saturday Midday											
	Subway			Bus			Walk				Subway			Bus			Walk					
	Total	In	Out	Total	In	Out	Total	In	Out		Total	In	Out	Total	In	Out	Total	In	Out			
Residential	15	10	5	4	2	1	6	4	2		13	7	7	3	2	2	5	3	3			
Local Retail	9	4	4	35	17	17	122	61	61		10	5	5	41	20	20	142	71	71			
Linked-Trip / Pass-by Trip Reduction (25%)=	*0*	*0*	*0*	*0*	*0*	*0*	*-30*	*-15*	*-15*		*0*	*0*	*0*	*0*	*0*	*0*	*-36*	*-18*	*-18*			
Net New Trips =	9	4	4	35	17	17	91	46	46		10	5	5	41	20	20	107	53	53			
0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0			
0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	0	0	0	0			
TOTAL =	**24**	**14**	**10**	**38**	**20**	**19**	**97**	**50**	**48**		**23**	**12**	**12**	**44**	**22**	**22**	**112**	**56**	**56**			

Total AM Ped Trips = 72 **Total Midday Ped Trips = 267** **Total PM Ped Trips = 159** **Total SAT Ped Trips = 179**

Linked-Trip / Pass-by Trip Reduction credit assumed to be 25% as per *CEQR Technical Manual* and applies to walk trips only during weekday midday, weekday PM, and Saturday midday peak hours.

TOTAL PEDESTRIAN TRIPS =	**GRAND TOTAL=**	**37**	**13**	**25**	**27**	**14**	**12**	**145**	**103**	**42**	**48**	**25**	**23**	**84**	**43**	**41**	**269**	**137**	**132**	**58**	**29**	**29**	**60**	**28**	**32**	**230**	**104**	**126**	**50**	**25**	**25**	**65**	**32**	**32**	**305**	**154**	**151**
TOTAL TRIPS INCLUDING TRANSIT =	**GRAND TOTAL AM Ped Trips = 209**										**GRAND TOTAL Midday Ped Trips = 401**										**GRAND TOTAL PM Ped Trips = 348**										**GRAND TOTAL SAT Ped Trips = 420**								

2.9 AIR QUALITY

Introduction

The project applicant is seeking an amendment to rezone portions of Brooklyn Block 2003 from an existing R7A zoning district to a R8A zoning district with a C2-4 overlay along Hanson Place with a southerly border 100 feet from Hanson Place. The Reasonable Worst Case Development Scenario (RWCDs) as shown in **Table 2.9-1** with each projected site boundary depicted in **Figure 2.9-1** has been submitted to and approved by New York City Department of City Planning (NYCDCP).

The air quality assessment was conducted to evaluate potential impacts:

a. From the proposed HVAC system of Projected Site 1 on existing sites and Projected Site 2

b. From the proposed HVAC system of Projected Site 2 on existing sites and Projected Site 1 and

c. From the cumulative HVAC systems from Projected Sites 1 and 2 on existing sites.

Table 2.9-1 Reasonable Worst Case Development Scenario (RWCDS)

Site No.	Block	Lot	Lot Area (Sq. ft)	Proposed Zoning	Max Allowable (Sq.ft)	Max Allowable Height (ft)
Projected Site 1	2003	37	12,000	R8A/C2-4	95,000	145
Projected Site 2	2003	30	2,000	R8A/C2-4	60,984	145
	2003	31	1,900			
	2003	32	1,900			
	2003	33	1,900			



Figure 2.9-1- Projected Sites

2.9.1 Methodologies and Assumptions

Impacts from boiler emissions are a function of fuel type, stack height, distance from the source to the nearest receptor (building), and floor area (square footage) of development resulting from the project. Floor area is considered an indicator of boiler fuel usage rate. The preliminary screening analysis for heat and hot water systems performed used *New York City Environmental Quality Review (CEQR) Technical Manuel* Figure 17-3, which defines the screening size of proposed development that is correlated to the distance to the nearest building of a height similar to or greater than the stack height of the proposed building(s). Figure 17-3 predicts the threshold of development size below which a project is unlikely to have a significant impact. The step-by-step methodology outlined below is only appropriate for a single building or source. For multiple buildings or sources, area source is used and described below. It should be noted that Figure 17-3 is also only appropriate for sources at least 30 feet from the nearest building of similar or greater height.

Since Projected Sites 1 and 2 are located immediately adjacent to each other, screening analysis is ineligible for this scenario. A refined dispersion modeling analysis is warranted for the proposed action.

A refined dispersion modeling analysis approach was implemented using USEPA's AERMOD model in association with most recent five years of metrological data to predict applicable pollutant concentrations from the proposed HVAC systems within the rezoning area.

AERMOD is a state-of-the-art dispersion model, applicable to rural and urban areas, flat and complex terrain, surface and elevated releases, and multiple sources (including point, area, and volume sources). AERMOD is a steady-state plume model that incorporates current concepts about flow and dispersion in complex terrain, including updated treatments of the boundary layer theory, understanding of turbulence and dispersion, and includes handling of terrain interactions.

The AERMOD model calculates pollutant concentrations from one or more points (e.g., exhaust stacks from the building on project sites) based on hourly meteorological data, and has the capability to calculate pollutant concentrations at locations where the plume from the exhaust stack is affected by the aerodynamic wakes and eddies (downwash) produced by nearby structures. The analyses of potential impacts from exhaust stacks were made assuming stack tip downwash, urban dispersion and surface roughness length, and elimination of calms. AERMOD can be run with and without building downwash (the downwash option accounts for the effects on plume dispersion created by the structure the stack is located on, and other nearby structures).

For the refined analysis, the exhaust stacks for HVAC systems were assumed to be located at the edge of the development massing closest to the receptor, unless the source and receptor were immediately adjacent to each other. Since the three sites analyzed are attached to each other, the stacks were assumed to be located at an initial distance of 10 feet from the nearest receptor.

The refined dispersion modeling analysis was performed for criteria pollutants of PM2.5, PM10, NO2 and SO2 for which the National Ambient Air Quality Standards (NAAQS) have been established, with emission rates for both #2 fuel oil and natural gas. If a source could not be in compliance with the NAAQS or PM2.5 *de minimis* criteria established in the CEQR technical manual, the stack would then be set back in 5-foot increments until the source met the respective criteria.

The meteorological data set used with AERMOD consists of the latest available five consecutive years (2012-2016) of meteorological data: surface data collected at LaGuardia Airport and concurrent upper air data collected at Brookhaven, Suffolk County, New York. The meteorological data set includes wind speeds, wind directions, ambient temperatures, and mixing height data for every hour of a year over five years.

An estimate of the emissions from the HVAC systems was made based on the proposed development size, type of fuel used and type of construction with below fuel consumption rates applicable for residential developments: 60.3 ft^3/ft^2-year and 0.43 gal/ft^2-year for natural gas and fuel oil, respectively.

Short-term fuel consumption rates were based on peak hourly fuel consumption estimates for each HVAC system relevant to individual projected site.

However, it may not be reasonable to assume the stack(s) to be at the edge of the building roof. The Building Code of the City of New York regulates the placement of chimneys and vents and of buildings relative to nearby chimneys and vents and the implication of the Building Code should be considered when determining the reasonable worst-case location(s) for modeling, when the exact locations of the proposed stack(s) are not available.

HVAC emission factors for each fuel type were obtained from the EPA *Compilation of Air Pollutant Emission Factors, AP-42, Fifth Edition, Volume I: Stationary Point and Area Sources*.

The AERMOD model was used to predict impacts of SO_2, NO_2, PM_{10}, and $PM_{2.5}$ concentrations over the averaging time corresponding to the NAQQS (**Table 2.9-2**). In addition to the NAAQS, the de *minimis* thresholds for $PM_{2.5}$ applicable to the NYC development projects (**Table 2.9-2**) were also used to determine potential $PM_{2.5}$ impact significance as below:

- Predicted 24-hour maximum $PM_{2.5}$ concentration increase of more than half the difference between the 24-hour background concentration and the 24-hour standard; or

- Predicted annual average $PM_{2.5}$ concentration increase greater than 0.3 µg/m^3 at any receptor location.

Based on the NAAQS and $PM_{2.5}$ de minimis thresholds, the Not-to-Exceed criteria, as shown in **Table 2.9-2**, were further established by subtracting background concentrations collected at Queens College 2 Station from the NAAQS for relevant pollutants. When exceedances of the Not-to-Exceed criteria were predicted, a further analysis or mitigation measures would be warranted to ensure the project compliance of both NAAQS and PM2.5 de minimis thresholds.

Impacts concentrations were first predicted using AERMOD assuming that all HVAC systems are powered by the #2 fuel oil. Since exceedances of the Not-to-Exceed criteria were predicted under the #2 fuel oil option, a further modeling analysis under the natural gas option is warranted.

Table 2.9-2 Impact Significance Thresholds

Pollutant	Averaging Time	NAAQS	Background Concentration	unit	*De Minimis*	Not-to-Exceed Criteria (ug/m3)
NO_2	1 year	**53**	17.5	ppb		100*
	1 hour	**100**	60.2	ppb		188*
SO_2	1 hour	**75**	9.5	ppb		171.5
PM_{10}	24 hours	**150**	48	ug/m3		102.0
$PM_{2.5}$	1 year	**15**	--	ug/m3	**0.3**	0.3
	24 hours	**35**	16.7	ug/m3	**9.1**	9.1

* Including background concentration.
Source: New York State Department of Environmental Conservation Ambient Air Monitoring Networks Region 2 Queens College 2 (http://www.dec.ny.gov/docs/air_pdf/2016airqualrpt.pdf)

2.9.2 Refined Impact Analysis

All sites require refined modeling analysis to determine the potential air quality impact towards each other and cumulative impact towards existing sensitive receptors, since all three sites are located next to each other, as stated above, screening analysis are ineligible for this scenario.

Additionally, there are residential buildings with a height similar to or greater than the stack height of the proposed building(s), which is 145 feet, located on three directions (north, west, and south). Multiple alternatives are used to predict the worse-case individual and cumulative impacts.

Potential impacts were first predicted using AERMOD assuming that all HVAC systems are powered by the #2 fuel oil. As summarized in **Table 2.9-3**, all three sites failed refined analysis while firing #2 fuel oil for certain pollutants.

Potential impacts were then predicted using AERMOD assuming all HVAC systems are powered by natural gas. **Table 2.9-4** summarizes the AERMOD-predicted potential air quality impacts from three individual sources on each other and existing residential buildings. No exceedances of the Not-to-Exceed criteria were predicted from the operation of Projected Site 1 or Projected Site 2.

Table 2.9-3 Predicted Impact Concentrations Firing #2 Fuel Oil

Pollutants	Averaging Time	Not-to-Exceed Criteria (ug/m^3)	Projected Site 1 Modeling Result (ug/m3)	Projected Site 2 Modeling Result (ug/m3)
NOx	1 year	100.0	76.7	76.8
	1 hour	188.0	173.8	144.1
SO_2	1 hour	171.5	1.9	1.2
PM_{10}	24 hours	102.0	10.33	8.41
$PM_{2.5}$	1 year	0.3	0.31	0.37
	24 hours	9.1	10.33	8.41

Table 2.9-4 Predicted Impact Concentrations Firing Natural Gas

Pollutants	Averaging Time	Not-to-Exceed Criteria (ug/m^3)	Projected Site 1 Modeling Result (ug/m3)	Projected Site 2 Modeling Result (ug/m3)
NOx	1 year	100.0	76.2	76.9
	1 hour	188.0	147.5	135.7
SO_2	1 hour	171.5	0.7	0.5
PM_{10}	24 hours	102.0	2.20	2.88
$PM_{2.5}$	1 year	0.3	0.07	0.16
	24 hours	9.1	2.20	2.88

Table 2.9-5 presents the AERMOD-predicted cumulative impact from Projected Sites 1 and 2 on the surrounding existing residential buildings. No exceedance was predicted using natural gas. Therefore, there would be no significant adverse cumulative air quality impacts from the proposed action.

Table 2.9-5 Predicted Cumulative Impacts on Existing Residential Buildings

Pollutants	Averaging Time	Not-to-Exceed Criteria (ug/m^3)	Cumulative Modeling Result firing natural gas (ug/m^3)
NOx	1 year	100.0	76.7
	1 hour	188.0	137.6
SO_2	1 hour	171.5	0.5
PM_{10}	24 hours	102.0	3.30
$PM_{2.5}$	1 year	0.3	0.14
	24 hours	9.1	3.30

2.9.3 Conclusion

Based on the modeling results and comparisons to the applicable Not-to-Exceed criteria for each projected site or combined projected sites, it was found that:

- If the fuel type is restricted to natural gas only, no significant project-on-project or project-on-existing air quality impacts would occur from Projected Sites 1 and 2.
- If the fuel type is restricted to natural gas, no significant cumulative air quality impact from Projected Sites on existing sites would occur.
-

Consequently, no further analysis or mitigation measures are warranted.

E-designations, however, would be imposed on Applicant Site and the other projected sites to limit the use of natural gas in all HVAC systems. To preclude the potential for significant adverse noise impacts, an (E) Designation would be provided for all lots included in all projected development sites, including the applicant site (Block 2003, Lot 37), and Projected Site 2 (Block 2003, Lots 30-33). E-460 has been assigned to this project. The text of the (E) designation for would be as follows:

> Any new residential and/or commercial development must exclusively use natural gas as the type of fuel for the heating, ventilating and air conditioning systems, to avoid any potential significant adverse air quality impacts.

2.9.4 PM2.5 Screen

Under guidelines contained in the *CEQR Technical Manual*, and in this area of New York City, projects generating fewer than 170 additional vehicular trips in any given hour are considered as highly unlikely to result in significant mobile source impacts, and do not warrant detailed mobile source air quality studies. Based on the transportation analysis prepared for this application, the proposed development would generate a maximum of 29 vehicular trips per hour. Additionally, it is not projected to generate peak hour heavy-duty diesel vehicular traffic above the CEQR Technical Manual, January 2014 Edition threshold of 12 HDDV vehicles. Therefore, no detailed mobile source air quality analysis would be required per the *CEQR Technical Manual*, and no significant mobile source air quality impacts would be generated by proposed action.

2.9.5 Air Toxics

A search of DEP permits within 400-feet of the project area was conducted and one permit was found. However, this permit expired on September 20th of 1999.

Block 2114, Lot 29

A permit to operate an industrial woodworking shop at 116 South Portland Avenue (Block 2114, lot 29, Application # PA029390) had previously been issued at this address. However, this permit expired in September of 1999 and no permits have existed on this lot since. Currently, the premise is improved and occupied with a 2 story- two unit residential building with a garage on the ground floor for accessory parking. (See **Figure 2.9-2**) A Department of Buildings Certificate of Occupancy indicates that a UG2 residential building has in fact been at Block 2114, Lot 29 since 2004. (See **Appendix D**)

Additionally, a permit to operate dry cleaners at 696 Fulton Street (Block 2115, Lot 3, permit Number PA018196) was found within 400-feet of the project area. However, per DEP guidance, no analysis is required for dry cleaners.

As these were the only permits found within 400 feet of the project area, and no other Industrial and Manufacturing uses exist within 400 feet of the area, no air toxics analysis is required and no significant adverse impacts related to Air Toxics are expected to occur in the With-Action scenario.



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Block 2114, Lot 29- Existing Condition

Figure 2.9-2

2.10 NOISE

Noise is defined as any unwanted sound, and sound is defined as any air pressure variation that the human ear can detect. Human beings can detect a large range of sound pressures ranging from 20 to 20 million micropascals, but only these air-pressure variations occurring within a particular set of frequencies are experienced as sound. Air pressure changes that occur between 20 and 20,000 times a second, stated as units of Hertz (Hz), are registered as sound.

In terms of hearing, humans are less sensitive to low frequencies (<250 Hz) than mid-frequencies (500-1,000 Hz). Humans are most sensitive to frequencies in the 1,000 to 5,000 Hz range. Since ambient noise contains many different frequencies all mixed together, measures of human response to noise assign more weight to frequencies in this range. This is known as the A-weighted sound level.

Noise is measured in sound pressure level (SPL), which is converted to a decibel scale. The decibel is a relative measure of the sound level pressure with respect to a standardized reference quantity. Decibels on the A-weighted scale are termed "dB(A)." The A-weighted scale is used for evaluating the effects of noise in the environment because it most closely approximates the response of the human ear. On this scale, the threshold of discomfort is 120 dB(A), and the threshold of pain is about 140 dB(A). **Table 2.10-1** shows the range of noise levels for a variety of indoor and outdoor noise levels.

Table2.10-1 Sound Pressure Level & Loudness of Typical Noises in Indoor & Outdoor Environments

Noise Level dB(A)	Subjective Impression	Typical Sources		Relative Loudness (Human Response)
		Outdoor	Indoor	
120-130	Uncomfortably Loud	Air raid siren at 50 feet (threshold of pain)	Oxygen torch	32 times as loud
110-120	Uncomfortably Loud	Turbo-fan aircraft at take-off power at 200 feet	Riveting machine Rock band	16 times as loud
100-110	Uncomfortably Loud	Jackhammer at 3 feet		8 times as loud
90-100	Very Loud	Gas lawn mower at 3 feet Subway train at 30 feet Train whistle at crossing Wood chipper shredding trees Chain saw cutting trees at 10 feet	Newspaper press	4 times as loud
80-90	Very Loud	Passing freight train at 30 feet Steamroller at 30 feet Leaf blower at 5 feet Power lawn mower at 5 feet	Food blender Milling machine Garbage disposal Crowd noise at sports event	2 times as loud
70-80	Moderately Loud	NJ Turnpike at 50 feet Truck idling at 30 feet Traffic in downtown urban area	Loud stereo Vacuum cleaner Food blender	Reference loudness (70 dB(A))
60-70	Moderately Loud	Residential air conditioner at 100 feet Gas lawn mower at 100 feet Waves breaking on beach at 65 feet	Cash register Dishwasher Theater lobby Normal speech at 3 feet	2 times as loud
50-60	Quiet	Large transformers at 100 feet Traffic in suburban area	Living room with TV on Classroom Business office	1/4 as loud

			Dehumidifier Normal speech at 10 feet	
40-50	Quiet	Bird calls Trees rustling Crickets Water flowing in brook	Folding clothes Using computer	1/8 as loud
30-40	Very quiet		Walking on carpet Clock ticking in adjacent room	1/16 as loud
20-30	Very quiet		Bedroom at night	1/32 as loud
10-20	Extremely quiet		Broadcast and recording studio	
0-10	Threshold of Hearing			

Sources: Noise Assessment Guidelines Technical Background, by Theodore J. Schultz, Bolt Beranek and Newman, Inc., prepared for the US Department of Housing and Urban Development, Office of Research and Technology, Washington, D.C., undated; Sandstone Environmental Associates, Inc.; Highway Noise Fundamentals, prepared by the Federal Highway Administration, US Department of Transportation, September 1980; Handbook of Environmental Acoustics, by James P. Cowan, Van Nostrand Reinhold, 1994.

Because the scale is logarithmic, a relative increase of 10 decibels represents a sound pressure level that is 10 times higher. However, humans do not perceive a 10 dB(A) increase as 10 times louder; they perceive it as twice as loud. The following are typical human perceptions of dB(A) relative to changes in noise level:

- 3 dB(A) change is the threshold of change detectable by the human ear;
- 5 dB(A) change is readily noticeable; and
- 10 dB(A) increase is perceived as a doubling of the noise level.

As a change in land use may result in a change in type and intensity of noise perceived by residents, patrons and employees of a neighborhood, the *CEQR Technical Manual* recommends an analysis of the two principal types of noise sources: mobile sources and stationary sources. Both types of noise sources are examined in the following sections.

This analysis describes the noise measurement results collected on Sep 12st, 2017 at three locations in front of the South Portland Avenue Rezoning site consisting of two projected sites, as shown in **Figure 2.10-1**. These measurements were then compared with New York City Department of Environmental Protection (NYCDEP)-established exterior noise exposure guidelines, Table 19-2 in the *City Environmental Quality Review (CEQR) Technical Manuel*, to determine the appropriate building noise attenuation values with potential to be required for any of proposed buildings to achieve acceptable interior noise levels per Table 19-3 in the *CEQR Technical Manual*.

Noise Measurement

Noise measurement was conducted at three locations (Figure 1) during peak vehicular travel periods, 7:30-9:00 am, 12:00-1:30 pm, and 5:00-6:30 pm. The weather condition is normal with calm wind and is considered suitable for an ambient noise measurement.

A Type 1 Larson Davis 831 sound level meter with wind shield was used to conduct the noise monitoring. The meter was placed on a tripod at a height of approximately five feet above the ground, away from any reflective surfaces. The meter was calibrated prior to and following each monitoring session.

Noise measurements were conducted in front of each projected on the sidewalk (**Figure 2.10-1**.) at:

- Location 1: middle block of South Portland Avenue between Hanson Place and South Elliott Place (**Photo 1**);
- Location 2: middle block of Hanson Place between South Portland Avenue and South Elliott Place (**Photo 2**);
- Location 3: middle block of South Elliott Place between Hanson Place and South Portland Avenue (**Photo 3)**

Traffic volumes and vehicle classification along the adjacent roads at each location were counted concurrently during the noise measurement duration.



AECOM

Environmental Assessment Statement
142 South Portland Avenue
Brooklyn, NY

Measurement Locations

Figure 2.10-1



Photo 1: Meter Setup at Location 1



Photo 2: Meter Setup at Location 2



Photo 3: Meter Setup at Location 3

Measurement Summary

Tables 2.10-2 through 2.10-4 present the ambient noise levels in terms of various noise metrics measured at three locations mentioned above during three daytime periods. L_{10} is the metric used by NYCDEP in establishing the exterior noise exposure guidelines.

Table 2.10-2: Noise Levels in dBA at Location 1

Noise Metric	Time Period		
	7:54-8:15 AM	12:14-12:35 PM	5:03-5:24PM
L_{eq}	63.3	62.8	63.9
L_{max}	88.0	80.5	83.6
L_{10}	**65.6**	**65.4**	**66.1**
L_{50}	60.8	59.6	59.9
L_{90}	58.5	57.1	57.0
L_{min}	55.7	54.8	55.7

Table 2.10-3: Noise Levels in dBA at Location 2

Noise Metric	Time Period		
	8:18-8:39 AM	12:37-12:58 PM	5:26-5:47 PM
L_{eq}	62.1	63.3	59.9
L_{max}	80.5	85.6	74.6
L_{10}	**64.2**	**64.8**	**61.8**
L_{50}	60.4	59.0	58.5
L_{90}	56.1	56.5	56.8
L_{min}	53.8	55.1	55.3

Table 2.10-4: Noise Levels in dBA at Location 3

Noise Metric	Time Period		
	8:41-9:02 AM	13:00-13:21 PM	5:49-6:10 PM
L_{eq}	59.4	70.2	58.5
L_{max}	86.6	99.2	75.9
L_{10}	**60.8**	**62.9**	**60.2**
L_{50}	57.1	57.9	57.0
L_{90}	55.6	56.3	56.0
L_{min}	54.2	54.9	54.5

Observation and Assessment

Based on field observation and recorded data during noise measurement, all projected sites are located in a quiet neighborhood with light traffic.

In terms of *CEQR Technical Manual* guidelines, existing noise levels measured at all three locations are in the "marginally acceptable" category. Therefore, no window-wall attenuation is required for any projected sites.

2.11 NEIGHBORHOOD CHARACTER

Neighborhood character, as defined in the *CEQR Technical Manual,* is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. These elements include land use, socioeconomic conditions, historic and cultural resources, urban design and visual resources, transportation, noise, open space and shadows, as well as any other physical or social characteristics that help to define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

According to the *CEQR Technical Manual,* if a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on neighborhood character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, elements may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential 'moderate effects' on the environment, CEQR states that an assessment should be conducted to determine if the proposed project

result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

The proposed action would not exceed any of the thresholds in the technical areas listed above, which would typically warrant a detailed assessment of the potential for neighborhood character impacts, and thus significant adverse impacts are not expected. In addition, the proposed action is not expected to result in any notable moderate changes in the noted technical areas, and as such, would not have a significant effect on neighborhood character. An assessment of the potential for moderate changes as a result of the proposed action follows below. A key to the photographs of the site and surrounding project study area were previously shown with photographs of the site and surrounding study area displayed previously at the end of Section 1.

This chapter reviews the defining features of the neighborhood and examines the proposed action's potential to affect the neighborhood character of the surrounding study area. The study area is generally coterminous with the study area used for the land use and zoning analysis in **Chapter 2.1**. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Short Form.

The assessment begins with a review of existing conditions and the neighborhood of the study area. The information is drawn from the preceding sections of this EAS, but is presented in a more integrated way. While the other sections present all relevant details about particular aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2020 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

2.11.1 Existing Conditions

Land Use, Zoning and Public Policy

Transportation

The surrounding area is extremely well served by transit including MTA subway, bus, and rail service. There is access to the B, Q, D, N, R, 2, 3, 4, and 5 subway lines and to the Long Island Railroad ("LIRR") at the Atlantic Ave/ Barclays Center station three blocks to the west, the C line at the Lafayette Avenue station one block to the north and the G line at the Fulton Street station two blocks to the north. The B25, B26 and B52 bus routes run along Fulton Street two blocks to the east and the B45 and B67 run along Atlantic Avenue three blocks to the west.

Urban Design and Visual Resources

Residences are the most prominent land use throughout the area and range from low to mid-rise walk up multi-family buildings to high-rise 14-story multi-family elevator buildings. There is dense commercial development within the study area along two separate corridors. Along Fulton Street, in the northern portion of the study area, the corridor is dominated by ground floor uses with apartments on the above floors, typically 2-4 floors in height. Most buildings are arranged regular (parallel) with respect to their lot placement and directly abut the sidewalk to create a continuous commercial and walking experience. Buildings in the study area and key corridors (Hanson place, Fulton Street) and side streets, are generally built out to their lot lines. Buildings along Fulton Street are mostly attached to one another, as opposed to free-standing detached buildings.

The topography throughout the project area is flat. The streetscape along the project area is even and a continuous sidewalk is present throughout and the portion of the block being rezoned within the project area. The project area, as well as blocks located directly to the east and west of the project area, has regular street trees of good quality and character as well as well-kept wide sidewalks.

Additionally, much of the southwestern portion of the study area is occupied by the Atlantic Terminal Mall. The mall is a destination retail facility that includes several big box stores. The building it's housed in is a large brick and concrete building that does not add anything to the neighborhood visually.

2.11.2 Future No-Action Conditions

The proposed development site is located in the Fort Greene neighborhood of Brooklyn, which is densely developed and is located in a very desirable housing market. Given the available residential FAR of 4.6 available within the R7A zoning, it is reasonable to assume that the No-Action Scenario would be different from the Existing Conditions as the detailed below.

No-Action Scenario on Lot 37 (Applicant Site)

The proposed project site is currently occupied by a three-story, approximately 9,400 gross square-foot community facility and institution (church). The dimensions of the proposed development site are approximately 120 feet by 100 feet, covering a total of approximately 12,000 square feet. The project site has a flat topography and is paved. The current built FAR of the Lot is 0.78, far below the maximum allowed under the existing zoning guidelines of 4.6 (lot is in an Inclusionary Housing Designated Area). Because of this available 3.82 FAR, it is reasonable to assume that the owner of Lot 37 would demolish the existing community facility building and construct an apartment building built out to an FAR of 4.6.

On a 12,000 sf lot, it is assumed that, in the No-Action Scenario, a 60,720 gsf (55,200 zsf) UG 2 residential building would be constructed on Lot 37. Estimating approximately 850 sf per dwelling unit, it is assumed that approximately 71 dwelling units would be included in the building. With 20 percent of the total floor area set aside for affordable housing, approximately 14 of the 71 dwelling units would be affordable. The building would be built to its maximum height of 80 feet per R7A guidelines.

Additionally, since the zoning lot is greater than 10,000 square feet, parking is required for 50 percent of non-income-restricted units, meaning that the applicant would have to supply approximately 35 parking spaces, which could be located in the cellar of the building.

No-Action Scenario on Lots 30, 31, 32, and 33

Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed in the No-Action Scenario.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Additionally, since the zoning lot is less than 10,000 sf, parking is only required for 30 percent of the non-income-restricted units in the building, resulting in a parking requirement of approximately 11 parking spaces. However, per R7A zoning guidelines, required parking is waived is fewer than 15 spaces are required. Therefore, no parking would be required in this scenario.

No-Action Scenario on Lots 19 and 29

Lot 19 is a 23,700 sf lot with a 45,000 gsf building which where the Salvation Army has offices and provides services. Lot 29 is a 1,800 sf lot which provides parking for people utilizing Lot 29.

Lots 19 and 29 are under common ownership by the Salvation Army. Lot 19, located at 62 Hanson Place, has an FAR of 1.9. It was constructed in 1956 and represents a longstanding community facility use with no known development plans. A renovation of the building on Lot 19 was recently completed to include a 4-story addition. Lot 29 is a parking lot serving the Salvation Army community facility on Lot 19.

Given that a renovation was recently completed, and given the ever expanding scope and mission of the Salvation Army and the increased need, it is unlikely that the Salvation Army would vacate these premises. As such, it is reasonable to assume that the conditions on Lots 19 and 29 would remain in their existing conditions in the No-Action Scenario.

No-Action Scenario on Block 2003, Lot 34

Lot 34 contains approximately 4,600 square feet of lot area. This parcel is improved with an eight story, approximately 3,800 square foot commercial building constructed at an FAR of 6.61. According to NYC Department of Buildings records, this building, which is located at 78 Hanson Place, was constructed in 1930 is owned by BAM, and features the MoCADA on the ground floor with office space on the upper floors. The MoCADA is a legal-conforming use on this site. Due to this museum community facility located on the ground floor of James E. Davis 80 Arts Building within the BAM Cultural District, it is unlikely that this parcel would be redeveloped or changes in the No-Action Scenario. Furthermore, at a built FAR of 6.61, this parcel is currently overdeveloped developed. As this building it built to its maximum allowable FAR under the current zoning, it is likely that the building would remain in its existing conditions in the No-Action Scenario.

2.11.3 Future With-Action Conditions

Land Use, Zoning, and Public Policy

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R7A district to an R8A district, and wold also establish a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34, which would facilitate the applicant's proposed development of a new 13-story, 86,088 gsf (76,283 zsf) mixed-use building with 100 dwelling units (Use Group 2) with 25 percent of the residential floor area available at an average of 60 percent of AMI and 10 percent available at 40 percent AMI and 9,700 square-feet zoning square feet (18,307 gsf) of community facility space (Use Group 4) on the ground floor and cellar at 142-150 South Portland Avenue. (Block 2003, Lot 37).

However, in the interest of a conservative analysis under the With-Action Scenario, it is assumed that Block 2003, Lot 37 would be developed to the full maximum FAR of 7.2, pursuant to ZQA/MIH. On a 12,000 square-foot lot, it is assumed that the proposed action would result in approximately 86,400 zoning square feet (95,000 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit due to the rezoning being located in a high density area, it is assumed that 111 residential units would be constructed on-site. Under the 30 percent MIH option, the proposed rezoning would result in the creation of approximately 33 units affordable to residents with incomes averaging 80 percent of the AMI. It is assumed that the building would be built up to its maximum height of 145 feet. Additionally, since the zoning lot is between, 10,001 and 15,000 square feet, parking is only required for 20 percent of market rate units, meaning that the applicant would have to supply approximately 14 parking spaces. However, per R8A zoning district required parking rules, parking is waived if 15 or fewer spaces are required. Therefore, in the Future- With Action scenario, the applicant would not be required to provide any parking spaces.

Under the With-Action scenario, the proposed rezoning would amend the zoning map to change the existing R7A district to an R8A district, and wold also establish a C2-4 zoning district on property bounded by Hanson Place to the north; South Portland Avenue to the east; a line 100 feet southerly of Hanson Place to the south; and South Elliott Place to the west, consisting of Block 2003, p/o Lot 19, Lots 29-33, and p/o Lot 34, which would facilitate the co-applicants' proposed development of a 13-story mixed building with approximately 86,088 gsf (76,283 zsf) of mixed community facility and residential space 124-150 South Portland Avenue (Block 2003, Lot 37). In order to present a conservative assessment, the With-Action scenario assumes that the proposed development site (Block 2003, Lot 37) in the rezoning area would be constructed to the maximum allowable floor area in an R8A zoning district, which is 7.2 FAR.

Additionally, no significant adverse impacts are related to public policy. The proposed zoning map amendment is consistent with the City's policy goals articulated Housing New York and by the City Planning Commission in the Fort Greene/Clinton Hill Rezoning. It would promote the development of new medium-density residential development, including mandatory affordable housing to address the City's growing need for additional housing.

Open Space

For the majority of new projects in New York City located in areas that are neither "underserved" or "well-served" area for open space, an open space assessment is generally conducted if the proposed project would generate more than 200 residents or 500 employees. The proposed rezoning area is located in an area that is considered neither underserved nor well-served by open space so relevant the CEQR threshold of 200 residents or 500 employees would apply. In the No-Action Scenario, it is assumed that Lot 37 would be improved with a building that contained 71 dwelling units. Assuming 2.09 persons per dwelling unit, it is assumed that the building would house approximately 148 residents.

Additionally, the No-Action Scenario assumes that the existing vacant lots (Lots 30-33) in the rezoning area would be improved with a UG2 residential building containing 27 dwelling units and approximately 56 residents (assuming 2.09 persons per dwelling unit.

Therefore in the No-Action Scenario the proposed rezoning area would include 98 dwelling units and approximately 205 residents.

The proposed With-Action would result in the rezoning area containing approximately 359 residents in 172 units (based on an average of 2.09 persons per unit[1]).

The additional increment between the No-Action Scenario and the With-Action Scenario is 154 residents and 74 dwelling units.

As the number of new residents anticipated as a result of the proposed action is not above the CEQR preliminary screening threshold level of 200 residents, a preliminary analysis of open space impacts due to new residents is not warranted and no further analysis is required as no significant adverse impacts with regards to open space are expected, despite an increase in residents in the With-Action Scenario.

Historic and Cultural Resources

Under the Future With-Action Condition, The project would not result in any physical alteration, new construction or demolition of the Church or any alterations or changes to the LPC BAM Historic District. No direct effects to architectural resources would occur. Furthermore, as previously explained in Section, 2.5, no indirect effects, including construction effects, shadow effects, and urban design effects on architectural resources would occur in the With-Action Scenario.

[1] Based on average household size of Brooklyn Community District 2

Archaeological Effects

Lot 37, in the No-Action Scenario, would see as of right development, in the form of a residential building built out to the lot lines, at an FAR of 4.6, which is permitted under R7A guidelines. In-ground disturbance would therefore occur as of right as well. In an interest in being thorough, a Phase IA archaeological study and reconnaissance walkover of Lot 37 were performed. (see Appendix)

Furthermore, Lots 30-33 are all currently vacant and appear to be under common ownership. It is reasonable to assume that Lots 30-33 would be developed as a single zoning lot. A residential building could be built to the maximum FAR of 4.6 on the site.

The Environmental Assessment Statement for the 2007 Fort Greene/Clinton Hill Rezoning* (CEQR No DCP066K) characterized this grouping of lots as a soft site for projected development (Site 16) with a build year of 2017. However, the Great Recession struck in 2007 leading to a downturn in real estate development due to soft market conditions. With a rebounding economy, and strong housing market, especially in downtown Brooklyn, it is reasonable to assume that these lots would still be developed as – of -right in the No-Action Scenario.

On a combined 7,700 sf lot, it is reasonable to assume a 38,962 gsf (35,420 zsf) UG 2, eight story residential building with approximately 27 dwelling units.

Furthermore, in that same EAS (2007 Fort Greene/Clinton Hill Rezoning (CEQR No DCP066K), it was noted that all of the projected and potential development sites (including Lots 30-33) have experienced previous soil disturbance, and New York City Landmarks Preservation Commission (LPC) has determined preexisting archaeological resources are unlikely to remain on any of the development sites.

(*The 2007 Fort Greene/Clinton Hill Rezoning only included Lots 30-32 as a soft site. Lot 33 was not mentioned in the EAS as a soft site (Site 16). However, it has been concluded that this was an overlooked mistake and that Lot 33 should have been part of Soft Site 16 given the common ownership, common vacancy, and adjacency.)

Urban Design and Visual Resources

The proposed development site is presently used as a 3-story public facility and institution (a church) with approximately 9,400 gsf of floor area. The proposed development site has a lot area of 12,000 square feet. As noted in previous analysis – the other projected development site is comprised of four vacant lots along Hanson Place with a combined lot area of approximately 7,700 sf.

Under the Future With-Action Condition, the existing church that occupies the proposed development site would be developed with a 13-story, approximately 145 foot residential building with approximately 95,000 gsf (86,400 zsf) of residential floor area and approximately 111 residential units under a reasonable worst case development scenario. This would represent a maximum floor area ratio (FAR) of 7.2, which is permitted in an R8A District.

In addition to the projected development site, Under the With-Action Scenario, it is assumed that Block 2003, Lots 30, 31, 32, and 33 would be developed to the maximum FAR of 7.2 in R8A/C2-4 districts pursuant to ZQA/MIH on a combined 7,700 square-foot lot, as all sites are under common ownership. As such, it is assumed that the proposed action would result in approximately 7,700 zsf (8,470 gsf) of commercial space on the ground floor and 47,740 zoning square feet (52,514 gsf) of residential floor area. Estimating approximately 850 square feet per dwelling unit, it is assumed that 61 residential units would be constructed on-site.

A three-dimensional representation of an approximate building envelope allowed under a reasonable worst case development scenario for the proposed development site as well as projected development sites and potential development sites is overlaid a photograph of the street under existing conditions, along with figures showing the no-action conditions, in **Figures 2.6.1** to **2.6.4**

This current section of Fort Green is very densely developed with a variety of uses including, destination retail, office buildings, and residential uses. The proposed project would develop the existing vacant lots located on Hanson Place (Block 2003, Lots 30-33) with dense ground floor commercial and residential development on the upper floors. The proposed rezoning should help to stimulate quality redevelopment, providing active commercial and affordable and active residential development that assists in creating a more vibrant neighborhood environment that is presently occurring directly to the east and west of the proposed project area. In terms of aesthetics, while the proposed development would change views to the site as witnessed from pedestrians on Hanson Place and South Portland Avenue, significant adverse impacts to urban design and visual resources would not occur. There are currently no views of consequence to the project site or the projected development sites – in fact redevelopment would assist in visually improving this section of the block along Hanson Place between South Elliott Place and South Portland Avenue as the proposed project would facilitate in the elimination of the vacant lots along Hanson Place, which are eyesores in an area full of dense development.

The proposed action would not result in any of the above conditions that would merit further detailed assessment of urban design and visual resources. The new building would not be out-of-context with the surrounding buildings within the study area. In fact several other mid and high-rise buildings are found on Hanson Place to the east and west that rise to a heights of 130-160 feet and are similar in both bulk and uses proposed for the project area. The other projected development site is similar in nature to the proposed development site. In fact, the rezoning and subsequent build out of the projected development sites should assist in reinforcing and improving the current mixed-use street that has been evolving and improving over the last decade. The proposed project could serve as a connector between the destination retail of Atlantic Terminal Mall on Hanson Place to the west of the rezoning area and the local retail along Hanson Place near Fulton Street to the east of the rezoning area.

In addition, the proposed action would not alter or result in substantial changes to the built environment of the nearby LPC Brooklyn Academy of Music Historic District, an edge of which is across the street from the project site. Additionally, the proposed project would not affect views of the Hanson Place Seventh Day Adventist Church, which is also an LPC landmark and is located across the street from the Proposed Projected Site at the southeastern corner of Hanson Place and South Portland Avenue. Thus the proposed action would not affect the components of an historic building that contribute to the resource's historic significance. As the proposed action would not diminish or disturb the existing aesthetic continuity, pedestrian features of the community or neighborhood, and as the proposed action would not block any view corridors or views to/from any natural areas with rare or defining features, nor would the proposed action impact an historical or culturally sensitive community features, the proposed action is not expected to result in any significant adverse urban design or visual resource related impacts.

Transportation

While the project would at times result in over 200 pedestrian peak hour trips, levels of service on the sidewalk are expected to be at reasonable acceptable levels as the 200 person threshold is only slightly exceeded. No impacts to traffic or parking are expected and in the With-Action scenario, the area would continue to have good levels of public transit.

Noise

Based on field observation and recorded data during noise measurement, all projected sites are located in a quiet neighborhood with light traffic.

In terms of *CEQR Technical Manual* guidelines, existing noise levels measured at all three locations are in the "marginally acceptable" category. Therefore, no window-wall attenuation is required for any projected sites and no significant adverse impacts related to noise are expected.

Conclusions

No significant adverse impacts to neighborhood character would result in the With-Action Scenario.

2.12 CONSTRUCTION

Construction, although temporary, can result in disruptive and noticeable effects on a proposed action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest importance when it could affect traffic conditions, archaeological resources, and the integrity of historic resources, community noise patterns and air quality conditions. All analyses were undertaken in accordance with the guidelines contained in the CEQR Technical Manual.

The proposed action involves a rezoning in the Fort Greene section of Brooklyn. Including the site controlled by the applicant, there are two projected development sites in the rezoning area. While the duration of construction on the applicant's site is expected to last approximately 24 months, the remaining projected development sites are anticipated to be developed in the four years following the adoption of the proposed rezoning. The potential development site is considered less likely to be developed over the four-year analysis period, but is still considered a site for potential future development.

As construction induced by the proposed action would be gradual, taking place over a four-year period, potential impacts would be minimal and, as discussed below, not expected to have any significant adverse impacts. The following is a brief discussion of the effects associated with the construction related activities on traffic, air quality, noise, historical resources and hazardous materials resulting from the construction of the projected development sites as described in Section 1.3 above.

2.12.1 Construction Effects

Effect of Construction on Traffic

The proposed action would result in new development, on up to two projected development sites. These developments would replace and expand upon the No-Action Scenarios uses on the sites. During construction, the projected development sites would generate trips from workers traveling to and from the construction sites, and from the movement of materials and equipment.

The infrastructure of New York City is comprised of physical systems that support the population, including water supply, wastewater, sanitation, energy, roadways, bridges, tunnels, and public transportation. This section covers only the effect of the proposed action on traffic operations. Given typical construction hours of 7:00 AM to 4:00 PM, worker trips would be concentrated in off-peak hours typically before both the AM and PM peak commuter periods. Truck movements typically would be spread throughout the day on weekdays, and would generally occur between the hours of 7:00 AM and 4:30 PM. Traffic generated by construction workers traveling to and from their work sites and construction truck traffic would not represent a substantial increment during the area's peak travel periods.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the development sites. This would occur primarily due to the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction would at times result in the temporary closing of sidewalks adjacent to the site. These conditions would not lead to significant adverse effects on traffic and transportation conditions.

Effect of Construction on Air Quality

Possible impacts on local air quality during construction induced by the proposed action include fugitive dust (particulate) emission from land clearing operation and demolition as well as mobile source emissions (hydrocarbons, nitrogen oxide, and carbon monoxide) generated by construction equipment and vehicles.

Fugitive dust emissions from land clearing operations can occur from excavation, hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over unpaved areas. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the physical characteristics of the underlying soil, the speed at which construction vehicles are operated,

and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities should be of a short-term duration and relatively contained within a proposed site, not significantly impacting nearby buildings or residents. All appropriate fugitive dust control measures – including watering of exposed areas and dust covers for trucks – would be employed during construction of the development sites. Therefore, the fugitive source emissions generated by the proposed action would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the proposed action would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a four-year period and be dispersed throughout the proposed rezoning area, the mobile source emissions generated by the proposed action would not be significant. Overall, the proposed action would not have the potential to result in significant adverse air quality impacts.

Effect of Construction on Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved the construction schedule, and the location of potentially sensitive noise receptors.

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, land clearing and excavation, foundation, erection of structure, construction of exterior walls) and the specific task being undertaken.

Construction noise associated with the proposed action is expected to be similar to noise generated by other residential construction projects in the city. Increased noise level caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant.

Construction noise is regulated by the New York City Noise Control Code and by Environmental Protection Agency noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses.

Thus, while there may be short periods of time when noise is greater than the Noise Control Code, these regulations would be followed in such a matter that no significant adverse noise impacts would be expected to result from the proposed action.

Effect of Construction on Historic Resources

In order to determine whether the projected development has the potential to affect nearby off-site historic or architectural resources, the study area was screened for historic and architectural resources. No properties within the rezoning area are currently landmarked and the project site is not currently located within an LPC historic district. As previously discussed, an LPC landmarked district (BAM Historic District) and an LPC landmark (Hanson Place Seventh Day Adventist Church) are both located within four hundred feet of the study area. No significant adverse impacts with regards to Construction would significantly impact the aforementioned historic resources. The Hanson Place Seventh Day Adventist

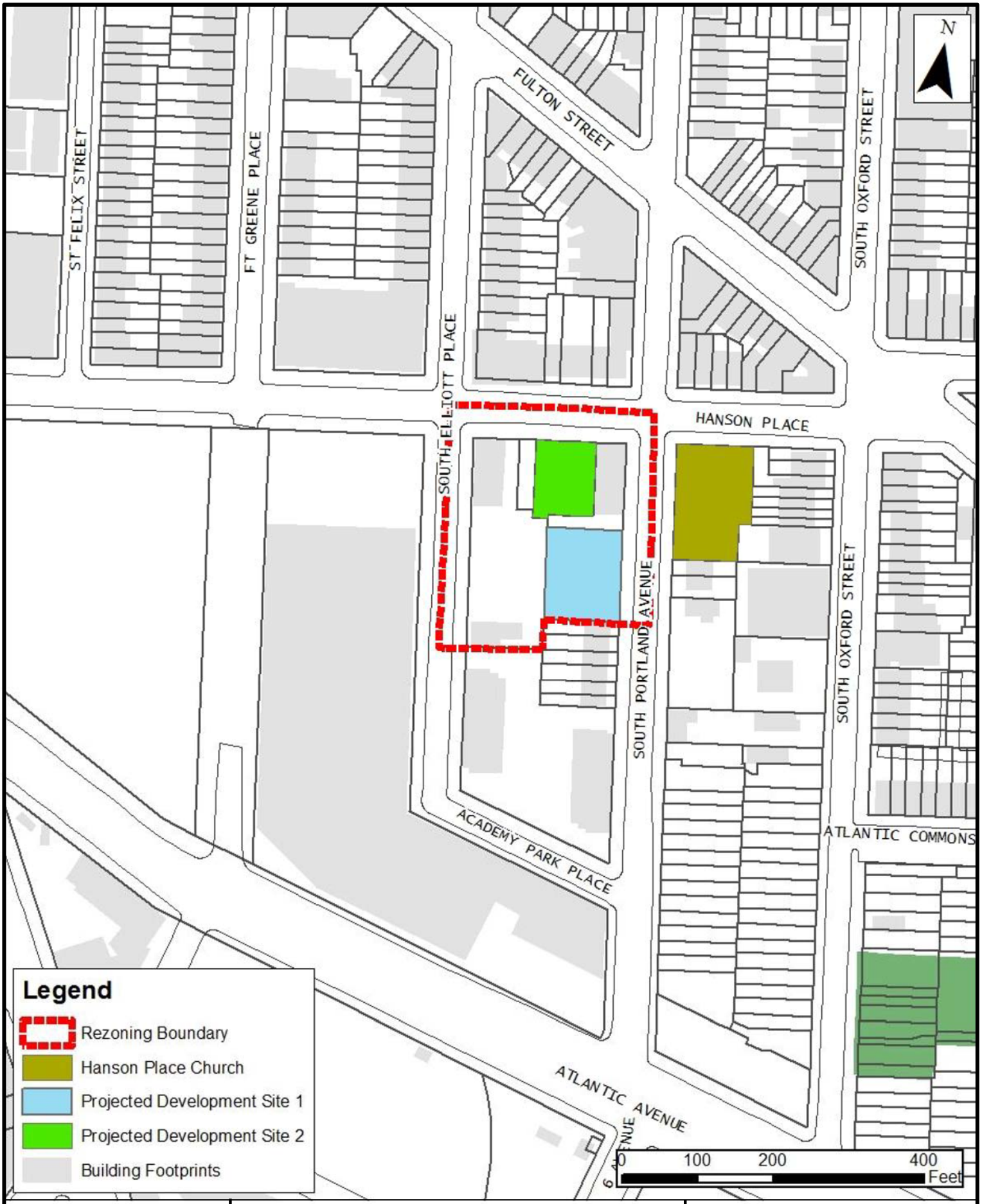
Church is located across the street from Projected Site 1 at 88 Hanson Place (the southeast corner of South Portland Avenue and Hanson Place). The Church is a landmarked building (LP-00664) and was designated on October 13th, 1970. The Church is located approximately 80 from the Rezoning Area. Since the landmarked church is located within 90 feet of the rezoning area (**Figure 2.12-1**), a Technical Policy and Procedure Notice (TPPN) was completed.

Effect of Construction on Hazardous Materials

The proposed action would result in new development in the rezoning area. As such, a hazardous materials assessment was undertaken, as presented Section 2.7 of this EAS. As discussed in the section, all contaminants and contaminated materials are expected to be removed in accordance with environmental regulations and no significant adverse impacts are expected.

2.12.2 Technical Policy and Procedure Notice

The Hanson Place Seventh Day Adventist Church is located across the street from Projected Site 1 at 88 Hanson Place (the southeast corner of South Portland Avenue and Hanson Place). The Church is a landmarked building (LP-00664) and was designated on October 13th, 1970. The Church is located approximately 80 from the Rezoning Area. Since the landmarked church is located within 90 feet of the rezoning area (**Figure 2.12-1**), a Technical Policy and Procedure Notice (TPPN) was completed.



AECOM

Environmental Assessment Statement
South Portland Avenue Rezoning
Brooklyn, NY

Location of Landmarked Church

Figure 2.12-1

Technical Policy and Procedure Notice

The Hanson Place Seventh Day Adventist Church is directly adjacent to the Projected Development Site 1 (Applicant Site), and thus would be within the area of potential construction-related project impacts. Site preparation and construction, including the use of heavy machinery, could potentially result in inadvertent damage to the resource if adequate precautions are not taken. Therefore, to avoid inadvertent demolition and/or construction-related damage to the resource from ground-borne construction-period vibrations, falling debris, collapse, etc., the building would be included in a CPP for historic structures that would be prepared in coordination with the New York State Office of Historic Preservation (SHPO) and LPC and implemented in consultation with a licensed professional engineer. The Construction Protection Plan (CPP) would be prepared as set forth in Section 523 of the *CEQR Technical Manual* and in compliance with the procedures included in the DOB's "Technical Policy and Procedures Notice No. 10/88, Procedures for the Avoidance of Damage to Historic Structures Resulting from Adjacent Construction" (TPPN #10/88) and LPC's *Guidelines for Construction Adjacent to a Historic Landmark and Protection Programs for Landmark Buildings*. The CPP would be prepared and implemented prior to demolition and construction activities on the Development Site, and project-related demolition and construction activities would be monitored as specified in the CPP. Implementation of the CPP would be required.

In summary, the Proposed Development would not be anticipated to have any significant adverse impacts on historic and cultural resources with the preparation and implementation of a CPP for architectural resources located within 90 feet of the Development Site.

Conclusion

Construction-related activities are not expected to have any significant adverse impacts on traffic, air quality, noise, historic resources, or hazardous materials conditions as a result of the proposed action.

APPENDICIES

APPENDIX A.1- LPC Correspondence

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 / LA-CEQR-K
Project:
Date received: 3/1/2017

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 significance:

1) ADDRESS: 62 Hanson Place, BBL: 3020030019
2) ADDRESS: 68 Hanson Place, BBL: 3020030029
3) ADDRESS: 70 Hanson Place, BBL: 3020030030
4) ADDRESS: 72 Hanson Place, BBL: 3020030031
5) ADDRESS: 74 Hanson Place, BBL: 3020030032
6) ADDRESS: 76 Hanson Place, BBL: 3020030033
7) ADDRESS: 142 South Portland Avenue, BBL: 3020030037
8) ADDRESS: 78 HANSON PLACE, 3020030034

Properties with Archaeological significance:

1) ADDRESS: 62 Hanson Place, BBL: 3020030019
2) ADDRESS: 68 Hanson Place, BBL: 3020030029
3) ADDRESS: 70 Hanson Place, BBL: 3020030030
4) ADDRESS: 72 Hanson Place, BBL: 3020030031
5) ADDRESS: 74 Hanson Place, BBL: 3020030032
6) ADDRESS: 76 Hanson Place, BBL: 3020030033
7) ADDRESS: 142 South Portland Avenue, BBL: 3020030037
8) ADDRESS: 78 HANSON PLACE, 3020030034

Comments:

In the radius: Ft. Greene HD and Brooklyn Academy of Music HD, both LPC and S/NR listed. Ft. Greene HD Extension and Hanson Place 7th Day Adventist Church, S/NR listed. 67 Hanson Place, S/NR eligible.

The LPC has reviewed the lots above and recommends that an archaeological documentary study be completed to assess the potential for these lots to contain significant archaeological resources. We recommend that this study consider the potential significance of these properties in comparison to projects completed in the vicinity, and the potential for these properties to present new information that expands upon existing studies. We also note that the study should document when these properties were linked to public water and sewer and therefore the likelihood that intact privies and cisterns may be on these properties.

Gina Santucci

3/10/2017

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator
File Name: 32212_FSO_JSM_03092017.doc

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

ARCHAEOLOGY

Final Sign-Off (Multiple Sites)

Project number: DEPARTMENT OF CITY PLANNING / 18DCP044K
Project: **142-150 South Portlandt Ave**
Date received: 12/20/2017

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.

This document only contains Archaeological review findings. If your request also requires Architecture review, the findings from that review will come in a separate document.

Comments:

LPC is in receipt of additional information provided by the Department of City Planning ("DCP") on December 20, 2017 which indicates that no new ground disturbance will result as a result of the proposed rezoning action. Consequently, DCP is no longer requesting LPC to assist in analyzing potential archaeological impacts.



12/21/2017

SIGNATURE DATE
Amanda Sutphin, Director of Archaeology

File Name: 32212_FSO_ALS_12212017.doc

ground floor, 4,000 square feet of community facility use on the second floor, and 15 dwelling units on the upper floors. The 8 required residential parking spaces could be accommodated in one underground level. In the Future With-Action condition, the site could be developed with an 8-story, 23,000 square foot building with 4,000 square feet of commercial use on the ground floor and 19 dwelling units on the upper floors. The building would waive out of residential parking requirements.

Site 14 (Block 1895 – Lot 61) is located at the northwestern corner of Myrtle and Classon Avenues. The site comprises one 8,708-square foot tax lot occupied by a 3,321-square foot gas station and convenience store for an FAR of 0.38. In the Future No-Action condition, the site could be developed with two 7-story buildings totaling 40,057 square feet, with 6,966 square feet of commercial uses on the ground floor, 6,966 square feet of community facility uses on the second floor, and 26 dwelling units on the upper floors. The 13 required parking spaces could be accommodated on one underground level. In the Future With-Action condition, the site could be developed with an 8-story 40,057-square-foot building with 6,966 square feet of commercial use on the first floor and 33 dwelling units on the upper floors. The building would waive out of residential parking requirements.

Site 15 (Block 2113 – Lot 22, 31) is located at the southeastern corner of Fulton Street and Fort Greene Place. The site comprises two tax lots under common ownership totaling 13,796 square feet and occupied by a 3-story 17,510-square-foor medical services building and a parking lot for an FAR of 1.27. In the Future No-Action condition, the site could be developed with three 7-story, buildings totaling 63,462 square feet, with 11,037 square feet of commercial use on the ground floor, 11,037 square feet of community facility uses on the second floor, and 41 dwelling units on the upper floors. The required 21 parking spaces could be accommodated on one underground level. In the Future With-Action condition, the site could be developed with an 8-story 63,462-square foot building with 11,037 square feet of commercial use on the ground floor and 52 dwelling units on the upper floors. The 24 required residential parking spaces could be accommodated on one underground level.

Site 16 (Block 2003 – Lot 30-32) is located on the southern side of Hanson Place between South Elliot Place and South Portland Avenue. The site comprises three vacant tax lots under two owners totaling 5,800 square feet. In the Future No-Action condition, the site could be developed with a 5-story, 12,760-square-foot building with 13 dwelling units. The seven required residential parking spaces could be accommodated in the rear yard or on one underground level. In the Future With-Action condition, the site could be developed with an 8-story, 26,680-square-foot building with 27 dwelling units. The building would waive out of residential parking requirements.

Site 17 (Block 2010 – Lot 25) is located on the southeastern corner of Fulton Street and Vanderbilt Avenue. The site comprises one 9,881-square-foot tax lot currently occupied by a 1,223-square-foot gas station for an FAR of 0.12. In the Future No-Action condition, the site could be developed with two 7-story buildings totaling 45,453 square feet, with 7,905 square feet of commercial use on the ground floor, 7,905 square feet of community facility use on the second floor, and 30 dwelling units on the upper floors. The 15 required parking spaces could be accommodated on one underground level. In the Future With-Action condition, the site could be developed with an 8-story, 45,453-square-foot building with 7,905 square feet of commercial use on the ground floor and 38 dwelling units on the upper floors. This building would waive out of residential parking requirements.

resources include historically important buildings, structures, objects, sites, and districts. They also may include bridges, canals, piers, wharves, and railroad transfer bridges that may be wholly or partially visible above ground.

Under both the "Future No-Action" and the "Future With-Action" conditions (see Development Scenario), a total of 57 projected and potential development sites were identified with twenty nine (29) considered as projected and twenty eight (28) as potential. To insure a conservative analysis, all 57 sites were reviewed to determine the possibility for site specific impacts attributable to the proposed action, including the possible adverse impacts associated with archaeological and architectural resources.

Archaeological Resources

The analysis of potential archaeological resources focuses on those areas where excavation is likely (the new development sites), since these are the sites where any archaeological resources that might be present would most likely be disturbed as a result of the proposed actions. The Landmarks Preservation (LPC) Commission was asked to evaluate the possibility that archaeological resources may exist on the new development sites.

All of the projected and potential development sites have experienced previous soil disturbance, and the New York City Landmarks Preservation Commission (LPC) has determined preexisting archaeological resources are unlikely to remain on any of the development sites.

For the development sites along Myrtle and Fulton Avenues, the analysis concluded that the proposed action would not result in increased ground disturbance. For these sites, the extent of ground disturbance is expected to remain the same under both the no-action and with-action condition.

The seventeen (17) development sites along Atlantic Avenue are expected to have increased ground disturbance with the proposed action. However, there are no archaeological resources either on these sites or in nearby areas. Therefore, the proposed action is not expected to result in significant adverse archaeological resource impacts.

Architectural Resources

The analysis of architectural resources focuses on potential effects that could result where proposed construction activities might physically alter an historic structure, where construction may be close enough to an historic structure to potentially cause structural damage, and also to account for visual or contextual impacts. The study area for architectural resources was defined as the rezoning area and the blockfronts that face it. Within the study area, architectural resources considered comprise officially recognized

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 / 18DCP044K
Project:
Date received: 10/18/2017

Comments:

The LPC is in receipt of the revised Shadows Chapter of 10/18/17. The text is acceptable and there are no further concerns.

Gina Santucci 10/18/2017

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32212_FSO_GS_10182017.doc

APPENDIX A.2- LPC Designation of BAM Historic District

BROOKLYN ACADEMY OF MUSIC
HISTORIC DISTRICT
DESIGNATION REPORT

1978

City of New York
Edward I. Koch, Mayor

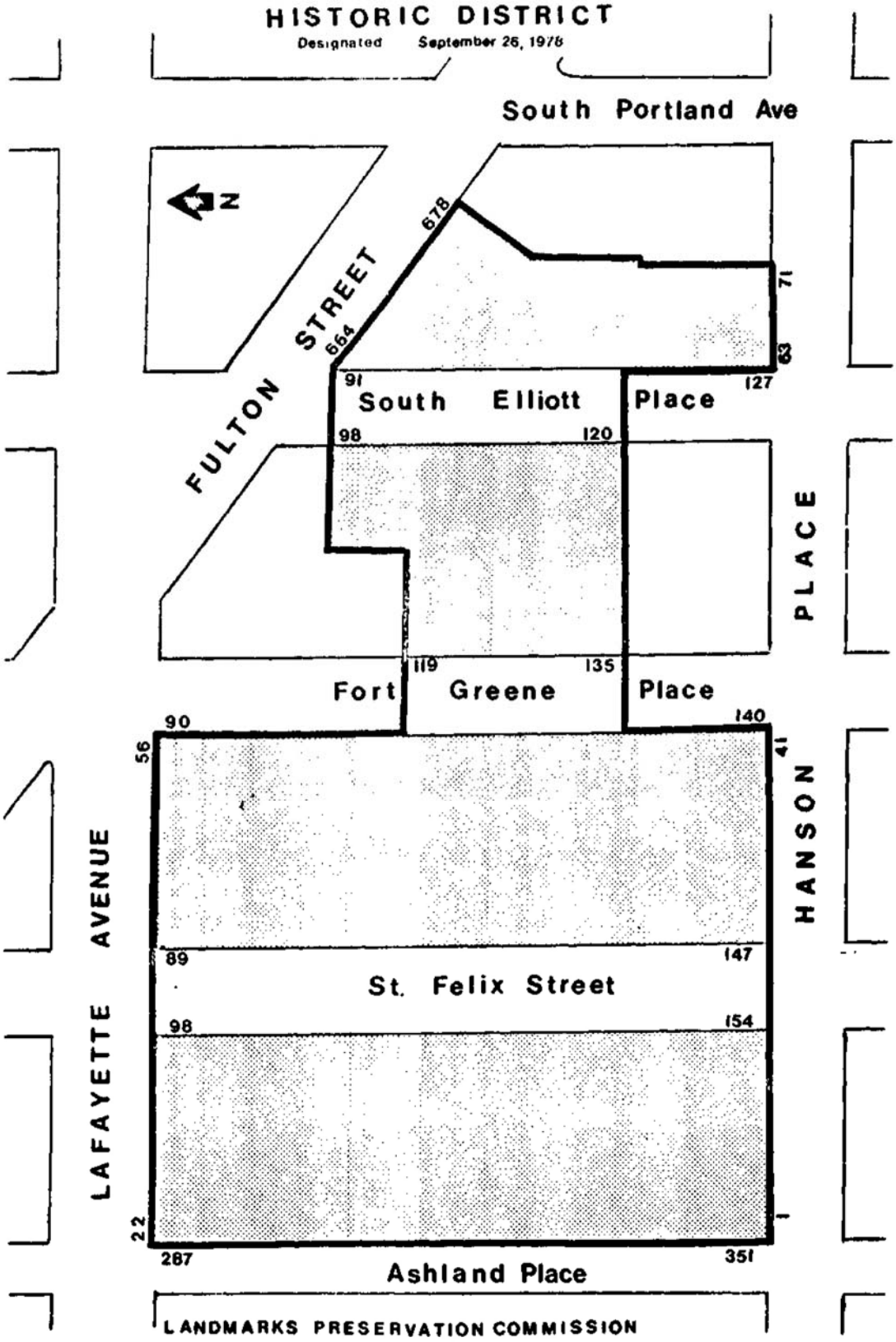
Landmarks Preservation Commission
Kent L. Barwick, Chairman
Morris Ketchum, Jr., Vice Chairman

Commissioners

R. Michael Brown
Elisabeth Coit
George R. Collins
William J. Conklin
Thomas J. Evans
James Marson Fitch
Marie V. McGovern
Beverly Moss Spatt

BROOKLYN ACADEMY OF MUSIC HISTORIC DISTRICT

Designated September 26, 1978



LANDMARKS PRESERVATION COMMISSION

Landmarks Preservation Commission
September 26, 1978, Designation List 118
LP-1003

BROOKLYN ACADEMY OF MUSIC HISTORIC DISTRICT, BOROUGH OF BROOKLYN

BOUNDARIES

The property bounded by the eastern curb line of Ashland Place, the southern curb line of Lafayette Avenue, the western curb line of Fort Greene Place, the northern property line of 119 Fort Greene Place, the western property lines of 98-102 South Elliott Place, the northern property line of 98 South Elliott Place, the southern curb line of Fulton Street, the eastern property line of 678 Fulton Street, the eastern property lines of 109-115 South Elliott Place, part of the eastern, part of the southern, and part of the eastern property lines of 117 South Elliott Place, the eastern property lines of 119-127 South Elliott Place, the northern curb line of Hanson Place, the eastern curb line of South Elliott Place, the southern property line of 120 South Elliott Place, the southern property line of 135 Fort Greene Place, the western curb line of Fort Greene Place, the northern curb line of Hanson Place, Brooklyn.

TESTIMONY AT THE PUBLIC HEARING

On July 11, 1978, the Landmarks Preservation Commission held a public hearing on this area which is now proposed as an Historic District (Item No.7). The hearing had been duly advertised in accordance with the provisions of law. Twenty persons spoke in favor of the proposed designation. There were no speakers in opposition to designation.

Brooklyn, or Breuckelen as the Dutch called it, was first settled in the late 1630s and early 1640s by Walloon and Dutch farmers along the shoreline opposite lower Manhattan. In 1645, the Dutch village of Breuckelen, centered where the Brooklyn and Manhattan Bridges now stand, was incorporated, but it grew very slowly. By 1790, two years after the New York State Legislature designated Brooklyn as a town, the population was still only 1,608. [1]

The opening of reliable ferry service between Brooklyn and Manhattan caused the first great surge of development that was to change Brooklyn from a quiet town into the third largest city in 19th-century America. The first regular ferry service began in 1814 when Robert Fulton's ship Nassau opened a route between New York and Brooklyn. [2] By the mid-1830s, fast and safe steamboats were regularly plying the waters between the two cities, making it possible and convenient for a New York City businessman to live in Brooklyn while working in Manhattan.

Extensive residential development began in the 1830s in the Brooklyn Heights area, which was located near the New York ferry slips, leading to the incorporation of Brooklyn as a city in 1834. Less than five years later, on January 1, 1839, three commissioners appointed by the Governor "to lay out streets, avenues and squares in the city of Brooklyn," filed an official map in the County Clerk's Office. [3] Provision was made in this plan for the creation of eleven squares, one of which was Washington Park. It was to be located between Atlantic Avenue, Flatbush Avenue, Ashland Place, Fulton Street and Fort Greene Place on the Jackson family farm, within the boundary of the present Historic District. This area lay in the path of the growing city as it expanded in an easterly and southerly direction from the Heights, and it soon became apparent that the land was too profitable to be used as a park. Bowing to the pressures of the business community, the Common Council moved the site of the park in 1845 to a section deemed unprofitable by the real estate interests--the current site of Fort Greene Park. With the land in the Historic District now unencumbered by municipal restrictions, John Jackson and the trustees of Hamilton H. Jackson began to divest themselves of the holdings they had purchased in 1791. John Jackson, a native of Jerusalem on Long Island, had settled in Brooklyn soon after the Revolutionary War on a thirty-acre farm in the BAM-Fort Greene area. In 1808, John Jackson had donated some of his land near the Brooklyn Navy Yard for a memorial vault to contain the remains of the Prison Ship Martyrs--now preserved in the base of the McKim, Mead & White monument in Fort Greene Park.

Most of the Historic District was developed with row houses following the sale of the Jackson farm parcels during a brief four year period between 1855 and 1859 by many of the same speculator/builders who were active in the adjoining Fort Greene section. As the area changed to a residential section, religious institutions followed. The first in the area was the Methodist Episcopal Church. The current Cenral Methodist Episcopal church is the third on the site. The first church building was erected in 1857.

Major change did not take place within the Historic District for nearly fifty years after its initial development. In 1907, one of Brooklyn's

most important cultural institutions, the Brooklyn Academy of Music, moved to its present site at 30 Lafayette Avenue. Twenty years later, in 1927, attracted by the central location and the rapid transit facilities serving the area, the Williamsburgh Savings Bank, one of the city's major financial institutions, chose to erect its famous skyscraper on Hanson Place. Just behind the bank, along Ashland Place, is the Salvation Army Building built in 1927.

In recent years, the quiet charm and 19th-century ambience of the side streets of the area have been rediscovered and major restoration and renovation is taking place on St. Felix Street. Sponsored by the Brooklyn Union Gas Company as one of its "Cinderella" projects, the revival of St. Felix Street is symbolic of the regeneration taking place in so many of the city's historic neighborhoods. Meanwhile, the Brooklyn Academy of Music and the other institutions within the District continue to serve the community and give it vitality.

FOOTNOTES

1. United States Department of the Interior, Tenth Census of the United States, 1880-Vol. 18: Social Statistics of Cities (Washington, D.C., 1880).

2. William R. Everdell and Malcolm McKay, Rowboats to Rapid Transit: A History of Brooklyn Heights (Brooklyn Heights Association, 1973), p. 14-16.

3. Henry R. Stiles, ed., A History of Kings County including The City of Brooklyn, Vol. I (New York: W.W. Munsell & Co., 1884), p.595.

ARCHITECTURAL INTRODUCTION

The Brooklyn Academy of Music Historic District reflects the architectural development of Brooklyn's middle-class residential neighborhoods in the late 1850s. The area included within the boundaries of the Historic District was built up almost entirely during this period, and it retains much of its original 19th-century ambience. As is typical of Brooklyn's residential neighborhoods of the period, the houses in the District are primarily three and four-story row houses, most built of brick or brownstone. The majority of these were built on speculation to house the burgeoning middle-class population that was moving into the city of Brooklyn from surrounding areas.

Most of the buildings were designed by local Brooklyn architects, many of whom were quite sophisticated in their use of architectural details. However, architecture as a distinct profession did not develop until well into the 19th century. The American Institute of Architects was not founded until 1857. Before this, the distinction between a builder and an architect was vague and ambiguous, and any builder who wished could call himself an architect. It was common practice for the owner of an undeveloped property to hire a builder--mason, carpenter, etc.--when he wished to erect a house or row of houses, and the builder would then hire a draftsman to draw up the plans for the houses. Specific decorative details such as foliate brackets, stone enframements and wooden doors were produced by anonymous craftsmen in large quantities with the result that houses erected by different builders frequently have facades with similar or identical details. This method of building with mass-produced forms was similar to contemporary practices in England. [1] After a row house was erected it was usually sold off, thus giving the owner a quick profit. Frequently buildings were purchased for speculation and then leased as rental units.

The majority of the houses within the District were designed in a modified Italianate style which was introduced into this country in the 1840s. At the time the District was initially developed, the Italianate was the most popular style for residential buildings in the New York City area. The typical Italianate row house is three or four stories high with basement and high stoop. Arched doorway enframements with pilasters surmounted by triangular or segmental pediments supported by foliate brackets, window enframements with bracketed lintels and wide projecting sills, plate glass one-over-one window sash, and deep wooden cornices with heavy foliate brackets are common elements found on houses designed in this style.

A few buildings in the District, Nos. 105 and 107 South Elliott Place and the cast-iron flathouses on Fulton Street, have neo-Grec details. This style became popular in the 1870s and reflects a change from the fluid, curvaceous forms of the mid-19th century to an angular, planar form. The neo-Grec mode is a reflection of the growing industrialization of the country and the general mechanization of various aspects of society. Decorative elements could now be cut in stone by machines, eliminating the time-consuming, costly process of hand carving. The naturalistic foliate detailing of hand-carved Italianate brackets was replaced by crisply-cut angular foliate forms or more abstract geometric designs.

Among the most distinguished groups of buildings in the District which add great architectural value to the area are the cast-iron flat-houses with commercial ground-floors on Fulton Street (Nos. 666, 670-674 and 678). They were originally designed as a group of seven buildings (five remain) and begun in October, 1882. In the United States, the use of iron in buildings dates from early in the 19th century in a number of cities. In New York, it began to be used after the War of 1812, primarily for decorative purposes. In the 1840s Daniel Badger and James Bogardus developed some of the most inventive uses for cast iron and also popularized its use for structural elements and facades. In New York, cast-iron facades achieved their greatest popularity during the 1870s and 1880s, and were found almost exclusively on commercial buildings. It is known that there had been cast-iron residences, but ff they were built, they were rare in New York.[2] The flathouses along Fulton Street are among the very few surviving.

The best known building within the District is the Brooklyn Academy of Music built in 1907-1908. It was designed in the popular neo-Italian Renaissance style by the noted architectural firm of Herts & Tallant. In its design and detail, it appropriately symbolizes the function and purposes of the Academy.

The Williamsburgh Savings Bank (1927-29) and details of the fourteen-story high apartment house at Nos. 123-127 South Elliott Place (1929) are in the neo-Romanesque style which was inspired by the medieval architecture of southern Europe. Details of the style were after used on tall buildings of this period. It is hoped that Historic District designation will help to insure the protection of the architectural character of the area.

FOOTNOTES

1. John Summerson, Georgian London (New York: Penguin, 1978 reprint of Peregrine Books edition, 1945), p.171.

2. "Illustration of Iron Architecture Made by the Architectural Iron Works of the City of New York," The Origins of Cast Iron Architecture in America (new York: DeCapo Press, 1970), (Reprint of 1865 catalogue.),Plates XIV and LV.

ASHLAND PLACE, east side between Lafayette Avenue and Hanson Place.

Nos. 287-309. This is the west facade of the Brooklyn Academy of Music described under No. 30 Lafayette.

Nos. 313-321. The first meeting of the Salvation Army organization in the United States was held in New York City in 1880. The Brooklyn Community Corps was organized shortly thereafter in 1882, in the old Lyceum Theater at No. 221 Washington Street. The Salvation Army met regularly at the Lyceum, which became the first United States and Canadian headquarters for the organization, on Saturdays from seven till midnight until neighbors objected. Shortly thereafter, the Salvation Army members met for open air meetings on the steps of Borough Hall. Persecution was a constant problem, leading to conflicts in which many members were injured. To help strengthen the morale of members and to give them added status, uniforms, tailored in Brooklyn by a Prussian named Schmidt, were adopted. Since its early founding, the Salvation Army has continued to grow in Brooklyn with a broad-based community support.

The Corps Hall and Officers Quarters, formerly located at No. 143 Ashland Place, was opened in 1920 as the result of the initiative and efforts of Ensign Tom Nicholls. By 1924 the hall was so overcrowded with as many people gathering outside as inside, that new accommodations were needed. The Salvation Army acquired the present site at No. 321 Ashland Place in 1926.

The seven bay, two-story simple rectangular building at 321 Ashland Place has classic ornamentation and a red tile hipped roof and is constructed of brick laid in Flemish, double stretcher bond. The main entrance is through the central arched doorway flanked by two blind brick arches. Six double-height pilasters create a horizontal rhythm across the facade. Built in 1927, it was designed by the well-known architectural firm of Voorhees, Gmelin & Walker. The firm, which also designed the Salvation Army's Evangeline Residence for Girls within the Greenwich Village Historic District, is better known for its skyscraper designs including the Irving Trust building.

The new Salvation Army building was enthusiastically received by the Corps, as it provided much needed classrooms, a gymnasium, and specially equipped Home League and songster rooms. It has been occupied since it completion by the Salvation Army, and has worship and Sunday school facilities. The Brooklyn Citadel, a Corps community center, makes a significant contribution to the community life of the area by offering a variety of activities for all ages, including scouting, arts and crafts classes, counseling services, senior citizen activities, day camps and gymnastics.

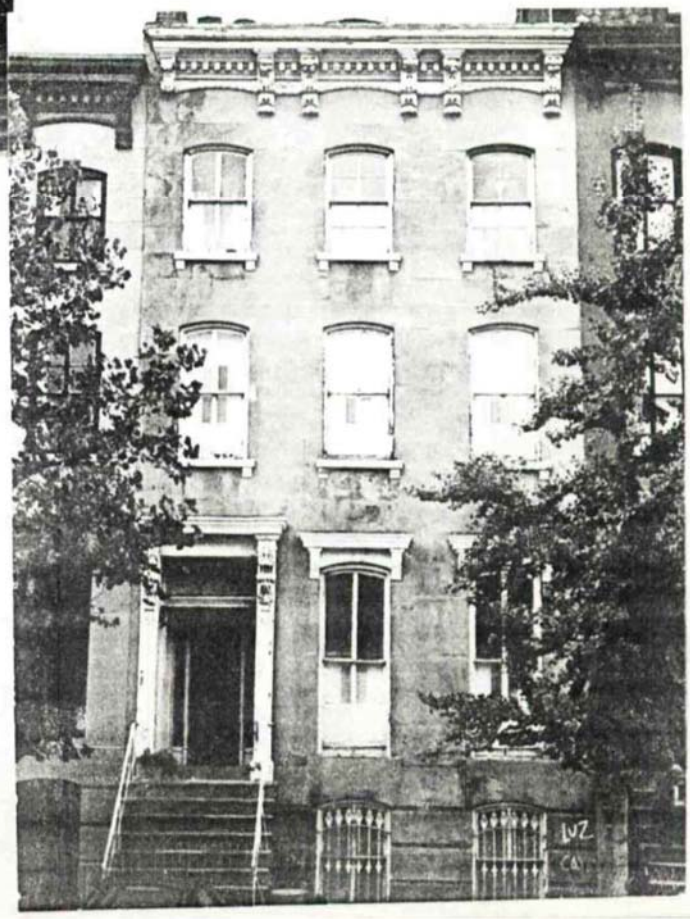
Nos. 325-327. This site is a vacant lot.

Nos. 329-351. This is the west facade of the Williamsburgh Savings Bank described under No. 1 Hanson Place.

FORT GREENE PLACE



135 Fort Greene Place
c. 1857



94 Fort Greene Place
c. 1858

Photo Credit: Fran Roccaforte

BAM-HD

FORT GREENE PLACE

Fort Greene Place takes its name from Fort Greene Park.

FORT GREENE PLACE, Westside between Lafayette Avenue and Hanson Place.

No. 90. This site is now a vacant lot.

Nos. 92 and 94. This pair of Italianate brownstone houses was built c. 1858 by Thomas Porter. No. 94 retains most of its orginal detail. Rising three stories above a rusticated basement, the facade is pierced by segmental-arched windows with projecting sills on small corbels. Over the full molded lintels carried on brackets. The enframement of the recessed entrance consists of paneled pilasters with ornate foliate console brackets that support a molded lintel. A handsome dentiled roof cornice supported by foliate brackets and enhanced by an arched fascia with bead-and-reel molding crowns the building. Sometime in the 1870s, a slate mansard with two dormer windows was added to No. 92.

Nos. 96-102. This row of four originally identical, Italianate brownstones is very similar to Nos. 92 & 94, and built about a year before them by Thomas Porter. Except for the new multipaned windows, No. 102 is the best preserved of the row with handsome iron work. The major design difference between No. 102 and Nos. 92 & 94 is the higher floor heights at Nos. 92 & 94.

Nos. 104-112. These five simple brick Italianate houses, built by Gerard Dwenger about 1856, are three stories high above rusticated brownstone basements. All the windows are square- headed with cap molded lintels. The segmental-arched entrances are flanked by brackets carrying projecting lintels. The handsome roof cornices that surmount the houses are supported by foliate brackets with paneled fascia. No. 110 still retains its original round-arched entrance doors and areaway ironwork.

Nos. 114-124. This row of six modest brick Italianate houses was built in 1855 by Thomas Skelly and Michael Murray. No. 114 best retains the original appearance of the row. This house is three stories over a rusticated brownstone basement pierced by two segmental-arched windows. The entrance and all the windows are square-headed. The entrance is crowned by a pediment supported on foliate brackets while the windows have flush, stone lintels. Originally the full-length parlor floor windows were enhanced by table-sills carried on large corbels. These sills remain at No. 116. The simple roof cornice is supported by four foliate brackets and is enriched by a fascia ornamented with stylized foliate designs. No. 124 has been provided with a late Art Deco styled basement entrance. Handsome original ironwork has been retained at Nos. 114 and 118.

Nos. 126-140. This seemingly single row of eight houses was actually built as two rows of four houses at different times. Nos. 126-132, were built as a group by Michael Murray, Thomas Skelly and Effingham H. Nichols at the end of 1856; Nos. 134-140 were probably begun by E.H. Nichols at the end of 1859. These houses differ from Nos. 114-124 only in their roof cornices which

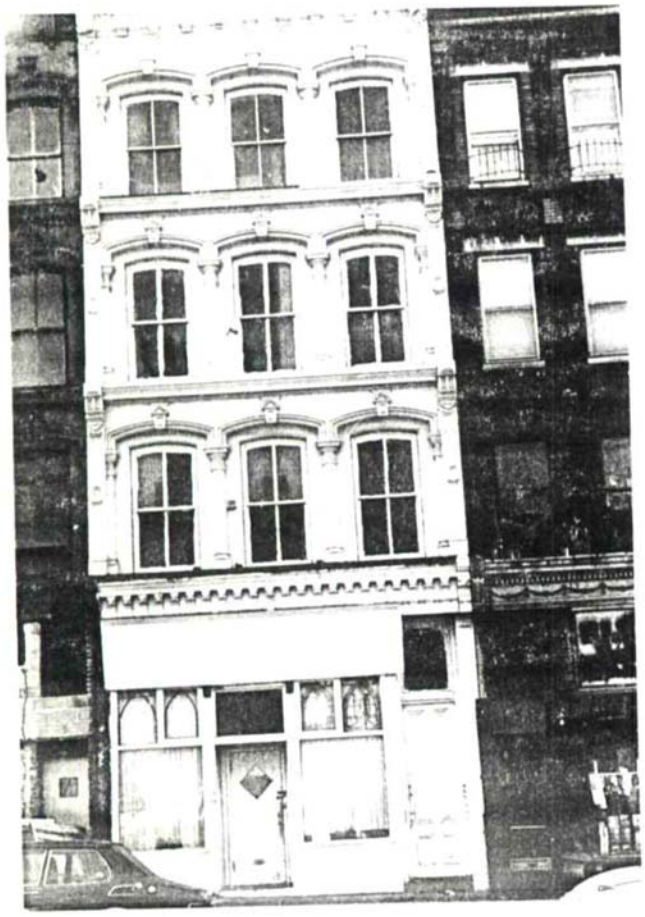
have larger foliate brackets and paneled fascia boards.

Handsome Queen Anne style doors and transom were added to No. 126 sometime in the late 1880s. Original ironwork still graces the front of No. 132 and is complemented by the later 19th-century ironwork at No. 130. In front of both these houses is the original bluestone flagged sidewalk. The basement entrance at No. 128 was added about the same time as the entrance to No. 124. Basement entrance also have been added at Nos. 138 and 140 which has a ground floor storefront and has lost its cornice.

PORT GREENE PLACE, eastside between Lafayette Avenue and Hanson Place.

Nos. 119-135. This row of nine brick houses was built about 1857. They are all identical with a variation at Nos. 121 and 123. No. 135 retains most of its original details which include: square-headed windows and door; cap molded entrance lintel carried on smooth-faced brackets; table sills at the full-height parlor windows; and a striking roof cornice with delightful curvilinear ornament below and on the fascia and also on the soffet. The cornice at No. 123 is different than those on the rest of the row which may indicate that the house was built a few years after the others. The cornice on No. 121 was added to the house about 1870. A surprising amount of the handsome 19th-century cast-iron railings has survived.

FULTON STREET



670 Fulton Street
c. 1882



678 Fulton Street
c. 1882

Photo Credit: Fran Roccaforte

FULTON STREET

Fulton Street is named in honor of Robert Fulton (1765-1815) artist, civil engineer and inventor of the steamboat.

FULTON STREET, south side between South Elliott Place and South Portland Avenue.

Nos. 666 to 678. This remarkable group of rare cast-iron flathouses with commercial ground floors originally consisted of seven, four-story buildings. Only five cast-iron facades remain - the facade of No. 668 was removed during an 1899 alteration when this building was joined to the apartment house at Nos. 101-103 South Elliott Place and No. 676 is now an empty lot. The group of buildings was designed in 1882 by Charles A. Snedecker for Charles A. Cheseborough, a prominent Brooklyn businessman and manufacturer of Vaseline Petroleum Jelly.

Fulton Street creates a very sharp angle at the southeast corner of South Elliott Place where the row begins at No. 666. The architect has taken full advantage of the unusual lot configuration by placing a single bay of the facade diagonally to the corner. No. 666 has the longest frontage on Fulton Street, about fifty feet, and its facade is divided into two sections - four bays and three bays. No. 668, which is twenty-five feet wide, was probably four bays wide, and the remaining buildings are three bays each.

The entrances to the upper floor apartments are on Fulton Street, to the right of the stores with the exception of No. 666 which is entered at No. 99 South Elliott Place. No. 670 still retains its 19th-century entrance doors and transom.

Above the bracketed ground floor cornice each facade is flanked by paneled pilasters with rondels that are separated between each floor by a cornice extending across the building between terminal blocks. The columns on the upper floors, forming the vertical separations of the bays, have smooth shafts with capitals decorated by vertical rectangulars relief forms on the necking, a characteristic seen frequently on cast-iron buildings executed in the neo-Grec style. Segmental dropped lintels with keystones rest on the columns and enframe two-over-two segmental-arched windows. The brackets of the roof cornice are separated by diamond forms. Antefixas above the end brackets further enhance the roof cornice.

The rock-faced brick facade at No. 668 complements the neo-Classical facade at Nos. 101-103 South Elliott Place. The ground floor cornice is ornamented by dentils and continuous classical swags. The square-headed windows are separated by rock-faced pilasters with stylized capitals. Spandrels mark the floor divisions. The handsome modillioned and dentiled roof cornice has a frieze ornamented with classical swags and wreaths.

HANSON PLACE

No. 1 Hanson Place



Photo Credit: Fran Roccaforte

HANSON PLACE

Hanson Place was opened about 1852 and named for Samuel Hanson Cox, pastor of the First Presbyterian Church of Brooklyn from 1837 to 1854.

HANSON PLACE, North side between Ashland Place and St. Felix Street.

No. 1. Soaring 512 feet above Hanson Place, the Williamsburgh Savings Bank a designated landmark is the most prominent feature of the Brooklyn skyline. Its striking silhouette and famous four-faced clock are familiar to countless New Yorkers. Begun in October, 1927 and completed on May 1, 1929, the building is the third erected by the Williamsburgh Savings Bank -- one of the oldest financial institutions in Brooklyn.

Incorporated by an Act of the New York State Legislature on April 9, 1851, the bank opened for business two months later in the basement of All Souls' Universalist Church on the corner of Bedford Avenue and South 3rd Street. Three years later it moved from these rented quarters to its own handsome Italianate building across the street. By 1867, the bank's business had outgrown the South 3rd Street building and the trustees began to search for a suitable location for larger facilities. The northwest corner of Driggs Avenue and Broadway in the commercial center of Williamsburgh was the site selected for the new building. An architectural competition was held and the winning decision was submitted by George B. Post. Construction on this second building began in 1870 and was completed in 1875. This impressive Classic Revival structure, a designated New York City Landmark, with a striking cast-iron dome is one of Post's earliest works; he later went on to design such notable buildings as the Long Island Historical Society (1878-80), the Cornelius Vanderbilt Mansion (1879-82), and the College of the City of New York (1902-11).

In 1923, again finding it necessary to expand, the trustees of the bank appointed a committee to select a site for a new branch office. In November, 1920, the trustees approved the site for the new bank on the northeast corner of Ashland and Hanson Places behind the Brooklyn Academy of Music and opposite the Long Island Railroad Terminal. Construction of the building, designed by the architectural firm of Halsey, McCormick & Helmer, began less than a year later in October, 1927, and was completed on May 1, 1929. The neo-Romanesque style chosen by the architects for the building, may have been suggested by the impresive Bowery Savings Bank (1921-23) designed by York & Sawyer on East 42nd Street opposite Grand Central Station in Manhattan.

The setback, the most striking feature of the building, enhances its soaring height and gives distinction to its silhouette. The setback, which is so characteristic of early post-World War I skyscrapers in New York, was, at first, the result of zoning regulations rather than aesthetics. At the turn of the 20th century, buildings began to rise dramatically to unprecedented heights in unbroken lines, casting many surrounding streets into perpetual shadow. There were exceptions, notably Ernest Flagg's Singer Building (1908) with a forty-one story tower set back from the street line above the thirteenth story, but this was an isolated example. More typical of the new skyscrapper was C.R. Graham's Equitable Building (1915) at 120 Broadway which rose forty-four stories straight up above some of the narrowest streets in the Financial District, provoking unfavorable comment. The controversy surrounding the Equitable Building and what it portended encouraged the passage of zoning Legislation that regulated the height and bulk of all new buildings to be built after

July, 1916. The legislation dictated a series of setbacks for a building as it rose above a certain height to allow light and air into surrounding streets.

Although the striking silhouette catches the viewer's eye from a distance, the fine details of the lower two stories give an especially interesting character to the portion of the building that is immediately visible from the sidewalk. The base of the bank is of handsome polished rainbow granite from Minnesota and the first story is of Indiana Limestone laid up in random ashlar. This first story expresses visually on the exterior the full height of the interior ground floor main banking room which is sixty-three feet high. Three tall, carefully detailed arched windows rise about forty feet from the rainbow granite base at the center of the main facade along Ashland Place. The lower portion of each window has a limestone screen pierced by three small round arched windows; the upper portion has the ornate mullioned window of the banking room. These windows are made doubly imposing by the contrasting smooth broad wall surfaces which surround them. Smaller, narrower arched windows flank the three central windows. The richly carved arch of the main entrance on Hanson Place is similar to those of the windows on Ashland Place and has three round arched doorways with polished granite columns beneath the window. Above the impressive first story is a floor of closely-spaced arched windows resting on small polished granite columns and a continuous sill of ornamental corbels. This floor forms the transition to the buff-colored brick and terra-cotta office portion of the building, which rises in a series of setbacks to the crowing gilded copper dome which was intented to recall the dome of the earlier bank building on Broadway designed by George B. Post. The setbacks are accented by contrasting limestone trim with the thirteenth and the twenty sixth floors set off by the use of round arches and a continuous decorative terra-cotta band. Beneath the dome is the famous illuminated four-faced dial clock that is one of the largest in the world.

Nos. 11-21. The Methodist Episcopal church has long been one of major religious denominations in the borough of Brooklyn. It had its earliest beginnings in 1766 when Captain Thomas Webb of the British army began preaching in Manhattan and occasionally in Brooklyn. By 1785 a group of followers met regularly in the cooper shop of Peter Cannon near the Brooklyn ferry. From this time on Methodist ministers from Manhattan regularly came to Brooklyn as part of their Long Island preaching circuit. Brooklyn received its first official Methodist minister in 1793 when Rev. Joseph Totten and Rev. George Strebeck were appointed to the Long Island circuit; each spent one month out of the year in Brooklyn. One hundred years later, the Methodist Episcopal church had a greater number of members in Brooklyn than any other denomination except the Roman Catholic church.

The present Central Methodist Episcopal church is the third structure on the site. The former Hanson Place Methodist church was organized on May 26, 185 by the election of nine trustees; John French, Nathaniel Bonnell, John V. Porte John Broad, John Pearce, Benjamin L. Cornell, Isaac Embree, E. Jarvis and C.W. Webb. A church was erected in 1857 on land along Hanson Place and St. Felix St. purchased in 1856 from Nathaniel Bonnell and Joseph Law. Prior to 1839 the land had been part of the John Jackson farm. Upon his death Jackson's property was subdivided and sold off in smaller parcels. The lot subsequently changed hands several times until it was purchased by the church. Plans were submitted by Tappin Reeve, a church member, for a brick building to accomodate 800 people

with a Sunday school in the basement. Construction began in July, 1857, and the new church was dedicated on Jan. 3, 1858. By 1860 the congregation had outgrown the original church, and an adjacent lot was purchased in order to erect a new Sunday school. Three years later a lot was acquired for a parsonage. The congregation continued to expand, and by 1872 a larger church was needed. Fire laws prohibited the enlargement of the 1857 building so the decision was made to demolish the old church and erect a new one. Under plans drawn by John Mumford, Esq., the new building was begun in 1873 and was dedicated on Jan. 4, 1874.

The Hanson Place Methodist Church merged with the Summerfield Methodist Church in 1927 to create the Central Methodist Episcopal Church. In addition, the old Fleet St. Methodist Church joined the two congregations and made a sizable financial contribution. A site was soon thereafter purchased for the construction of a new church to house the three congregations. However, in February, 1929, the Hanson Place Methodist Church building was condemned as unsafe for occupancy by the Buildings Department when subway construction undermined the building's foundations and repairs were impossible. It was then decided that the new Central Methodist Episcopal Church building would be built on the site of the condemned structure and the task of raising funds began. The cost of the new church was $1,500,000, including the construction and furnishings.

The present red brick, neo-Gothic structure sits on a granite base and is trimmed with light colored stone. Its main facade, five days wide on Hanson Place is flanked on either side by two- story side wings. Both wings are occupied at the ground floor level by commercial tenants. The dominant feature of the facade is the central bay through which one enters the church. The pair of double entry doors is enframed within a Gothic stone arch. Directly above the entry arch is a triforium gallery decorated with elaborate symbolic carvings and clerestory of three stained glass windows terminating in Gothic trefoils and a rosette. There is an interesting contrast between the brick and smooth stone surfaces of the facade, and the intricately carved canopy over the entrance doors adorned with symbolic roses representing the promise of salvation, pomegranates-immortality, and bunches of grapes representing the collective body of the believers in the organized church. The low gabled roof emphasizes the verticality of the central bay. The St. Felix St. facade repeats the same decorative and architectural elements as the main facade.

On the exterior, the Jerusalem Cross, used as a decorative element may be seen in the cornerstone and crowning the peak of the gable.

The symbolism of the main facade of the church through numerous inscriptions and bas reliefs, stresses education, philanthropy and consolation as the goals of the church. The second-story lead gutter is encrusted with emblems denoting various church organizations, including scouts, missionary societies and Bible classes. Likewise terra-cotta plagues on the St. Felix Street facade represent such virtues as faith, justice, hope, charity, fortitude and humility. All are indicative of the role of Central Methodist Episcopal Church in serving the surrounding communities.

LAFAYETTE AVENUE



Brooklyn Academy of Music,
Herts & Tallant, architects,
1907-08.



Brooklyn Academy of Music

Photo Credit:
Fran Roccaforte

BAM-HD

LAFAYETTE AVENUE

Lafayette Avenue was named for the Marquis de Lafayette (1757-1834), the prominent French soldier and stateman who fought for the American forces in the Revolutionary War and was instrumental in getting France to support the American cause.

LAFAYETTE AVENUE, south side between Ashland Place and St. Felix Street.

No. 30. The original Brooklyn Academy of Music opened in 1861 as a center for artistic, educational, social and public life. The present building, designed by the noted theater architects Herts & Tallant, was erected in 1907-08 and is the oldest performing arts complex still active in the country today.[1]

The first Academy, designed by Leopold Eidlitz, and located at 176-194 Montague Street was a Victorian Gothic brick building with Dorchester stone trim. It contained a theater, concert hall and various support facilities. The Academy was founded in 1859 by a group of citizens interested in "a place where enjoyment could be derived from innocent amusements". Funds were raised through public subscription and substantial gifts were received from such prominent citizens as Abiel Low, S.B. Chittenden, E. Whitehouse, John J. Ryan, Luther B. Wyman, Henry E. Pierrepont and many others. The Academy's first concert was the overture to the opera Der Freishutz conducted by Emanuelle Muzio, a noted conductor of the period. Robert Weinstein notes, "by the time the Metropolitan opened in 1883 (the same year as the Brooklyn Bridge) the Academy had gone through 22 seasons of mixed fare ..." [2] The old Academy could seat 2,500 persons and a floor could be installed over the seats so that the building could be used for balls, banquets and a variety of other entertainments.

In 1864 the Sanitary Commission, an antecedant to the Red Cross, held a spectacular Sanitary Fair to raise money for Civil War hospital supplies. The Central Bazaar, for the sale of articles, was held in the Academy Building. Three additional buildings were constructed and connected to the Academy by a wooden bridge. The decorations were extravagant and included; a "skating pond" -- an illusion accomplished with the aid of mirrors, a huge soda fountain, distributing free drinks to fair-goers, and a post office for sending mail to friends also attending the fair. The stage was set with an American eagle suspended as if in flight surrounded by tiny gas jets that spelled out "In Union in Strength."

Numerous luminaries lectured or performed on the stage of the old Academy including: John Wilkes Booth in "Marble Heart", E.L. Davenport as Hamlet, Sarah Bernhardt, Edwin Booth as Petruchio, Edwin Forrest as King Lear, and Laura Keene. Henry M. Stanley recounted his historic meeting with Dr. Livingston. Among the varied lecturers of the day were Edward Everett, Henry Ward Beecher, John B. Gough, Theodore Tilton and Charles Kingsley. Prices were low, fifty cents a seat, and an additional fifty cents for a reserved seat.

The old Brooklyn Academy of Music was destroyed by fire on the morning of November 30, 1903 as preparations were underway for a banquet that evening. The stockholders voted to sell the property. Within six months a new group of businessmen, artists and socialites, led by Martin W. Littleton, then Borough President, formed a committee of 100 in an effort to rebuild the Academy on another site. The committee raised over one million dollars for the structure. The site chosen was along the south side of Lafayette Avenue between Ashland Place and St. Felix Street in the fashionable Ft. Greene area. The site was occupied by fifteen residences dating from the mid-nineteenth century and a few stables. The property, chosen for its convenience to public transportation and its central location, was obtained for the Academy by J.B. Davenport, a prominent Brooklyn realtor.

A paid competition was held by the committee for the design of the new building which was to provide for a variety of social, educational, musical, and dramatic functions. Ten prominent architectural firms in New York and Brooklyn were invited to enter the competition juried by Professor Laird of the University of Pennsylvania, John Carrere of Carrere & Hastings, and William Mead of McKim, Mead & White.

The architectural firm of Herts & Tallant, noted theater architects, won the competition unanimously. They had designed a number of theaters in New York City soon after the turn of the century, among them the New Amsterdam, the Lyceum, the Follies Bergere now the Helen Hayes, and the Liberty. Henry Herts (1871-1933) studied at the Columbia College School of Mines and at the Ecole des Beaux-Arts. Hugh Tallant received his A.B. and A.M. degrees in 1901 from Harvard University. He was awarded the Kirkland fellowship in 1892 which enabled him to enter the Ecole des Beaux-Arts. He graduated from the Ecole in 1896 and received the Prix Jean Leclare, the highest prize open to any foreigner.

The two men met during their first year at the Ecole and worked on several projects together. Contemporary critics noted the firm's careful attention to acoustics which made their theater designs technically outstanding.

The new Academy opened on October 1, 1908, with a recital in the Concert Hall by Mme. Ernestine Schumann-Heink. The capacity crowd was enthusiastic and praised the building's perfect acoustics. The Opera House was opened in November with a production of Faust, starring Geraldine Farrar and Enrico Caruso.

Over the years the Academy has presented such legendary performers as Arturo Toscanini, Isadora Duncan and Anna Pavlova, as well as such noted lecturer as Winston Churchill, Helen Keller, Admiral Richard E. Byrd, Brooker T. Washington and Gertrude Stein.

In 1940, F.D. Roosevelt spoke to the largest crowd in the Academy's history to that date. Woodrow Wilson began a tradition in 1912 of ending the Democratic presidential capaign with a speech at the Academy.

While the history of the Academy was characterized by financial ups and downs, it began its financial decline during the Depression. The Brooklyn Institute of Arts and Sciences, which operates the Brooklyn Museum, the Brooklyn Botanic Garden and the Brooklyn Children's Museum, took over the Academy in 1936 after a year of fundraising.

In an effort to relieve the financial burden of the Institute, the Board of Estimate approved a plan for the city to take over the Academy building in 1951 and then lease it back for a period of ninety years to the Brooklyn Institute of Arts and Sciences for a nominal rental fee.

An extensive renovation to the structure was undertaken in 1953, which included remodeling the Concert Hall in order to make it more adaptable for drama, dance and musical performances. The exterior was cleaned and the terra-cotta parapet was replaced by a stone and brick one for safety reasons. The projecting terra-cotta cornice was also removed at this time.

Harvey Lichtenstein was appointed director in 1967, and since that time he has been instrumental in the Academy's revival, introducing the popular acronym of BAM. During the 1968-69 season, nine dance companies performed at the Academy, including those of Merce Cunningham, Alvin Ailey, and Eliot Feld's newly formed American Ballet Company. The Chelsea Theater Company established a permanent home in Brooklyn at the Academy of Music a number of years ago. In recent years BAM audiences have been entertained by pianist Van Cliburn, Actor-Director Woody Allen, and the Royal Shakespeare Company from London's Aldwych theater. In addition BAM introduced New York audiences to such noted theatrical companies as the Young Vic, the Actors Company of England, and Jerzy Grotowski's Polish Laboratory Theater. In 1973 the Leperq Space was created in the upstairs ballroom. It is used for experimental theater, chamber music and dance programs. The Concert Hall was remodeled in 1975 to accomodate full-scale theatrical and dance programs with funds from the Booth Ferris Foundation and the City of New York. It now serves as the Helen Carey Playhouse. In 1971 the St. Felix Street Corporation took over the management of BAM from the Brooklyn Institute of Arts and Sciences and in 1977 adopted the name BAM, Incorporated and the new well-known trademark of BAM.

The main facade of the imposing Academy structure faces Lafayette Avenue. It is cream-colored brick punctuated by five entrance doors on the first floor and five corresponding double-height arched windows in the second floor. The marquees were added over the entrance doors in 1912. An ornamental band of glazed terra-cotta surrounding the doors and windows helps to unify the facade. The building is divided horizontally into two main levels, by three decorative bandcourses. One bandcourse runs along the top of the granite base, while another runs continuously around the building between the first and second stories. The third bandcourse is at cornice level. The elaborate terra-cotta cornice,was removed in the mid-20th century.

The neo-Italian Renaissance facade, originally designed in marble was simplified and redesigned in light colored brick and polychrome terra-cotta because of financial constraints. The Brickbuilder asserted that the color scheme of the terra cotta suggested an American modernization of the art of medieval Italy and rejuvenation of the ideas of Lucca Della Robbia.[3] At the base the terra-cotta is two shades of cream, and it becomes darker and richer on the upper portions of the facade. The windows are framed in deep green and yellow. Originally the cornice, set with 22 full-sized lion's heads complete with manes used blue, yellow, red and sienna to produce a warm brown-colored effect. Cherub figures alternating with representative ancient musical instruments surround the entrance doors. The stip of ornamentation which surrounds each window has a green background set with cream and yellow flowers and buds. The terra-cotta was furnished by the Atlantic Terra Cotta Co.

The lettering in the brickwork of the uppermost bandcourse was executed in a process unique at the time by the Sayre & Fisher Co. Because each of the letters had to be spaced individually, a full-size detail was laid out by the architects and no two tiles are exactly the same size.

The St. Felix Street and Ashland Place facades reflect the interior divisions of the building. Each is divided vertically into two sections, one is a continuation of the Lafayette Avenue facade, and the second is utilitarian, housing the stage equipment. The entrance doors on the these sides were originally covered by marquees and used as carriage entrances. The double-height arched window openings are ornamented with elaborate polychromed terra cotta: within each window opening is a segment of an entablature carried by two Doric columns

The plan, characterized by the simplicity of its arrangement, is divided into four parts; the Foyer, the Opera House, Concert Hall and Institute Rooms. The Foyer extends along the entire Lafayette Avenue front and provides access to the theaters and various interior spaces. In addition, it was planned to be used for balls and banquets. The Opera House which seats 2200 incorporates a standard proscenium stage and auditorium. The Concert Hall, originally planned for musical performances only, seats 1400. The Institute rooms occupy the rest of the building.

LAFAYETTE AVENUE, south side between St. Felix Street and Fort Greene Place

No. 38. The building at 38 Lafayette Avenue, built in 1921 for the Boyertown Casket Co., was designed by architect Emile G. Perrot who designed a number of university buildings, among them the transept of the Fordham University Chapel, a designated New York City landmark. In 1974, the Brooklyn architect Henry Wolinsky remodeled the Lafayette Avenue building for use as a school and day care center by the Hanson Place 7th Day Adventist Church a designated landmark. The school began in 1964 with fifty students who used rooms at the back of the church. Its steady growth necessitated the move in 1974. to Lafayette Ave.

This six story neo-Renaissance building, five double bays wide, complements the Brooklyn Academy of Music structure by its use of cream colored brick with light colored stone trim. The main entrance, with arched pediment, on Lafayette Avenue, is flanked on either side by two simple bays. The second floor arcade of five paired windows is trimmed in light colored stone. The building is divided horizontally by stringcourses between the first and second floors and between the fifth and sixth stories. A simple projecting cornice with dentils skillfully delineates the roof line.

LAFAYETTE AVENUE

Nos. 48-56. The site is now a vacant lot (also listed as No. 90 Fort Greene Place).

FOOTNOTES

1. Kings Courier, (April 3, 1978), 26.

2. Robert Weinstein, "Academy Beset by Woes in Earliest Years," Brooklyn Heights Press, (December 19, 1965).

3. "The Brooklyn Academy of Music," The Brickbuilder, 17 (1908), 256.

ST. FELIX STREET



105 St. Felix Street
c. 1856



119 St. Felix Street
c. 1859

Photo Credit: Fran Roccaforte

BAM-HD

ST. FELIX STREET

St. Felix Street derives its name from an 18th-century landowner whose farm was north of the district.

ST. FELIX STREET, west side between Lafayette Avenue and Hanson Place.

Nos.98-120. This is the eastern facade of the Brooklyn Academy of Music described under No. 30 Lafayette Avenue.

Nos.122-128. The Brooklyn Music School located at 122-128 St. Felix St., encourag the appreciation of music through study, practice and performance. It is maintained through private donations, foundation grants, and small student fees. The varied curriculum offered includes music theory, dance, voice and theater classes, as well private music instruction. The program accomodates children and adults at all levels of skill. Scholarships have been available since the school's founding for blind or otherwise handicapped students.

Founded as a music settlement house the school first used the Neighborhood Guild on Concord Street in the Navy Yard district for a meeting place. In 1912 it purchased and remodeled the notorious "Tub of Blood," a bar at the intersection of Pacific Street and Grand Avenue. The school remained there for nine years moving in 1920 to four remodeled rowhouses, dating from the 1850s on St. Felix Street.

The main building of the school is composed of three rowhouses, 122, 124, & 126 St. Felix St., acquired by the school in 1920 and remodeled for its use by H.C. Meyer of the architectural firm of Meyer & Mathieu of Brooklyn. Two new basement entries were provided and the entire building was stripped and stuccoed. A new iron and terra-cotta cornice also was added. In 1924 the school bought the adjoining rowhouse at 128 St. Felix St. It was remodeled by John M. Infanger of the architectural firm of Slee & Bryson of 154 Montague St. A new basement entry was provided, and new window openings were cut in the facade. The brick structure was stripped and stuccoed and a new cornice added to blend with the adjoining buildings. The effect of the remodeling was to give the school building a mediteranean character.

Nos.130-136. This site is an empty lot.

Nos.138-154. This is the side facade of the Central Methodist Church described under Nos. 11-21 Hanson Place.

ST. FELIX STREET, east side between Lafayette Avenue and Hanson Place.

Nos. 89-93. This is the side facade of the Hanson Place Seventh Day Adventist School, described under No. 38 Lafayette Avenue.

No. 95-99. This site is a parking lot.

No. 101. Built by Thomas V. Porter about 1856, this simple Italianate house is brick, rising three stories above a brownstone basement. All the windows

are square-headed with flush, stone lintels. The house is surmounted by a dentiled cornice carried on four foliate brackets. A basement entrance has been provided.

Nos. 103 and 105. This pair of narrow brownstone Anglo-Italiante houses, built about 1856 by Nathaniel Bonnell, are three stories over a low basement. The rusticated ground floor of each house is pierced by two round-arched openings:one is the recessed entrance; the other is a window with slightly projecting sill over a recessed panel. The ground floors of Nos. 318-22 Clermont Avenue are strikingly similar to these. The windows of the upper floors have segmental arches. The dentiled cornices and foliate brackets are identical to the cornice at No. 101.

Nos. 107 and 111. (No. 109 has been omitted from the street numbering system). This pair of attractive brownstone residences built about 1865, are three stories high over low basements. The entrance flanked by smooth-faced pilasters which carry grooved brackets.supporting a simple lintel, is square-headed as are all the windows. Full cove moldings enframing all the windows rest on plain sills with corbels. The dentiled cornices with foliate brackets, modillions and paneled fascia add a pleasing decorative note in contrast to the reserved treatment of the facade. Both houses have their original paneled double doors.

Nos. 113-127. This row of eight brick Italianate houses is divided by building height into two groups of four.- a full, three-story high house followed by three, 2½ story high houses. No. 127 retains most of its architectural detail and accurately reflects the original appearance of the row. The house stands on a high basement pierced by two segmental-arched windows. The main entrance with pediment accented by egg-and-dart molding and the windows of the parlor and second floor are all square-headed,crowned by molded lintels with egg-and-dart molding. The top floor windows are segmentally arched with eye-brow lintels also with egg-and-dart molding. The fascia of the bracketed and modillioned cornice follows the arch of the windows immediately below it.Because all the lintels on. No. 125 are carried on foliate brackets and have no egg-and-dart molding, it is probable that there was a subtle variation of details on each house to create a note of individuality within the row. The houses were built about 1859.

No. 129. This restrained brick Italianate house was built about 1856. It is narrow, only two windows wide, and three stories high with the ground floor on street level. The entrance and windows are all square-headed, with pediment carried on brackets over the doorway and flush lintels over the windows. The roof cornice is supported on four brackets and modillions.

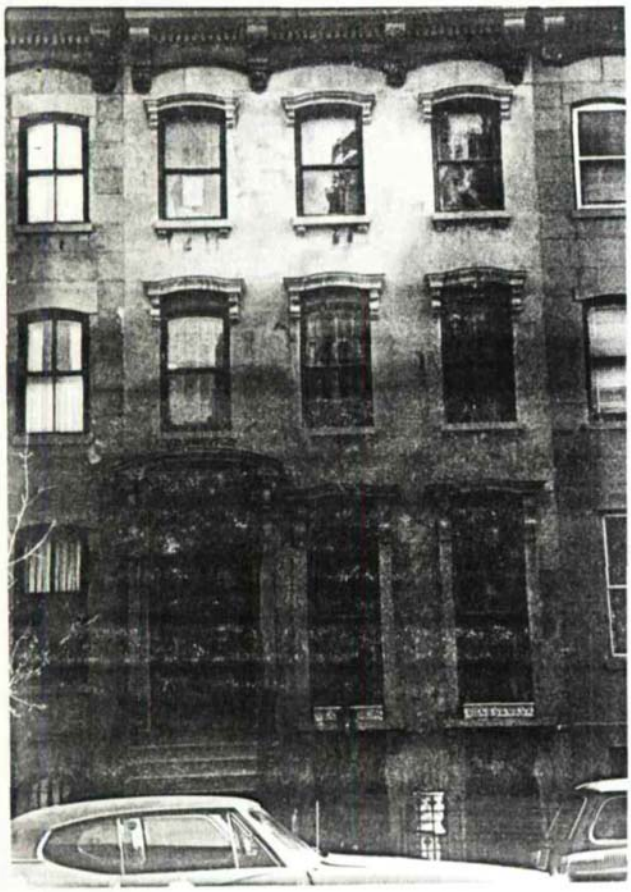
Nos. 131-135. This group of three brick houses was built in 1856 and is similar to No. 129. Italianate in style,the houses are three stories over brownstone basements and three windows wide. The windows with flush lintels and the pedimented entrances are all square-headed. The modillioned roof cornice is carried on paired brackets.

Nos. 137 and 139. Built as a pair about 1858, these simple brick houses rise two stories over high rusticated brownstone basements pierced by segmental-arched windows. The square-headed entrance and windows have flush, stone lintels. A bracketed and modillioned roof cornice crowns each house.

Nos. 141-147. This row of brick houses was built between 1858 and 1859. Nos. 141 and 143 best retain their original appearance. They stand three stories over high brownstone basements pierced by shallow segmented-arched windows.

The entrance and windows are all square-headed with a slab lintel resting on brackets over the entrance. The roof cornices with paneled fascia are carried on foliate brackets. The parlor windows were originally floor length but have been shortened. No. 145 was altered at the beginning of the 20th century and provided with a neo-Federal style facade that has splayed window lintels with raised keystones and a simple modillioned roof cornice. The ground floor of No. 147 has been converted to commercial purposes and some of its square-headed windows have been remodeled. The roof cornice which extends the full length of the Hanson Place facade is similar to the cornices of No. 141 and 145 with a variation in the treatment of the foliate brackets.

SOUTH ELLIOTT PLACE



113 South Elliott Place
c. 1864



118 South Elliott Place
c. 1858

Photo Credit: Fran Moccaforte

SOUTH ELLIOTT PLACE

SOUTH ELLIOTT PLACE was named after Henry Elliott, a wealthy, 19th-century Brooklyn shoe merchant.

SOUTH ELLIOTT PLACE, west side between Fulton Street and Hanson Place.

Nos. 98-108. This row of six brick Italianate houses was built about 1858 as were Nos. 110-120. As originally built, the houses stood three stories above a high rusticated brownstone basement pierced by segmental-arched windows. All the windows of the upper floors were square-headed with cap-molded lintels. The entrance, also square-headed was surmounted by a slab lintel carried on brackets and the parlor floor windows were originally floor length with table sills on large corbels. Each roof cornice was carried on four foliate brackets and smooth-faced modillions. Handsome curvilinear ornament decorated the fascia. This ornament is similar in effect to that at Nos. 123-135 Fort Greene Place. Although there have been some unfortunate alterations to some of the houses, particularly No. 98, the row retains most of its original character.

Nos. 110-120. This row of six Italianate brick houses was built about the same year as Nos. 98-108 and are identical to them with a minor variation in the design of the handsome roof cornices. Both rows retain some of their 19th century ironwork and some of the original entrance double doors.

SOUTH ELLIOTT PLACE, east side between Fulton Street and Hanson Place.

Nos. 91-99. This is the side facade of No. 661-666 Fulton Street.

Nos. 101-103. Set behind an areaway lined with some of the original distinguished ironwork, this handsome, neo-Classical tenement which extends through the block to No. 668 Fulton Street was designed by William J. Conway and built in 1899. The building acts as a transition from the set-back row houses to the cast-iron tenements on Fulton Street. Standing four stories above a raised basement, the building is built of rock-faced brick which gives a great deal of texture to the facade and which contrasts with every third course of light, smooth-faced brick. This pattern creates a strong horizonal banding effect strengthened by the use of limestone bands at lintel and sill level. The entrance is flanked by rusticated pilasters with composite capitals that carry an elegant swan -neck pediment with anthemion above a smooth-faced and a rinceau band, both of which continues across the facade above the first floor. The center of the facade is marked by a full-height shallow projecting bay indicating the chimney flues. A striking feature of the building is the deeply curved

southern end which returns the building line of the tenement to the set-back of the adjoining brownstones. A high, pressed tin roof cornice ornamented with dentils, modillions and classical swags crowns the building.

Nos. 105 and 107. This pair of modified neo-Grec brownstone residences were designed by C.A.Snedecker and built about 1882. The houses, which share a broad, high stoop, are the mirror image of the other. They are three stories above high basements and two bays wide. The main entrance to each house is flanked by pilasters, the upper halves of which are grooved, that carry a simple molded cornice with beveled architrave enhanced by dentils. The single window bay above each entrance and the double window bay to the side are vertically joined. All the windows are square-headed and fully enframed with bracketed, molded lintels. Beneath the windows are paneled spandrels flanked by the elongated corbels carrying the sills. The corbels of the second floor windows are ornamented with bossed volutes. The projection of the windows bays continues into the roof cornice and is crowned by a pediment.

Nos. 109-121. With the exception of Nos. 109 and 113, the seven houses of this 1864 row of Italianate brownstones have been altered. No. 109 retains nearly all of its original architectural detail. The house is three stories high above a rusticated basement pierced by two round-arched windows. All the windows are segmental-arched and have bracketed eye-brow lintels. The floor-length parlor windows have table sills carried on large corbels. The handsome entrance, round-arched with paneled spandrels and foliate key-stone, is flanked by paneled pilasters with rondels. The pilasters support large, foliate brackets that carry a segmental-arched pediment. The dentiled roof cornice is supported by four foliate brackets between which are segmental-arched fascia boards.

Nos. 123-127, also known as 67 Hanson Place. Designed by W.T. McCarthy and Murray Klein in 1929 with neo-Romanesque details, this fifteen story high brick apartment house towers over the low rise rowhouses on the side streets. The ground floor of the Hanson Place facade is stone pierced by a central arched entrance enframed with twisted columns and terra-cotta floral voussoirs and scroll keystone. The remainder of the ground floor has been provided with stores. Below the second floor windows is a continuous sill supported on stylized machicolations that carries around to the South Elliott Place facade. The building rises straight up to the twelfth floor where the top floors are set back in three tiers. The corners of the upper floors are enhanced by stone trim.

BAM-HD

Bibliography

BAM Report on Recorded Renovations and Capital Improvements. Brooklyn, N.Y.: Brooklyn Academy of Music, 1977.

Brooklyn Citadel Corps Diamond Jubilee Celebration. May 1942.

Brooklyn Daily Eagle. May 24, 1907; May 13, 1930; Oct. 28, 1930; Oct. 8, 1935; Mar. 12, 1937; Apr. 28, 1938; Jan. 20, 1939; Jun. 27, 1943; July 9, 1944; May 14, 1952; Sept. 20, 1953.

Brooklyn Heights Press. October, 1958; December 9, 1965.

Brooklyn Music School brochure,1977-78

Charter and By-Laws of the Brooklyn Academy of Music 1860 - 1862. Brooklyn, N.Y.: I. Van Anden's Steam Presses.

Daily News. July 11, 1905; Aug. 16, 1956.

Everdell, William R. and McKay, Malcolm. Rowboats to Rapid Transit: A History of Brooklyn Heights. Brooklyn Heights Association, 1973.

Block Abstracts, Block 2111 (Long Island Historical Society, Brooklyn).

Bragdon, Claude. "Orchestra Settings," Pencil Points, 21 (June 1940), 377-78.

Brooklyn Academy of Music, A Brief Address and Ten Plates. New York: Cheltenham Press, 1905.

"Brooklyn Academy of Music," American Architecture and Building News, 90: 1611 (November 1906), 150-152

"The Brooklyn Academy of Music," American Architect and Building News, XCIV: 1711 (October 1908), 113-116.

"The Brooklyn Academy of Music," Architects' and Builders' Magazine, X: 1 (October 1908), 1-15.

Brooklyn Academy of Music Chronology. Unpublished typescript. Brooklyn, N.Y.: Brooklyn Academy of Music, n.d.

"Brooklyn Academy of Music Continues Tradition as Hub of Brooklyn Culture". Press Release, 1977.

Hanson Place Seventh Day Adventist School brochure, 1977-78.

Harper's Weekly, Feb. 2, 1861; May 26, 1877.

Howard, Henry B., ed. The Eagle and Brooklyn: History of the City of Brooklyn From its Settlement to the Present Time. Brooklyn: Brooklyn Daily Eagle, 1893.

Kings Courier, Ap. 3, 1878.

BAM-HD

Bibliography

Moore, Abbott Halstead. "Individualism in Architecture: the Works of Herts and Tallant." Architectural Record 15 (Jan. 1904): 55-91.

"The New Academy of Music." Architecture 18 (1908): 159, 166-68.

The New Brooklyn Academy of Music." The Brickbuilder 17 (1908): 233-238.

New York City Buildings Department: Brooklyn. Block 211; Lots 11, 15, 37, 45.

New York Herald Tribune, Dec. 1, 1903; Feb. 5, 1904; Feb. 19, 1905; June 28, 1908; Feb. 5, 1967; Nov. 27, 1955.

New York Times, Sept. 7, 1935; Nov. 5, 1973; Jan. 7, 1974; Sept. 12, 1974; Nov. 4, 1975.

New York World Telegram, Ap. 11, 1959; Jan. 29, 1965.

Stiles, Henry R. The History of the County of Kings and the City of Brooklyn, New York. New York: W.W. Munsell & Co., 1884.

Summerson, John. Georgian London. New York: Perigrine Books, 1978 Revised edition.

United States Department of the Interior. Tenth Census of the United States, 1880 - Vol. 18: Social Statistics of Cities. (Washington, D.C.; 1880).

Withey, Henry F. and Elsie R. Biographical Dictionary of American Architects, (Deceased): Los Angeles: Hennessey and Ingalls, 1970.

Woodehouse, Lawrence. American Architects From the First World War to the Present Detroit: Gale Research Co., 1977.

APPENDIX B- Phase I ESA

AECOM

Environment

Prepared for:
MDG Design & Construction, LLC
1328 New York Avenue
Huntington Station, New York

Prepared by:
AECOM
125 Broad Street
New York, New York
60507788
April 2017

Phase I Environmental Site Assessment
A.R. Haig Daycare / The 7th Scroll
142-150 South Portland Avenue
Brooklyn, New York

Environment

Prepared for:
MDG Design & Construction, LLC
1328 New York Avenue
Huntington Station, New York

Prepared by:
AECOM
125 Broad Street
New York, New York
60507788
April 2017

Phase I Environmental Site Assessment
A.R. Haig Daycare / The 7th Scroll
142-150 South Portland Avenue
Brooklyn, New York

Contents

1.0 Introduction 1-1

1.1 Purpose 1-1

1.2 Scope of Work 1-1

1.3 Study Limitations 1-2

1.4 Site-Related Limiting Conditions 1-3

1.5 Data Gaps/Data Failure 1-4

2.0 Site Description 2-1

2.1 Site Location and Parcel Description 2-1

2.2 Site Ownership 2-1

2.3 Site Visit 2-1

2.3.1 Site and Facility Description 2-1

2.3.2 Surrounding Properties 2-2

2.3.3 Petroleum Products and Hazardous Materials 2-2

2.3.4 Polychlorinated Biphenyls 2-3

2.3.5 Aboveground Storage Tanks 2-3

2.3.6 Underground Storage Tanks 2-3

2.3.7 Solid waste 2-3

2.3.8 Hazardous Waste 2-3

2.3.9 Water 2-4

2.3.10 Wastewater 2-4

2.3.11 Stormwater 2-4

2.3.12 Heating and Cooling 2-4

3.0 Environmental Setting 3-1

3.1 Topography 3-1

3.2 Soil/Geology 3-1

3.3 Groundwater/Hydrology 3-1

4.0 Site and Area History 4-1

4.1 Subject Property 4-1

4.2 Off-site Properties 4-1

4.3 Previously Prepared Environmental Reports 4-3

5.0 Database and Records Review 5-1

5.1 User Provided Information 5-1
5.2 Title Records/Environmental Liens 5-1
5.3 Database Information 5-1
5.3.1 Subject Property 5-1
5.3.2 Surrounding Sites 5-2
5.4 Vapor Encroachment Screening 5-2
5.4.1 Subject Property 5-2
5.4.2 Off-site 5-2
5.5 Agency File Review 5-2

6.0 Findings and Opinions 6-1
6.1 Recognized Environmental Conditions 6-1
6.2 Controlled Recognized Environmental Conditions 6-1
6.3 Historical Recognized Environmental Conditions 6-1
6.4 De Minimis Conditions 6-1

7.0 Conclusions 7-1

8.0 Quality Control/Quality Assurance 8-1
8.1 Site Visit, Research, and Report Preparation 8-1
8.2 Quality Control Review 8-1
8.3 Environmental Professional Statement 8-1

9.0 References 9-1
9.1 Persons Interviewed 9-1
9.2 Agencies Contacted 9-1
9.3 Documents Reviewed 9-1

List of Appendices

Appendix A Representative Site Photographs

Appendix B Environmental Database Report

Appendix C Qualifications of Environmental Professional

List of Figures

Figure 1 – Site Location Map

Figure 2 – Site Plan

Executive Summary

MDG Design & Construction, LLC contracted with AECOM Technical Services, Inc. (AECOM) to perform a Phase I Environmental Site Assessment (ESA) of the subject property defined as two buildings with the addresses 142 and 150 South Portland Avenue, Brooklyn, New York. This Phase I ESA was conducted as part of the potential redevelopment of the property. The purpose of this Phase I ESA is to provide the client with information for use in evaluating recognized environmental conditions (RECs) associated with the subject property. This Phase I ESA was performed in general conformance with the scope and limitations of ASTM Standard Practice Designation E 1527-13 for ESAs. Exceptions to, or deletions from, this practice are described in this report.

The subject property is defined as a 12,000 square foot lot occupied by two buildings including a two-story structure with a basement (address: 142 South Portland Avenue) and a three story structure with a basement (address: 150 South Portland Avenue). Both of these buildings are located on the eastern side of the subject property while the western portion consists of vacant land that was formerly used as a playground and gardening area. The buildings are interconnected through the building basements. The total gross floor space of both buildings is approximately 9,400 square feet.

According to the City of New York Department of Finance, the subject property is comprised of a single parcel of land that is designated as Block 2003, Lot 37.

During the site visit, no visual evidence of potable water wells, monitoring wells, dry wells, clarifiers, septic tanks, or leach fields was observed on the subject property. According to the information provided by the site manager and the City of New York Department of Finance website, one 2,500 gallon No. 2 fuel oil underground storage tank (UST) is located either under the building or in the backyard of 150 South Portland Avenue. The UST does not appear to be registered, thus no additional information was available for review. Sumps were located in the basement and in the backyard of the building located at 150 South Portland Avenue. A floor drain was located in the kitchen located at 142 South Portland Avenue. No visual evidence of stormwater drains, discolored soil, water, or unusual vegetative conditions or odors was observed during the site visit.

The majority of the properties surrounding the subject property consist of residential dwellings or commercial operations. An apartment complex and retail shops are located to the north. South Portland Avenue is adjacent to the subject property to the east, beyond which is Hanson Place Seventh-Day Adventist Church and associated church offices are located to the east. Residential dwellings and vacant lots are located to the south and west. The Atlantic Center shopping center is located approximately 750 feet further to the southwest and west.

Historical research indicates that the subject property has been occupied with buildings since at least 1887. The subject property is identified as the location of several three-story residential dwellings from at least 1887 to at least 1930. The subject property remained the same until sometime between 1930 and 1950 when the current structures were constructed. According to the New York City Department of Buildings website, the current buildings were constructed in 1930; however, the 1938 Sanborn Map indicates that the three-story residential dwellings were still present. By 1950, the subject property was identified as a hotel with a hall on the eastern portion of the subject property while the western portion was vacant. No other changes to the subject property occurred until 1991 when the portion of the subject property identified as a hall was identified as a community center. No other changes were noted to the subject property since 1991. Other than the known UST, no historical on-site sources of concern were identified during this assessment.

The subject property was not identified on the environmental data base search report obtained for this project. A number of surrounding sites were identified in the environmental database search report. However, the majority of these sites were listed on non-contamination-related databases. Based on AECOM's review and analysis of the database listings, none of the surrounding sites are expected to present a recognized environmental condition (REC) to the subject property, based on their distance (generally greater than 500 feet), regulatory status (i.e. regulatory closure, no violations found), media impacted (soil only), and/or topographical position relative to the subject property (i.e. down-gradient or cross-gradient).

The following RECs were identified during this assessment:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.
- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in immediate vicinity of subject parcel to be present.

This assessment revealed no evidence of historical RECs (HRECs), controlled RECs (CRECs) or de minimis conditions in connection with the subject property.

1.0 Introduction

1.1 Purpose

This Phase I Environmental Site Assessment (ESA) was performed pursuant to AECOM's written proposal, dated February 16, 2017. This assessment was performed as part of the potential purchase and redevelopment of two buildings located at 142 & 150 South Portland Avenue in Brooklyn, New York. The purpose of this Phase I ESA is to provide the client with information for use in evaluating recognized environmental conditions (RECs) associated with the subject property.

Per the ASTM standard, potential findings can include RECs, including historical RECs (HRECs), controlled RECs (CRECs), and de minimis conditions (DMCs). A REC is defined by the ASTM standard as "the presence or likely presence of any hazardous substances or petroleum products in, on, or at a property: (1) due to any release to the environment; (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 term includes hazardous substances or petroleum products even under conditions in compliance with laws. HRECs are a past release of any hazardous substances or petroleum products that has occurred in connection with the property and has been addressed to the satisfaction of the applicable regulatory authority or meeting unrestricted use criteria established by a regulatory authority, without subjecting the property to any required controls. CRECs are a recognized environmental condition resulting from a past release of hazardous substances or petroleum products that has been addressed to the satisfaction of the applicable regulatory authority, with hazardous substances or petroleum products allowed to remain in place subject to the implementation of required controls. DMCs are those situations that do not present a material risk of harm to public health or the environment and generally would not be subject to enforcement action if brought to the attention of the regulating authority.

This assessment is based on a review of existing conditions, reported pre-existing conditions, and observed operations at the subject property and adjacent properties.

1.2 Scope of Work

The Phase I ESA included a site visit, regulatory research, historical review, and a review and an environmental database analysis of the subject property. In conducting the Phase I ESA, AECOM assessed the subject property for visible signs of possible contamination, researched public records for the subject property and adjacent properties (as applicable), and conducted interviews with persons knowledgeable about the subject property.

This project was performed in general accordance with ASTM Standard Practice Designation E 1527-13 and AECOM's proposal, dated February 16, 2017. Conclusions reached in this report are based upon the assessment performed and are subject to limitations set forth in Sections 1.3, 1.4, and 1.5 below.

1.3 Study Limitations

This report describes the results of AECOM's Phase I ESA to identify the presence of contamination-related liabilities materially affecting the subject facility and/or property. In the conduct of this assessment, AECOM assessed the presence of such problems within the limits of the established scope of work as described in our proposal.

As with any due diligence assessment, there is a certain degree of dependence upon oral information provided by facility or site representatives, which is not readily verifiable through visual observations or supported by any available written documentation. AECOM shall not be held responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed by facility or site representatives at the time this assessment was performed. In addition, the findings and opinions expressed in this report are subject to certain conditions and assumptions, which are noted in the report. Any party reviewing the findings of the report must carefully review and consider all such conditions and assumptions.

This report and all field data and notes were gathered and/or prepared by AECOM in accordance with the agreed upon scope of work and generally accepted engineering and scientific practice in effect at the time of AECOM's assessment of the subject property. The statements, findings and opinions contained in this report are only intended to give approximations of the environmental conditions at the subject property.

As specified in the ASTM standard (referred to below as "this practice"), it is incumbent that the client and any other parties who review and rely upon this report understand the following inherent conditions surrounding any Phase I ESA:

- Uncertainty Not Eliminated - No ESA can wholly eliminate uncertainty regarding the potential for REC in connection with a property. Performance of this practice is intended to reduce, but not eliminate, uncertainty regarding the potential for REC in connection with a property, and this practice recognizes reasonable limits of time and costs. (Section 4.5.1 of the ASTM standard)

- Not Exhaustive - "All appropriate inquiry" does not mean an exhaustive assessment of a clean property. There is a point at which the cost of information obtained outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of transactions. One of the purposes of this practice is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing an ESA and the reduction of uncertainty about unknown conditions resulting from additional information. (Section 4.5.2 of the ASTM Standard)

- Comparison with Subsequent Inquiry - ESAs must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent ESAs should not be considered valid standards to judge the appropriateness of any prior assessment based on hindsight, new information, use of developing technology or analytical techniques, or other factors. (Section 4.5.4 of the ASTM Standard)

A similar set of inherent limitations exist in cases where the Phase I ESA included a screening-level assessment of vapor migration or vapor encroachment; such an assessment is a required part of a Phase I ESA when the ASTM E1527-13 standard is employed. According to the ASTM E2600-10 Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions, the following limitations apply:

- Uncertainty Not Eliminated in Screening - No vapor encroachment screen (VES) can wholly eliminate uncertainty regarding the identifications of vapor encroachment conditions (VECs) in connection with the target property. (Section 4.5.1)

- Not Exhaustive - The guide is not meant to be an exhaustive screening. There is a point at which the cost of information obtained outweighs the usefulness of the information and, in fact, may be a material detriment to the orderly completion of real estate transactions. One of the purposes of this guide is to identify a balance between the competing goals of limiting the costs and time demands inherent in performing a VES and the reduction of uncertainty about unknown conditions resulting from additional information. (Section 4.5.2)

- Comparison with Subsequent Investigations - It should not be concluded or assumed that an investigation was not adequate because the investigation did not identify any VECs in connection with a property. The VES must be evaluated based on the reasonableness of judgments made at the time and under the circumstances in which they were made. Subsequent VESs should not be considered valid bases to judge the appropriateness of any prior screening if based on hindsight, new information, use of developing technology or analytical techniques, or similar factors. (Section 4.5.4)

This report was prepared pursuant to an agreement between MDG Design & Construction, LLC (Client) and AECOM and is for the exclusive use of the Client. No other party is entitled to rely on the conclusions, observations, specifications, or data contained herein without first obtaining AECOM's written consent and provided any such party signs an AECOM-generated Reliance Letter. A third party's signing of the AECOM Reliance Letter and AECOM's written consent are conditions precedent to any additional use or reliance on this report.

The passage of time may result in changes in technology, economic conditions, site variations, or regulatory provisions, which would render the report inaccurate. Reliance on this report after the date of issuance as an accurate representation of current site conditions shall be at the user's sole risk.

1.4 Site-Related Limiting Conditions

The following site-specific limitations were encountered during the course of this assessment:

- Several small storage rooms in the basement of 142 South Portland Avenue were not accessible as the site manager did not have keys.

- A private living space associated with the church at 142 South Portland Avenue was not accessible.

- Several small rooms on the second and third floors at 150 South Portland Avenue were not accessible as the site manager did not have keys.

- AECOM was unable to conduct a detailed visual inspection of the roof located at 150 South Portland Avenue as the door to access the roof could not be opened.

Based on the use of the subject property (community center, storage), these particular site-related limiting conditions are not expected to have a significant limitation to this assessment.

1.5 Data Gaps/Data Failure

The following data failure/data gaps were encountered during the course of this assessment:

- The earliest source of historical information reasonably ascertainable within the time frame of this report in which usage could be determined was a Sanborn Map from 1887. The Sanborn Map shows the subject property occupied by domestic dwellings. Therefore, the ASTM E1527 requirement to determine all obvious uses of the property from the present back to the property's first obvious developed use, or back to 1940, whichever is earlier, could not be achieved. However, based upon the identified residential land use, it is unlikely that there had been significant prior development; therefore, this data failure is not expected to impact the results of this assessment.
- As specified in the agreed upon scope of work, title and environmental lien searches were not conducted as part of this ESA. However, based upon historical data collected from other sources, this data gap is not expected to impact the results of this assessment.
- Per ASTM, past owners, operators, and occupants of the subject property who are likely to have material information regarding the potential for contamination at the subject property shall be contacted to the extent that they can be identified and that the information likely to be obtained is not duplicative of information already obtained from other sources. AECOM was unable to interview past owners and/or operators at the subject property. However, based upon historical data collected from other sources, this data gap is not expected to impact the results of this assessment.
- Per the agreed scope-of-work and the ASTM Standard, information related to certain site-specific items should be provided by the ESA report user to AECOM. To assist the user in gathering information that may be material to identifying RECs, AECOM provided the Client (the users) with the User Questionnaire from the ASTM Standard; at this time the completed form has not been returned for inclusion in this report. However, this data gap is not expected to represent a significant limitation to this investigation.
- As of the date of this report, AECOM has not received any responses to Freedom of Information Act (FOIA) requests made to the New York State Department of Environmental Conservation (NYSDEC), the New York City Department of Environmental Protection (NYCDEP), the New York State Department of Health (NYSDOH), or the Fire Department of the City of New York (FDNY). However, based upon historical data collected from other sources, this data gap is not expected to impact the results of this assessment.

.

2.0 Site Description

2.1 Site Location and Parcel Description

The subject property is located at of the property located at 142 & 150 South Portland Avenue, Brooklyn, New York. The subject property is situated between Hanson Place and Academy Park Place and is approximately150 feet south of the corner of South Portland Avenue and Hanson Place. The subject property is accessible from South Portland Avenue.

According to the City of New York Department of Finance, the subject property consists of a single parcel of land that is designated as Block 2003, Lot 37. The location of the subject property is illustrated on Figure 1 - Site Location Map.

2.2 Site Ownership

According to the City of New York Department of Finance, the subject property is owned by the A. Randolph Haig Daycare Center, which is associated with the Hanson Place Seventh-Day Adventist Church located at 88 Hanson Place in Brooklyn.

2.3 Site Visit

Mr. Nelson J. Abrams with AECOM's 125 Broad Street, New York, New York office visited the subject property on March 21, 2017. During the site visit, Mr. Abrams interviewed Mr. John James, Site Manager and Administrative Assistant for the Hanson Place Seventh-Day Adventist Church. Mr. James accompanied Mr. Abrams during the site visit. Site-related limiting conditions encountered during this assessment were previously summarized in Section 1.4.

The site visit methodology consisted of walking over accessible areas of the subject property, including the building interior and exterior, the perimeter, and the portions of the surrounding area. The following sections summarize the results of the site visit.

2.3.1 Site and Facility Description

The subject property is defined as a 12,000-square foot lot occupied by two buildings including a two-story structure with a basement (address: 142 South Portland Avenue) and a three-story structure with a basement (address: 150 South Portland Avenue). Both of these buildings are located on the eastern side of the subject property while the western portion consists of vacant land that was formerly used as a playground and gardening area. The buildings are interconnected through the basement. The total gross floor space of both buildings is approximately 9,400 square feet.

The building at 142 Portland Avenue is used to provide social services to the local community, including food distribution, tutoring and mentoring programs, and other social programs. Uses and operations observed included:

- The storage of perishable and on-perishable food stocks (Basement);
- A commercial-grade kitchen along with an ad-hoc dining area (First Floor);
- A small living space used by an individual affiliated with the Hanson Place Seventh-Day Adventist Church (Portion of the Second Floor); and

- The storage of donated goods and materials (Remaining portion of the Second Floor).

The building at 150 Portland Avenue included the following operations and uses:

- The storage of perishable and on-perishable food stocks (Basement);
- The storage of donated goods and materials (First Floor);
- The Hanson Place Music Center which is associated with the church (Second Floor);
- Abandoned apartments/living space (Third Floor).

Both buildings on the subject property including the basement floors are constructed of brick and concrete, with the roofs consisting of an asphalt membrane.

During the site visit, no visual evidence of potable water wells, monitoring wells, dry wells, clarifiers, septic tanks, leach fields, or floor drains were observed on the subject property. Two boiler rooms were observed in the basement for 150 South Portland Avenue. Two boilers were observed including one natural gas-fired boiler and one fuel oil-fired boiler. The fuel oil boiler is connected to a 2,500-gallon underground storage tank (UST). Additional information on this UST is included below in Section 2.3.6. A sump was identified within the basement of 150 South Portland Avenue while another sump was located outdoors along the back wall on the southern side of 150 South Portland Avenue. A floor drain was located in the kitchen located at 142 South Portland Avenue. No visual evidence of discolored soil, water, or unusual vegetative conditions or odors was observed during the site visit. The general layout of the subject property is illustrated on Figure 2 - Site Plan and Representative Site Photographs are provided in Appendix A.

2.3.2 Surrounding Properties

The majority of the properties surrounding the subject property consist of residential dwellings or commercial operations. An apartment complex and retail shops are located to the north. South Portland Avenue is adjacent to the subject property to the east, beyond which is Hanson Place Seventh-Day Adventist Church and associated church offices. Residential dwellings and vacant lots are located to the south and west. The Atlantic Center shopping center is located approximately 750 feet to the southwest.

2.3.3 Petroleum Products and Hazardous Materials

Typical household cleaning chemicals and detergents were observed stored in various locations through both buildings at the subject property. Used and unused cans of paint were located under a tarp in the basement of 150 South Portland Avenue. AECOM also observed seven residential (aka grill) sized propane containers and a crate containing aerosol cans located near the southwestern corner of the subject property. It was not clear if the propane containers were full or empty, however, propane is a gas at normal atmospheric temperatures and pressures and these propane containers are not considered a REC. No staining or evidence of releases was noted associated with the aerosol cans.

No other hazardous materials or petroleum products were observed to be stored or used at the subject property with the exception of the UST (see Section 2.3.6 below). No staining was observed in the vicinity of the hazardous materials.

2.3.4 Polychlorinated Biphenyls

Polychlorinated biphenyls (PCB)-containing dielectric fluids have been widely used as coolants and lubricants in transformers, capacitors, and other electric equipment due to their insulating and nonflammable properties. Based on the age of the subject property (pre-1979), the potential exists for PCBs to be present on-site.

No pad-mounted or pole-mounted transformers or any other hydraulic equipment were observed on the subject property.

2.3.5 Aboveground Storage Tanks

Aboveground storage tanks (ASTs) were not observed during the site visit. Mr. James indicated that no ASTs are located on the subject property or have historically been located on the subject property. In addition, no ASTs were listed in the site-specific environmental database report reviewed by AECOM, or otherwise identified during AECOM's review of historical aerial photographs.

2.3.6 Underground Storage Tanks

As previously stated, Mr. James indicated that a UST for the older boiler is present in the backyard of 150 South Portland Avenue, which would be in the southwestern portion of the subject property. Documentation provided by Mr. James and boiler maintenance records reviewed online through the New York City Department of Environmental Protection's (NYCDEP) website indicate that the size of the UST is 2,500 gallons and that it contains No. 2 fuel oil. However, the NYCDEP records indicate that the boiler's registration was cancelled and that its registration expired in 2005, which would indicate that the UST is not in service. This contradicts information by Mr. James who stated that the boiler and the UST are still in use. Visual evidence of the UST was not observed in the backyard of either 142 or 150 South Portland Avenue, but the vent pipe and fill port were observed near the front entrance of 150 South Portland Avenue on the eastern side of the subject property. It should be noted that neither the database report obtained for this Phase I ESA nor the New York State Department of Environmental Conservation's (NYSDEC) Petroleum Bulk Storage database listed the site has having a UST. NYSDEC regulations require a facility with a UST larger than 110 gallons must be registered. Though it appears that the oil-fired boiler had been registered with the NYCDEP, the UST was never registered with the NYSDEC. Since no information on the date of installation, construction, integrity testing results, or registration information was able to be obtained by AECOM, this UST is considered a REC.

2.3.7 Solid waste

Typical solid waste is generated at the subject property and is placed in plastic bags in a small parking area along the northern edge of 142 South Portland Avenue for pickup by the New York City Department of Sanitation. In addition, there are numerous locations throughout both building and outdoors with the backyard of 142 South Portland Avenue where solid waste was randomly stored with no apparent thought for future disposal. In general, the solid waste stored throughout the subject property was household waste and abandoned materials (such as clothes and household goods) and no hazardous wastes were observed. No staining was observed in the vicinity of these materials.

2.3.8 Hazardous Waste

No evidence of hazardous waste generation or disposal was observed at the subject property. In addition, the subject property was not listed as a generator of hazardous waste in the site-specific database report.

2.3.9 Water

Potable water is supplied to the subject property by the NYCDEP. No potable water wells were observed at the subject property.

2.3.10 Wastewater

Wastewater generated at the subject property is discharged to the sanitary sewers operated and maintained by the NYCDEP. No evidence of a former septic system was observed at the subject property. A floor drain was located in the kitchen located at 142 South Portland Avenue which likely discharges into the sanitary sewer.

A sump pit was identified within the basement of 150 South Portland Avenue while another sump pit was located outdoors along the back wall on the southern side of 150 South Portland Avenue. The bottom of both pits are exposed to the subsurface soils and any fluids entering these pits would likely percolate into the soils. There was no visual evidence of staining or any other potential environmental impacts.

2.3.11 Stormwater

Stormwater from the subject property appears to either percolate into the ground in unpaved areas of the subject property (backyard) or drain via sheet flow to stormwater drains located along South Portland Avenue.

2.3.12 Heating and Cooling

Heating via forced air and hot water is provided throughout both buildings. The natural gas fired heating system and the fuel oil fired boiler are located in separate rooms within the basement of 150 South Portland Avenue. As previously stated it is unclear if the fuel oil boiler is operational since NYCDEP records indicate that the boiler's registration was cancelled. There was no evidence of a central cooling system.

3.0 Environmental Setting

3.1 Topography

According to the United States Geological Survey (USGS) topographic map of the subject property (Brooklyn, NY Quadrangle) and a review of the Google Earth website, the elevation of the subject property is approximately 60 feet above mean sea level (msl). Based on a review of these technical resources and AECOM's site visit, the subject property appears to be generally flat. The USGS topographic map indicates a slight downward slope toward the southwest.

3.2 Soil/Geology

Site-specific geologic information was not identified during the course of this assessment. Based on the Geology and Engineering Geology of the New York Metropolitan Area, Field Trip Guidebook T361, July 20 – 25, 1989, edited by Charles A. Baskerville for the 28th International Geologic Congress, the subject property is located in the Atlantic Coastal Plain and soils in the area consisting of marshland deposits containing clayey silts, fine sands and organic material. The investigation activities that have been performed by AECOM (at nearby sites revealed that some of the geology could consist of fill material containing silty sand, coal ash and cinders, slag, glass fragments, brick fragments, and cobbles. Based upon the Bedrock and Engineering Maps of New York County and parts of Kings and Queens Counties, New York, 1994, edited by Charles A. Baskerville, bedrock below the subject property consists of the Hartland Formation (granitic schist) or the Ravenswood Granodiorite and is likely greater than 100 feet below ground surface.

3.3 Groundwater/Hydrology

Site-specific hydrologic information was not identified during the course of this assessment. The overall groundwater flow in this area is likely to the southwest and west towards the East River, which is approximately 2 miles west of the subject property. Based upon the elevation of the subject property and information provided in the EDR Database Report, the estimated depth to groundwater is between 40 to 50 feet below ground surface. However, the actual groundwater flow direction and depth in the vicinity of the subject property cannot be determined without site-specific groundwater monitoring well data.

4.0 Site and Area History

Historical information for the subject property and surrounding properties is based on AECOM's review and analysis of the following historical sources:

- Aerial photographs dated 1924, 1951, 1954, 1961, 1966, 1974, 1980, 1984, 1991, 1994, 2006, 2009, and 2011;
- Sanborn Fire Insurance Maps dated 1887, 1904, 1915, 1938, 1950, 1969, 1977, 1979, 1980, 1981, 1982, 1986-1989, 1991 – 1993, 1995, 1996, and 2001 – 2007;
- Topographic maps dated 1897, 1898, 1900, 1947, 1956, 1967, 1979, 1995, 1997, 2013, and 2014;
- City directories for the years 1928, 1934, 1940, 1945, 1949, 1960, 1965, 1970, 1973, 1976, 1980, 1985, 1992, 1997, 2000 and 2005; and
- Online Property Information reviewed via the City of New York Department of Finance (NYCDOF) and the City of New York City Department of Buildings (NYCDOB) websites.

4.1 Subject Property

Historical research indicates that the subject property has been occupied with buildings since at least 1887. The subject property is identified as the location of several three-story residential dwellings from at least 1887 to at least 1930. The subject property remained the same until sometime between 1930 and 1950 when the current structures were constructed. According to the NYCDOB website, the current buildings were constructed in 1930; however, the 1938 Sanborn Map indicates that the three-story residential dwellings were still present. By 1950, the subject property was identified as a hotel with a hall on the eastern portion of the subject property while the western portion was vacant. No other changes to the subject property occurred until 1991 when the portion of the subject property identified as a hall was identified as a community center. No other changes were noted to the subject property since 1991. Other than the known UST, no historical on-site sources of concern were identified during this assessment.

4.2 Off-site Properties

NORTH

The properties to the north as of 1887 consisted of domestic dwellings and remained as such until around 1904 when some of these dwellings were identified as the Brooklyn Heights Railroad (BHRR) Electrical Repair Department, the University Club, and the Columbia Club. By 1915, the BHRR had been converted into a garage. The two clubs had been converted into a Physicians and Surgeons Office and the Knights of Columbus Institute and a YMCA is shown to the northwest of the subject property. With the exception of an additional professional building in 1938, the properties remained relatively the same until 1969. At this time the properties to the north consisted of the YMCA identified as the Brooklyn Central Rehabilitation Center, as well as other properties identified as the New York State Narcotics Control Commission, Norwegian Seamen's House, and residential dwellings. In 1977, the Norwegian Seamen's House was identified as the Salvation Army Residences for Narcotic Addition. These properties remained relatively the same until 1993 when the building identified as the

New York State Narcotics Control Commission was identified as New York State offices. No significant changes were noted until 2001 when the Salvation Army Residences for Narcotic Addition is identified only as the Salvation Army Residences. No significant changes have occurred since 2001.

EAST

The 1887 Sanborn Map indicates that the properties to the east consisted of the Hanson Place Baptist Church and residential dwellings. These properties remained relatively unchanged until 1915 when several of the residential dwellings were identified as a Scandinavians Young Women's Home and a hall for the Benevolent and Protective Order of Elks (BPOE). A building identified as being used as a private garage for automobiles is also present. By 1938, the eastern properties also consisted if a building identified as the Visiting Nurses Association. By 1950, the building for the BPOE was vacant. By 1969, the Scandinavians Young Women's Home is no longer present while former BPOE building was identified as a Nursing Home and Hospital with a building identified as an undertaker located approximately 300 southeast of the subject property. These properties remained relatively changed until 1988 when the undertaker is no longer identified. These uses of these properties remained relatively unchanged since 1988.

SOUTH

The 1887 Sanborn Map identifies the properties to the south primarily as residential dwellings and vacant lots, though two livery stables (Amsbry's Stables & Livery and George F. Corlts Boarding & Livery) are present. These properties remained relatively changed in 1904 with the addition of a carpentry shop. By 1915, the livery and stables which were located approximately 450 feet south of the subject property have been replaced by the W.V. Strib & Company Refrigerator Manufacturer, and auto garage, and the Mohawk Garage (repair shop). By 1938 properties to the south were identified as auto repair shops, garages, buildings labeled as coin machines and plumbing, Dykes Lumber Company, and buildings used by Armour & Company for meat processing and the cold storage of meats and eggs. With the exception of additional buildings for warehousing and storage, no significant changes were identified through 1974, where an aerial photograph shows the present of new residential dwellings and vacant property. The residential dwellings are identified as the Atlantic Terminal Houses. By 1979, properties to the southwest are either vacant or the buildings are listed as vacant. These properties remain unchanged until 1994 when the aerial photograph shows that any buildings to the southwest and south have been razed. By 1996, these properties are associated with a shopping mall currently identified as Atlantic Terminal, which includes modifications to the local roads. No significant changes have occurred to these properties since 1996.

WEST

The properties to the west as of 1887 consisted of domestic dwellings and remained as such until 1938 when two of the dwellings are identified as ice boxes. By 1950/1951, the domestic dwellings immediately adjacent to the subject property are shown as being vacant lots. No significant changes are observed to the west until 1979 when the majority of the properties are shown as vacant lots. These lots remained vacant until 1996 when the properties to approximately 1,000 feet to the west are associated with Atlantic Terminal shopping center. No significant changes have occurred to these properties since 1996.

4.3 Previously Prepared Environmental Reports

No previous environmental reports were provided to AECOM for review.

5.0 Database and Records Review

5.1 User Provided Information

Section 6 of the ASTM Standard states that certain tasks, which will help to determine the possibility of RECs associated with the subject property, are generally conducted by the ESA report user. This includes the following: reviewing title records for environmental liens or activity and land use limitations and considering awareness of any specialized knowledge (e.g., information about previous ownership or environmental litigation), experience related to RECs at the subject property, or significant reduction in the purchase price of the subject property. Per the agreed scope-of-work, information related to these items should be provided by the ESA report user to AECOM. To assist the user in gathering information that may be material to identifying RECs, AECOM has provided the Client (the users) with the User Questionnaire from the ASTM Standard; however, at this time the completed form has not been returned for inclusion in this report. This data gap is not expected to represent a significant limitation to this investigation based on other documentation reviewed as part of the Phase I ESA. Title Records/Environmental Liens

Per the agreed upon scope of work, a chain-of-title and an environmental lien search were not performed as part of this assessment.

5.2 Title Records/Environmental Liens

Per the agreed upon scope of work, an environmental lien search was not performed as part of this assessment.

5.3 Database Information

In accordance with the scope of work and ASTM Standard E-1527-13, a search of various governmental databases was conducted by EDR. The site-specific environmental database report was reviewed to evaluate if soil and or groundwater from an on-site and/or off-site sources of concern has the potential to impact the subject property. The database abbreviations are provided in the site-specific environmental database report.

The database report includes various reports detailing database information for each of the sites identified/geocoded within the specified radius. Additional sites were identified within the database report; however EDR was not able to map them to specific locations due to insufficient/contradicting address information. These sites were included in the database report as "orphan" sites. Based upon AECOM's review, there does not appear to be any significant concerns associated with any of the orphan sites. A summary of AECOM's review and analysis of the site-specific environmental database report is presented below. A copy of the database report is provided in Appendix B.

AECOM's research, the subject property is not located on or within a one-mile radius of tribal lands.

5.3.1 Subject Property

The subject property was not identified in the site-specific environmental database report. However, as previous stated, the lack of information on the database report for the 2,500 gallon UST suggests that tank was never registered.

5.3.2 Surrounding Sites

According to the environmental database report, 81 database listings for 59 sites were identified within 1/8 mile of the subject property. Based on AECOM's review of these database listings, none of these sites are expected to present a REC to the subject property based on their distance from the subject property, regulatory status (i.e. closed, no violations found), media impacted (i.e. soil only), and/or topographical position from the subject property (i.e. down-gradient or cross-gradient).

5.4 Vapor Encroachment Screening

AECOM conducted a Tier 1 vapor encroachment screening (VES) as part of this assessment. This screening was conducted in general accordance with the ASTM E2600 *Standard Guide for Vapor Encroachment Screening on Property Involved in Real Estate Transactions* dated October 2015. The objective of the VES was to determine if a VEC exists or if a VEC does not exist.

5.4.1 Subject Property

There is no documentation regarding the date that the on-site 2,500-gallon UST was installed, but it was likely installed when the two buildings were constructed (between the 1930s and 1950s). No information on the date of installation, construction, integrity testing results, or registration information was able to be obtained by AECOM. As such, it is AECOM's opinion that a VEC exists and is considered a REC.

5.4.2 Off-site

To conduct the VES of the nearby area, AECOM conducted a detailed review and analysis of the site-specific environmental database report with particular focus on the follow two types of sites:

1. Off-site properties that are impacted by chlorinated volatile organic compounds (VOCs) and/or semi-volatile-organic compounds (SVOCs) and are located within approximately 1,750 feet of the subject property, and
2. Off-site properties that are impacted by petroleum hydrocarbons and are located within approximately 525 feet of the subject property.

The following paragraph summarizes the results of AECOM's VES of the subject property.

A review of the site-specific environmental database indicates that nine chlorinated VOC/SVOC sites and 24 petroleum hydrocarbon impacted sites are located with the above-described radii of the subject property. However, all of the chlorinated VOC/SVOC sites and all of the petroleum hydrocarbon-impacted sites can be ruled out due to their regulatory status (i.e. regulatory closure has been issued), media impacted (i.e. soil only), and/or topographical position from the subject property (i.e. down-gradient or cross-gradient).

5.5 Agency File Review

AECOM submitted Freedom of Information Act (FOIA) requests to the NYSDEC, the New York City Department of Environmental Protection (NYCDEP), the New York State Department of Health (NYSDOH), and the FDNY for information related to spills/releases of oil or hazardous materials and other significant incidents.

AECOM is currently waiting for responses from these agencies regarding the subject property.

AECOM also reviewed the following databases, in addition to those identified in Section 5.3.2:

- New York State Department of Environmental Conservation, Bulk Storage Database Search. The subject property was not identified in the database.
- New York State Department of Environmental Conservation, Spill Incident Database Search. The subject property was not identified in the database.

The subject property was not identified on either database.

Based on AECOM's research to date, AECOM does not anticipate the response (if any) from the NYSDEC, the NYCDEP, or the NYSDOH to our FOIA requests will significantly alter the conclusions or recommendations of this report. However, if information is received from these FOIA requests which significantly impacts the conclusions or recommendations of this report, this information will be forwarded upon receipt.

6.0 Findings and Opinions

AECOM performed a Phase I ESA of the subject property in conformance with the scope and limitations of ASTM Practice E 1527-13, which meets the requirements of Title 40, Code of Federal Regulations Part 312 and is intended to constitute *all appropriate inquiry* for purposes of the landowner liability protections. Any exceptions to, or deletions from, this practice are described in Section 1.3 through 1.5 of this report.

The following sections summarize the findings and opinions of this Phase I ESA of the subject property.

6.1 Recognized Environmental Conditions

Based upon the above-described activities, the following REC were identified:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.
- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in immediate vicinity of subject parcel to be present.

6.2 Controlled Recognized Environmental Conditions

Based on the above-described activities, no CRECs were identified in connection with the subject property.

6.3 Historical Recognized Environmental Conditions

Based on the above-described activities, no HRECs were identified in connection with the subject property.

6.4 De Minimis Conditions

DMCs were not identified at the subject property.

7.0 Conclusions

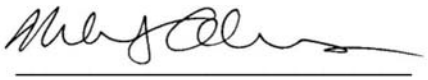
AECOM has performed a Phase I ESA in conformance with the scope and limitations of ASTM Practice E 1527-13 of the property located at 142 - 150 South Portland Avenue, Brooklyn, New York (subject property). Any exception to, or deletions from, this practice are described in Sections 1.3 through 1.5 of this report. This assessment has revealed no evidence of RECs or CRECs in connection with the property except the following:

- A 2,500-gallon is located on the subject property. According to the site contact, the UST is still in use. However, no information on the date of installation, the construction of the tank, integrity testing results, or registration information was able to be obtained by AECOM. As such, this UST is considered a REC and a vapor encroachment concern (VEC) exists at the subject property.at the subject property and the lack of any physical or visual inspection of the tank to evaluate its integrity is considered a REC.
- Due to the history of area including the potential for orphan USTs, migration of contamination from off-site sources, and urban fill, the possibility exists for subsurface contamination on and in immediate vicinity of subject parcel to be present.

8.0 Quality Control/Quality Assurance

8.1 Site Visit, Research, and Report Preparation

The site visit, research, and report preparation were conducted by Nelson J. Abrams, in AECOM's 125 Broad Street, New York, New York office.

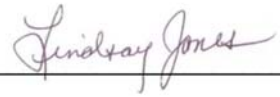
Signature: 

8.2 Quality Control Review

A first level review of this report was conducted by Rebecca Kelly in AECOM's Germantown, Maryland office.

Signature: 

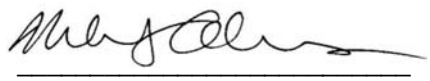
A second level review of this report was conducted by Lindsay Jones in AECOM's Conshohocken, Pennsylvania office.

Signature: 

8.3 Environmental Professional Statement

Mr. Abrams was the Environmental Professional (EP) for this project. Mr. Abrams' EP statement is below and his resume is provided in Appendix C:

I declare that, to the best of our professional knowledge and belief, I meet the definition of an EP as defined in §312.10 of 40 Code of Federal Regulations (CFR) and that I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed all the appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312.

Signature:  Date: April 21, 2017

9.0 References

9.1 Persons Interviewed

James, John; Site Manager, Hanson Part Seventh Day Adventist Church, 80 Hanson Place, Brooklyn, New York, (718) 230-0229. Provided site walk escort and site history on March 21, 2017.

9.2 Agencies Contacted

Fire Department of the City of New York, Public Records Unit / Tanks Section, 9 MetroTech Center, Brooklyn, New York 11201-3857. (718) 999-2441 or 2442.

New York City Department of Buildings. Building permits accessed online at: http://www.nyc.gov/html/dob/html/home/home.html

New York City Department of Finance. Review of Digital Tax Maps. System accessed online at: http://www1.nyc.gov/subject property/finance/taxes/property-digital-tax-map.page

New York State Department of Environmental Conservation, Bulk Storage Database Search, bulk storage information pertaining to the subject property, retrieved online at http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=4

New York State Department of Environmental Conservation, Spill Incidents Database Search, spill information pertaining to the subject property, retrieved online at http://www.dec.ny.gov/cfmx/extapps/derexternal/index.cfm?pageid=2

New York State Department of Environmental Conservation, Office of General Counsel, 625 Broadway, Albany, New York 12233-1500.

New York State Department of Health, 59-17 Junction Boulevard, Corona, New York 11368.

9.3 Documents Reviewed

Bedrock and Engineering Maps of New York County and parts of Kings and Queens Counties, New York, 1994, edited by Charles A. Baskerville

EDR Aerial Photo Decade Package prepared for A.R. Haig Daycare/The 7th Scroll, 142-150 South Portland Avenue, Brooklyn, NY 11217 dated March 17, 2017. Inquiry number 4882538.9. Aerial photographs dated 1924, 1951, 1954, 1961, 1966, 1974, 1980, 1984, 1991, 1994, 2006, 2009, and 2011. Report prepared by Environmental Data Resources, 6 Armstrong Road, Shelton, Connecticut 06484, 800-353-0050.

EDR City Directory prepared for A.R. Haig Daycare/The 7th Scroll, 142-150 South Portland Avenue, Brooklyn, NY 11217 dated March 17, 2017. Inquiry number 4882538.5. Report prepared by Environmental Data Resources, 6 Armstrong Road, Shelton, Connecticut 06484, 800-353-0050.

EDR Radius Map with GeoCheck®, prepared for A.R. Haig Daycare/The 7th Scroll, 142-150 South Portland Avenue, Brooklyn, NY 11217 dated March 17, 2017. Inquiry number 4882538.2s. Inquiry number 4759473.2s. Report prepared by Report prepared by Environmental Data Resources, 6 Armstrong Road, Shelton, Connecticut 06484, 800-353-0050.

EDR Sanborn® Map Report, prepared for A.R. Haig Daycare/The 7th Scroll, 142-150 South Portland Avenue, Brooklyn, NY 11217 dated March 17, 2017. Inquiry number 4882538.3. Sanborn Maps dated 1887, 1904, 1915, 1938, 1950, 1969, 1977, 1979, 1980, 1981, 1982, 1986 – 1989, 1991 – 1993, 1995, 1996, and 2001 – 2007. Report prepared by Environmental Data Resources, 6 Armstrong Road, Shelton, Connecticut 06484, 800-353-0050.

EDR 7.5 Minute Topographic Maps, prepared for A.R. Haig Daycare/The 7th Scroll, 142-150 South Portland Avenue, Brooklyn, NY 11217 dated March 17, 2017. Inquiry number 4882538.4. Topographic Maps dated 1897, 1898, 1900, 1947, 1956, 1967, 1979, 1995, 2013, and 2014. Inquiry number 4792701.4. Report prepared by Environmental Data Resources, 6 Armstrong Road, Shelton, Connecticut 06484, 800-353-0050.

Geology and Engineering Geology of the New York Metropolitan Area, Field Trip Guidebook T361, July 20 – 25, 1989, edited by Charles A. Baskerville for the 28th International Geologic Congress

Google Earth, surrounding property information, retrieved online at, www.google.earth.com, April 14, 2017.

Figures



Scale 1:24,000

BROOKLYN, NY / JERSEY CITY, NJ
7.5 Minute U.S.G.S. Quadrangle – 2013 / 2014

AECOM

Figure 1
Site Location Map
A.R. Haig Daycare / The 7th Scroll
142-150 South Portland Avenue
Brooklyn, New York



AECOM

Figure 2
Site Plan
A.R. Haig Daycare / The 7th Scroll
142-150 South Portland Avenue
Brooklyn, New York

APPENDIX C- Applicant Plans

PROJECT NAME: Hanson Place Community Plaza
ADDRESS: 142-150 South Portland Avenue
DATE: 6/12/2017

Chart A - Vertical Unit Distribution

Instructions: Please list the Inclusionary Housing Units by floor and designation. Please dedicate one column for each line of apartments.

Floor #	Inclusionary Housing Apartment Numbers															Total # of IH Units/Floor
13						1306										1
12																
11	1101		1103													2
10	1001		1003	1004												3
9	901	902	903		905											4
8		802		804	805											3
7				704	705			708								3
6		602		604				608	609							4
5		502	503					508								2
4	401		403													2
3	301	302			305											3
2		202		204	205	206	207									5
1																
																32

Total DU

Form 07-16-2012

PROJECT NAME: Hanson Place Community Plaza
ADDRESS: 142-150 South Portland Avenue
DATE: 6/12/2017

Chart B - Horizontal Unit Distribution

Building 1 - please provide a separate worksheet for each additional building.

Construction Floor #	Marketing Floor #	Total # of Units Per Floor	IH Units Per Floor	Staff Units Per Floor	Non-IH Units Per Floor	IH %-age
2	2	9	5	1	3	55.56%
3	3	10	3	0	7	30.00%
4	4	10	2	0	8	20.00%
5	5	10	2	0	8	20.00%
6	6	10	4	0	6	40.00%
7	7	10	3	0	7	30.00%
8	8	10	3	0	7	30.00%
9	9	9	4	0	5	44.44%
10	10	6	3	0	3	50.00%
11	11	6	2	0	4	33.33%
12	12	5	0	0	5	0.00%
13	13	5	1	0	4	20.00%
		100	32	1	67	

Form 07-16-2012

PROJECT NAME: Hanson Place Community Plaza
ADDRESS: 142-150 South Portland Avenue
DATE: 6/12/2017

Chart C - Unit Bedroom Mix

Building 1 - please provide a separate worksheet for each additional building.

Unit Type

IH Unit Types	No. of Units	% Breakdown	Non-IH Unit Types *	No. of Units	% Breakdown	Super/Staff Units	TOTAL No. of Units
Studio	5	15.63%	Studio	14	20.90%		19
1-bd	14	43.75%	1-bd	28	41.79%		42
2-bd	7	21.88%	2-bd	16	23.88%	1	24
3-bd	6	18.75%	3-bd	9	13.43%		15
Total	**32**	**100.00%**	Total	**67**	**100.00%**	**1**	**100**

*Excludes Super/Staff Units

Form 07-16-2012

PROJECT ADDRESS:	142-150 South Portland Avenue
BOROUGH BLOCK AND LOT:	Brooklyn Block 2003 Lot 37
DATE:	6/12/2017

PLEASE FOLLOW STEPS 1-4. YELLOW BOXES REQUIRE INPUT.

STEP 1: PLEASE SELECT MIH OPTION

MIH OPTIONS	
OPTION 1: 25% of ResFA @ 60% AMI weighted avg At least 10% of SF at 40% AMI No more than 3 income bands No income band > 130% AMI	**OPTION 2: 30% of ResFA @ 80% AMI** weighted avg No more than 3 income bands No income band > 130% AMI
Option 3: 20% of ResFA @ 40% AMI weighted avg No income band > 130% AMI Public funds per HPD exception only	**OPTION 4: 30% of ResFA @ 115% AMI** weighted avg At least 5% of SF at 70% AMI At least 5% of SF at 90% AMI No more than 4 income bands No income band > 135% AMI

PLEASE SELECT MIH OPTION
(select from pulldown menu)

OPTION SELECTED:

OPTION 2

STEP 2: PLEASE ENTER MIH UNITS ONLY

Construction Floor #	Marketing Floor #	Apt #	# Bdrms	Net SF	AMI
2	2	205	1	543	60
2	2	207	0	384	60
2	2	206	2	805	60
2	2	204	0	409	60
2	2	202	3	951	60
3	3	301	1	558	60
3	3	305	1	543	60
3	3	302	3	951	100
4	4	401	1	558	60
4	4	403	1	541	100
5	5	503	1	541	60
5	5	502	3	951	100
6	6	609	0	387	60
6	6	608	2	759	60
6	6	604	1	532	60
6	6	602	3	951	60
7	7	705	1	543	60
7	7	708	2	759	100
7	7	704	1	532	60
8	8	805	1	543	60
8	8	804	1	532	60
8	8	802	3	951	100
9	9	901	1	559	100
9	9	903	1	541	60
9	9	905	1	544	100
9	9	902	3	951	60
10	10	1001	2	801	60
10	10	1003	2	813	60
10	10	1004	0	436	60
11	11	1101	2	801	60
11	11	1103	0	464	60
13	13	1306	2	781	60

AFFORDABLE HOUSING SF:	20,915.00

MIH UNIT SUMMARY:

Unit Type	IH Units
0 BEDROOM	5
1 BEDROOM	14
2 BEDROOM	7
3 BEDROOM	6
4 BEDROOM	0
Total	**32**

STEP 3: PLEASE FILL OUT BASED ON ARCHITECT'S AFFIDAVIT

Per ARCHITECT's AFFIDAVIT Dated:	
SECTION 4 - TTL RESIDENTIAL SF:	64,261
SECTION 5 - AFFORD.HSG UNIT SF:	20,915.00
SECTION 6 - MARKET UNIT SF:	0
SECTION 7 - COMMON FLOOR AREA w/ FEE:	0
SECTION 8 - TTL AFFORD.FLOOR AREA:	**64,261.00**
IH SF % of TOTAL SF:	100.00%
WEIGHTED AVERAGE AMI:	70.1%
MIH FEE OWED:	$32,000.00
OPTION 2 IN COMPLIANCE?*	YES

WHY?:

-
-
-
-

STEP 4: PLEASE FILL OUT TABLE BELOW

Per ARCHITECT's ZONING Dated:	6/12/2017
GROSS BUILDING SF:	105687.00
GROSS COMMERCIAL SF:	0.00
GROSS COMMUNITY SF:	18887.00
PARKING SF:	0.00
OTHER SF:	0.00

MIH UNITS		
UNIT NUMBER	UNIT TYPE	AREA (SF)
202	3 BR	951
204	0 BR	409
205	1 BR	543
206	2 BR	805
207	0 BR	384
2ND FLOOR: 5		
301	1 BR	558
302	3 BR	951
305	1 BR	543
3RD FLOOR: 3		
401	1 BR	558
403	1 BR	541
4TH FLOOR: 2		
502	3 BR	951
503	1 BR	541
5TH FLOOR: 2		
602	3 BR	951
604	1 BR	532
608	2 BR	759
609	0 BR	387
6TH FLOOR: 4		

MIH UNITS (CONT'D)		
UNIT NUMBER	UNIT TYPE	AREA (SF)
704	1 BR	532
705	1 BR	543
708	2 BR	759
7TH FLOOR: 3		
802	3 BR	951
804	1 BR	532
805	1 BR	543
8TH FLOOR: 3		
901	1 BR	558
902	3 BR	951
903	1 BR	541
905	1 BR	544
9TH FLOOR: 4		
1001	2 BR	801
1003	2 BR	813
1004	0 BR	436
10TH FLOOR: 3		
1101	2 BR	801
1103	0 BR	464
11TH FLOOR: 2		
1306	2 BR	781
13TH FLOOR: 1		
TOTAL: 32		

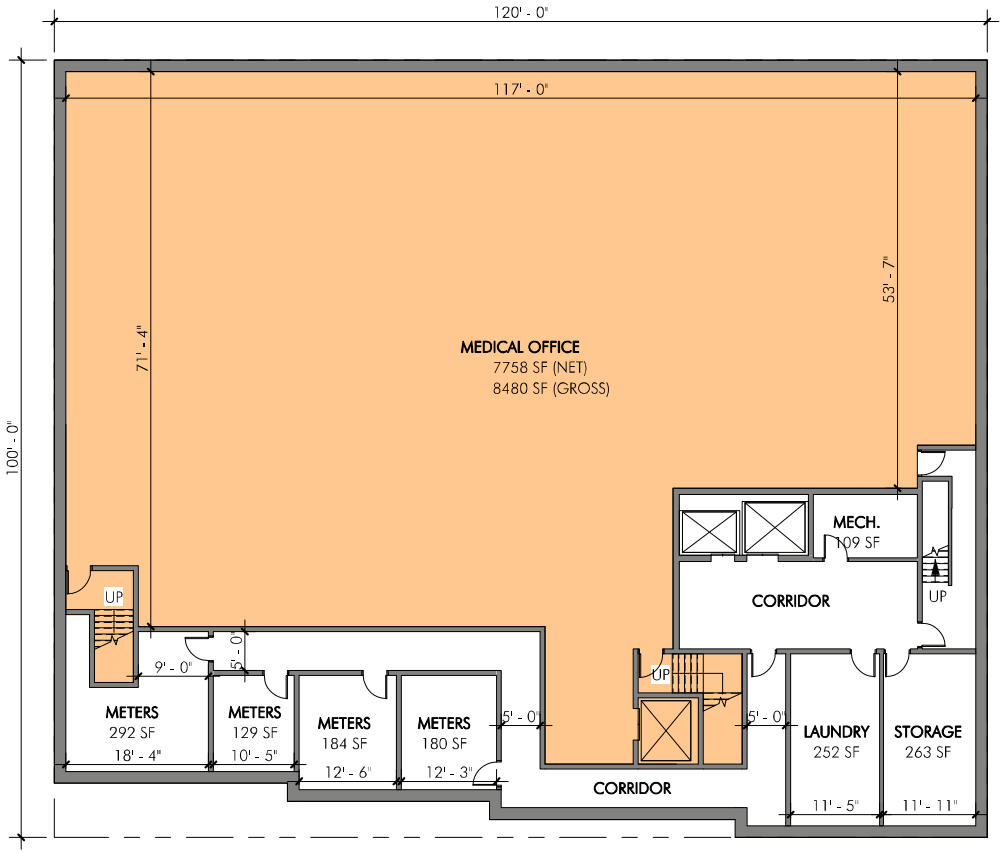
HANSON PLACE

142-150 SOUTH PORTLAND AVENUE, BROOKLYN, NY 11217

MANDATORY INCLUSIONARY HOUSING UNIT AREAS

10/12/17

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS



SPACE ALLOCATION LEGEND

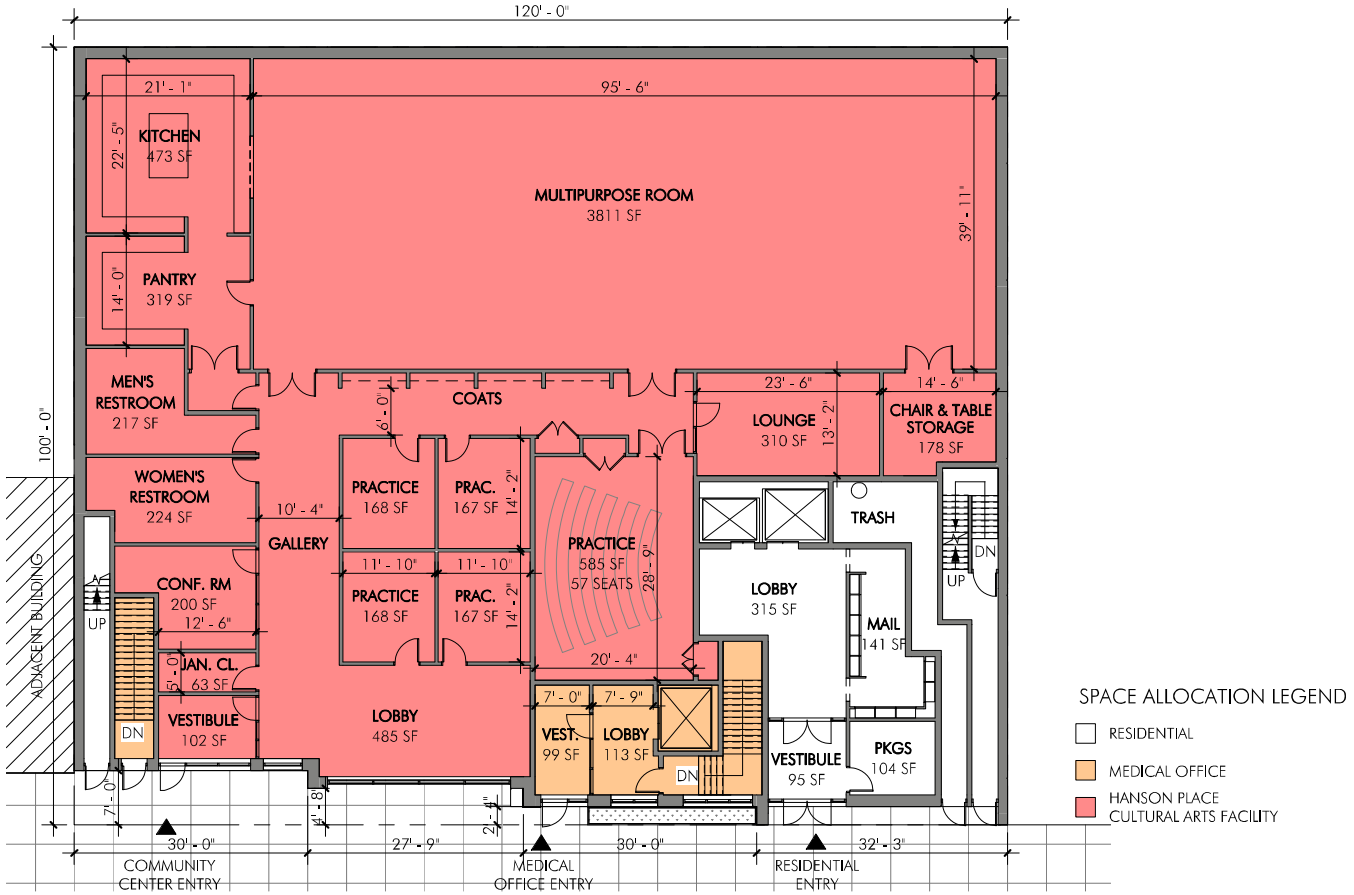
- RESIDENTIAL
- MEDICAL OFFICE
- HANSON PLACE CULTURAL ARTS FACILITY

142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-001
CELLAR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS



142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-002
1ST FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

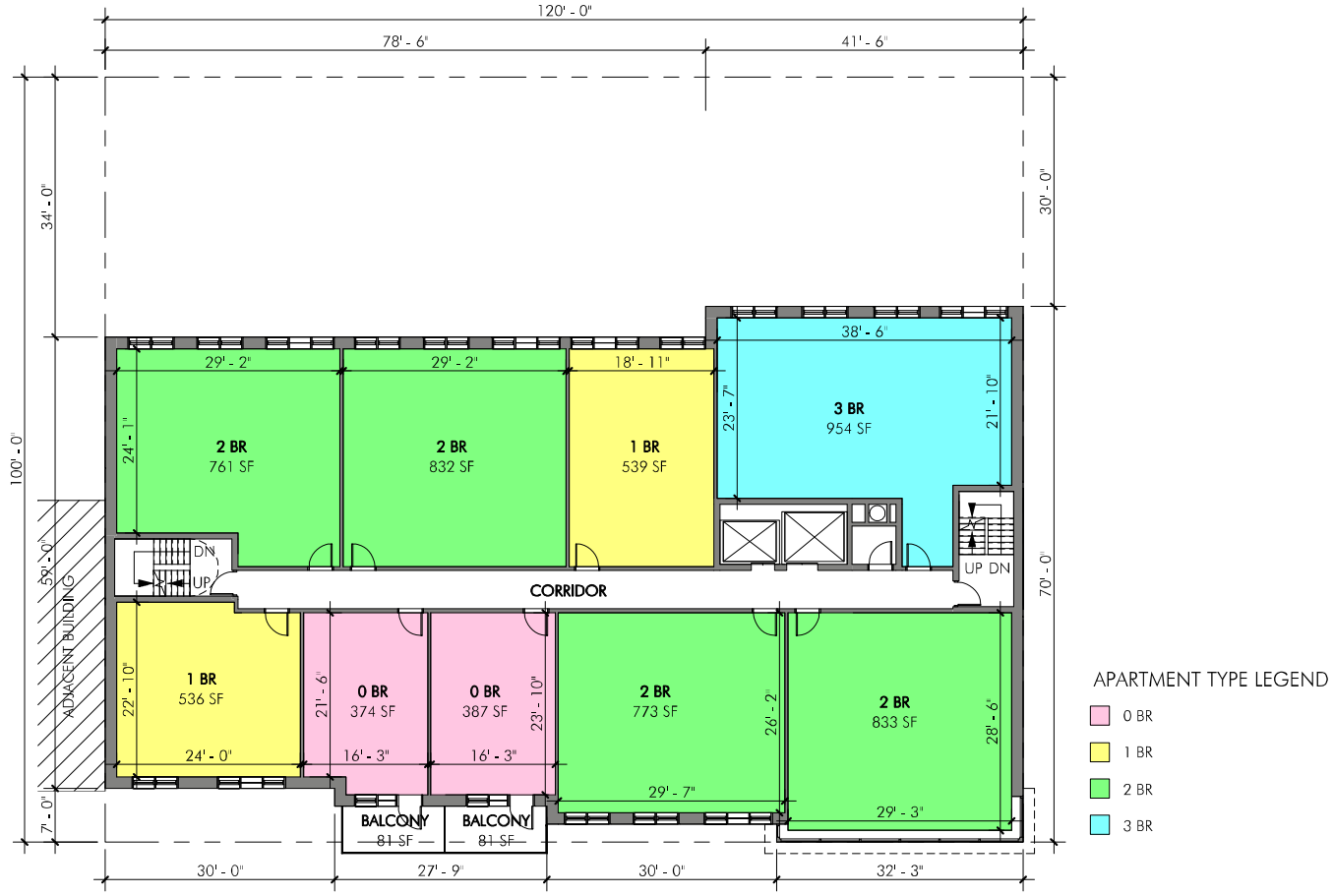


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-003
2ND FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

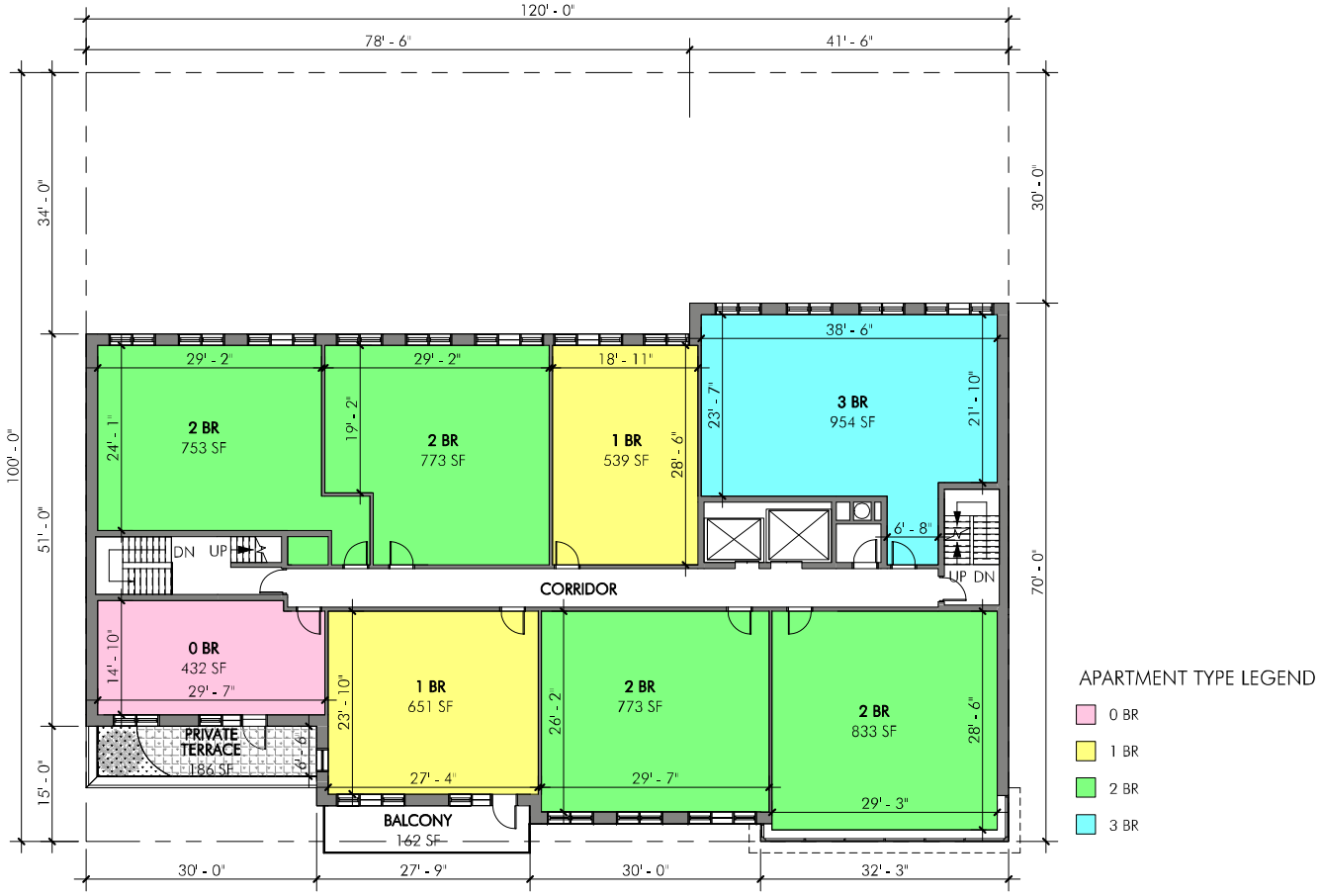


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-004
3RD - 8TH FLOORS

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

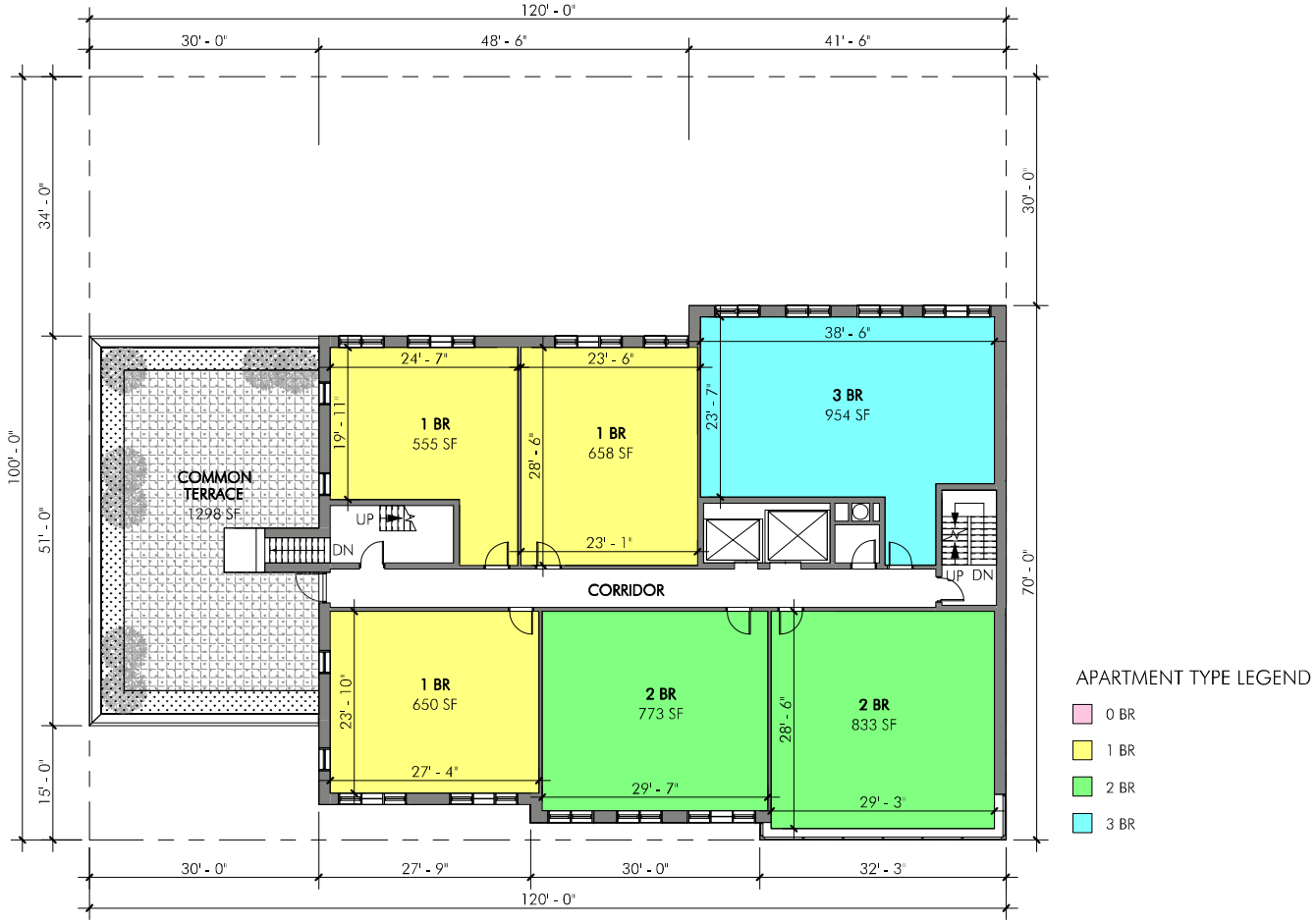


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-005
9TH FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

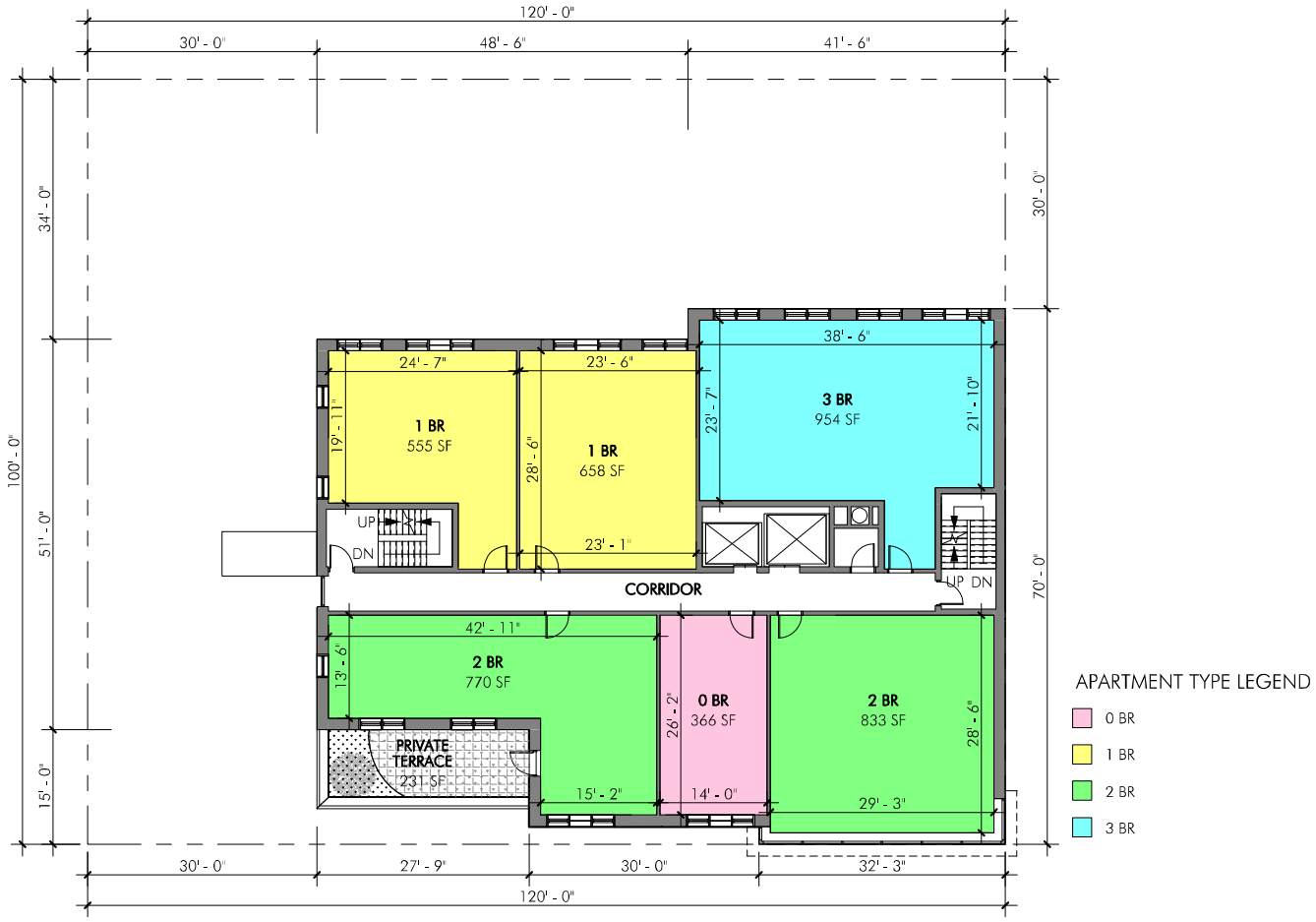


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-006
10TH FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

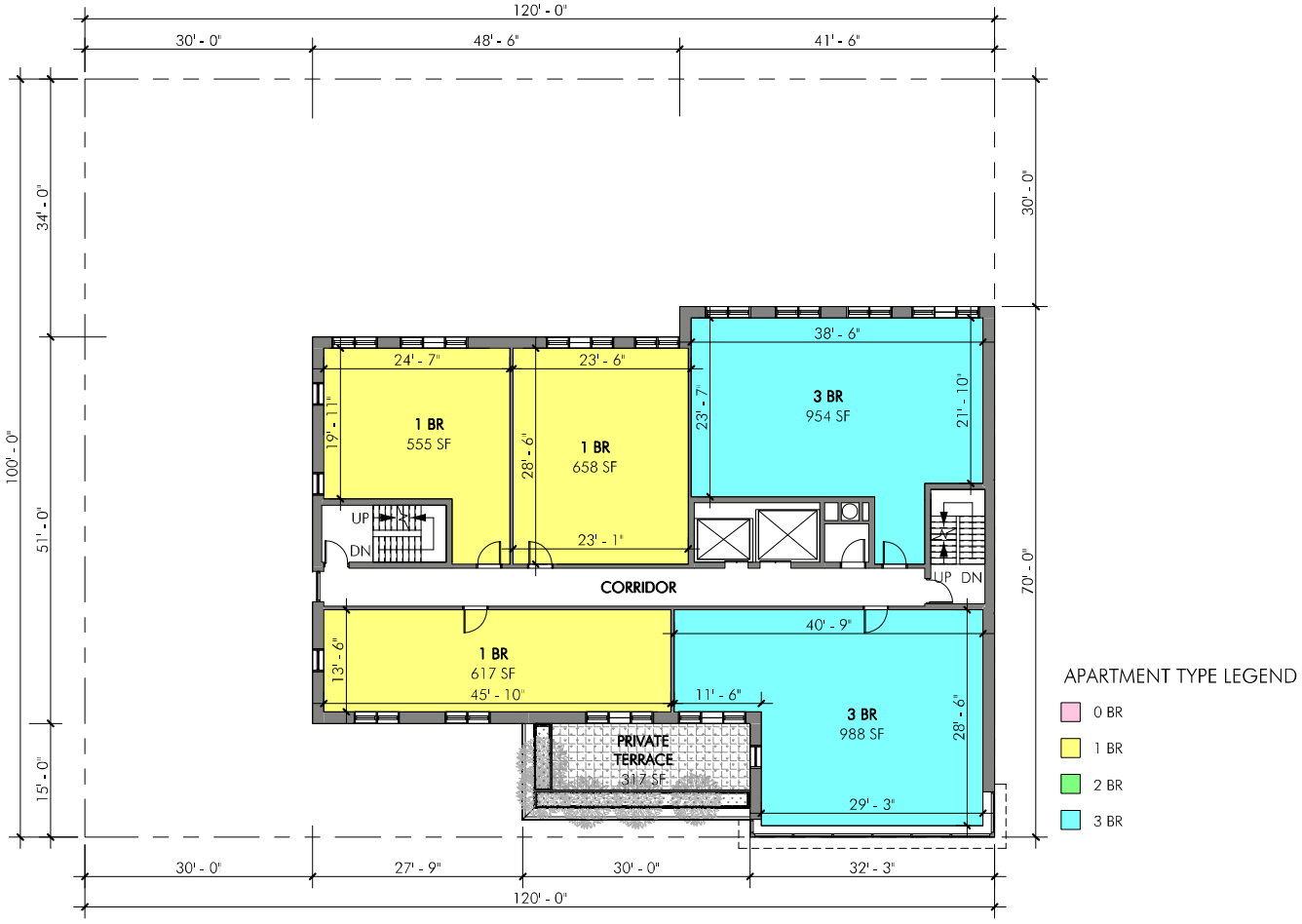


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-007
11TH FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

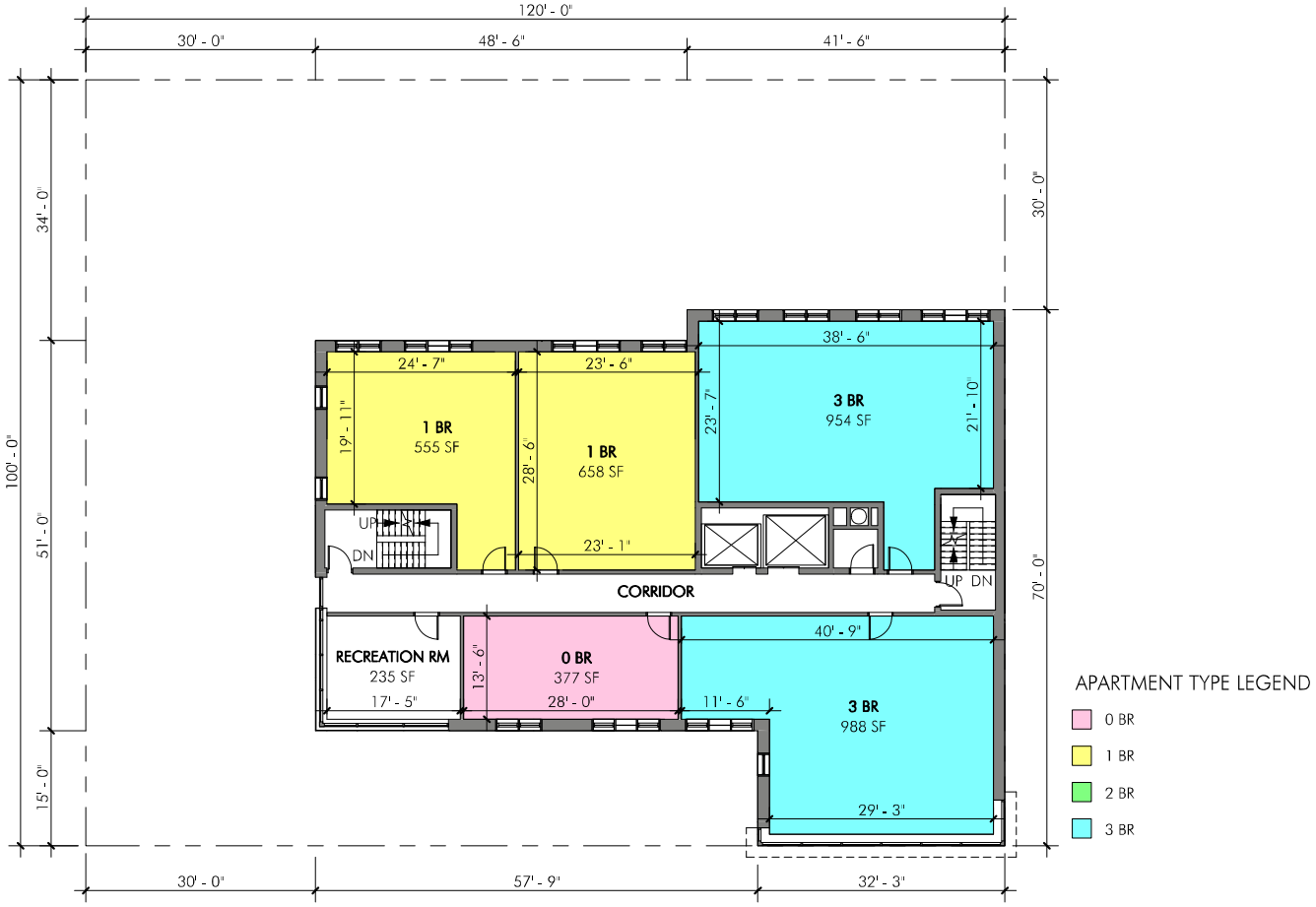


142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-008
12TH FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS



142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-009
13TH FLOOR

1/16" = 1'-0"
09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS



142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-012
3D - AXONOMETRIC

09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS



1 PERSEPCTIVE VIEW - LOOKING NORTH



2 PERSEPCTIVE VIEW - LOOKING SOUTH

PERSPECTIVE VIEWS SK-001

142-150 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

10/25/17

OCV
OAKLANDER, COOGAN & VITTO, PC
ARCHITECTS
WWW.OCVARCH.COM
14 EAST 4TH STREET, SUITE 408
NEW YORK CITY, NEW YORK 10012
t:212.675.6470 f:212.675.6728



EAST ELEVATION SK-002

142-150 SOUTH PORTLAND AVENUE,
BROOKLYN, NY 11217

1/16" = 1'-0"

10/25/17

OCV
OAKLANDER, COOGAN & VITTO, PC
ARCHITECTS
WWW.OCVARCH.COM
14 EAST 4TH STREET, SUITE 408
NEW YORK CITY, NEW YORK 10012
t:212.675.6470 f:212.675.6728



142-150 SOUTH PORTLAND AVENUE
BROOKLYN, NY 11217

SK-013
3D - AXONOMETRIC

09/27/2016

OCV
OAKLANDER, COOGAN & VITTO, P.C.
ARCHITECTS

APPENDIX D - DEP Permit and DOB C/O at Block 2114 Lot 29

Environmental Protection

Register with CATS
Login into CATS

NYC.gov always open

NYC DEP CATS Information

PREMISES: 116 SOUTH PORTLAND AVENUE BROOKLYN BIN: 059279 BLOCK: 02114 LOT: 0029				
Owner: OXFORD CONST/ARTSCHWAGER	**Application #:** PA029390	**Type:** CERTIFICATE TO OPERATE - INDUSTRIAL	**Expiration Date:** 9/20/1999	
Business Type: WOODWORKING	**Request Type:** Industrial Request Renewal CO	**Status:** EXPIRED	**Submitted Date:** NA	**Decision Date:** 5/2/1990
Boiler Make / Model: NA	**Fuel Type 1:** NA	**Fuel Type 2:** NA	**Heat Input (Million BTU/Hr.):** NA	
Burner Make / Model: NA	**Number of Identical Units:** 1			

If you have any questions please contact CATS Online Permitting System at Catsfeedback@dep.nyc.gov or call us at **718-595-3855**.

NYC.gov's Terms of Use and Privacy Policy.

BOROUGH BROOKLYN **DATE:** 07/25/04 **NO.** 300547326

This certificate supersedes C.O. NO 300547326 ZONING DISTRICT C-2 -3 IN R6

THIS CERTIFIES that the new—altered—existing—building—premises located at

116 SOUTH PORTLAND AVENUE Block 2114 Lot 29

CONFORMS SUBSTANTIALLY TO THE APPROVED PLANS AND SPECIFICATIONS AND TO THE REQUIREMENTS OF ALL APPLICABLE LAWS, RULES, AND REGULATIONS FOR THE USES AND OCCUPANCIES SPECIFIED HEREIN.

PERMISSIBLE USE AND OCCUPANCY

STORY	LIVE LOAD LBS. PER SQ. FT.	MAXIMUM NO. OF PERSONS PERMITTED	ZONING DWELLING OR ROOMING UNITS	BUILDING CODE HABITABLE ROOMS	ZONING USE GROUP	BUILDING CODE OCCUPANCY GROUP	DESCRIPTION OF USE
1ST	OG				2	RES	ACCESSORY HOUSEHOLD STORAGE & ACCESSORY GARAGE
2ND	60		2	4	2	RES	TWO APARTMENTS
							TOTAL TWO APARTMENTS & ACCESSORY GARAGE

OPEN SPACE USES

(SPECIFY—PARKING SPACES, LOADING BERTHS, OTHER USES, NONE)

NO CHANGES OF USE OR OCCUPANCY SHALL BE MADE UNLESS A NEW AMENDED CERTIFICATE OF OCCUPANCY IS OBTAINED

THIS CERTIFICATE OF OCCUPANCY IS ISSUED SUBJECT TO FURTHER LIMITATIONS, CONDITIONS AND SPECIFICATIONS NOTED ON THE REVERSE SIDE.

Borough Commissioner

DEIS Chapter	Level of Schematic Design input needed*	Level of Confidence - Change from Schematic to Final Design	Notes
Project Description	80%		Action needs to be fully identified
Land Use, Zoning & Public Policy	30%		Footprint of alignment (fixed)
Socioeconomic Conditions	30%		Footprint of alignment (fixed)
Community Facilities	60%		3D Footprint of alignment (fixed) + design context
Open Space	30%		Footprint of alignment (fixed)
Shadows	60%		3D Footprint of alignment (fixed)
Historic & Cultural Resources	60%		3D Footprint of alignment (fixed) + design context
Urban Design & Visual Resources	60%		3D Footprint of alignment (fixed) + design context
Natural Resources	60%		3D Footprint of alignment (fixed)
Hazardous Materials	60%		3D Footprint of alignment (fixed)
Water & Sewer Infrastructure	60%		3D Footprint of alignment (fixed) and operational drainage plan
Transportation	60%		Qualitative assessment, 3D Footprint of alignment (fixed)
Greenhouse Gas Emissions & Climate Change	80%		3D Footprint of alignment (fixed) and identification of construction techniques & logistics
Public Health	30%		Requires results of Phase I ESA/ Phase II ESA
Neighborhood Character	60%		Requires result of other assessments
Construction	80%		3D Footprint of alignment (fixed) and identification of construction techniques & logistics
Environmental Justice	30%		Footprint of alignment (fixed)
Indirect & Cumulative Effects	80%		3D Footprint of alignment (fixed) and identification of construction techniques & logistics
Evaluation of at least 1 build alternative (across all technical areas)			Footprint of alignment (preferably 3D)

*It is assumed that finalized mapping elements are required for (changes to city map) ULURP action

About AECOM
AECOM (NYSE: ACM) is a global provider of professional technical and management support services to a broad range of markets, including transportation, facilities, environmental and energy. With approximately 95,000 employees around the world, AECOM is a leader in all of the key markets that it serves. AECOM provides a blend of global reach, local knowledge, innovation, and technical excellence in delivering solutions that enhance and sustain the world's built, natural, and social environments.