DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

May 23, 2017

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

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **1010 Pacific Street**
CEQR No. 16DCP134K
ULURP No. Pending
Brooklyn, Community District 8
SEQRA Classification: Unlisted

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

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

The Applicant, 1010 Pacific Street LLC, seeks a zoning map amendment to rezone portions of Block 1133 (Lots 32, 42, 43, 44, 45, 46, 47, 48, 49, 51, 52, and 53, the "Rezoning Area") from an M1-1 District to an R7D/C1-4 District, and a zoning text amendment to Appendix F to establish a Mandatory Inclusionary Housing ("MIH") Area (the "Proposed Actions") coterminous with the proposed Rezoning Area. The Rezoning Area is in the Prospect Heights neighborhood of Brooklyn Community District 8, bounded by Dean Street to the south, Grand Avenue to the west, Pacific Street to the north, and Classon Avenue to the east. The Proposed Actions would facilitate a proposal by the Applicant to develop a 10-story mixed-use building ("the Proposed Development") with 151,544 gross square feet ("gsf") of residential use containing approximately 128 dwelling units (with up to 32 affordable units pursuant to MIH), and 6,134 gross square feet art gallery (Use Group 3) at 1010 Pacific Street (Block 1133, Lots 32 and 42, the "Project Site").

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In connection with the proposed MIH Text Amendment, the Applicant would select MIH Option 1, requiring that 25% of residential floor area be affordable for residents with incomes averaging 60% of Area Median Income ("AMI"), or $46,620 per year for a family of three. As a result, the Applicant intends to allocate approximately 32 of the total 128 dwelling units as affordable pursuant to the MIH program.

The Project Site (Block 1133, Lots 32 and 42) is presently occupied by a two-story 23,188 gsf warehouse with accessory parking. The remainder of the proposed Rezoning Area consists of Block 1133, Lots 43, 44, 45, 46, 47, 48, 49, 51, 52, and 53, which are used as follows: Lot 43 contains a legal non-conforming three-story residential building with six dwelling units; Lot 44 contains a legal non-conforming three-story residential building with six dwelling units; Lot 45 contains a one-story warehouse; Lot 46 contains a two-story building with furniture maker (Use Group 17) and accessory offices; Lot 47 contains a legal non-conforming three-story residential building with four dwelling units; and Lots 48, 49, 51, 52, and 53 contain auto body supply and paint retail stores (Use Group 6) with accessory storage and parking.

The Rezoning Area is situated within a M1-1 zoning district that is mapped generally along Atlantic Avenue to the north, approximately 150 feet from Nostrand Avenue to the east, Bergen Street to the south and Fifth Avenue to the west. M1 districts permit most industrial uses, as well as offices, hotels and most retail uses (Use Groups 4-14, 16, and 17). A maximum FAR of 1.0 for manufacturing and commercial uses and 2.4 for Use Group 4 community facilities is permitted, as well as a maximum building height of 30 feet.

With the Proposed Actions, the current M1-1 district would be rezoned R7D/C1-4, permitting a residential FAR of 5.6 (with MIH), commercial FAR of 2.0 and a maximum building height of 125 feet. For the purposes of presenting a conservative environmental analysis, a Reasonable Worst Case Development Scenario ("RWCDS") was established in the Environmental Assessment Statement ("EAS") that considers development that differs from the Applicant's intended proposal. The RWCDS With-Action Scenario assumes that the Project Site would be developed with a 125-foot, 144,760 gsf mixed-use building containing 118,910 gsf of residential floor area (140 dwelling units, of which 35 would be affordable pursuant to MIH Option 1) and 25,850 gsf of commercial floor area. In a R7D/C1-4 district, parking is required for 50 percent of market rate dwelling units. As the Project Site is located within a Transit Zone, no accessory parking is required for affordable units. Therefore, at least 53 spaces of accessory parking would be required.

In addition to the development considered on the Project Site, it is assumed that the Proposed Actions would facilitate the development of three additional Projected Development Sites within the Rezoning Area (Block 1133, Lot 45; Lots 48 and 49; and Lots 51 and 52). In total, on the Project Site and the three additional Projected Development Sites, the Proposed Actions would facilitate the construction of an additional approximately 164,450 gsf of residential floor area (194 dwelling units, of which 48 would be affordable pursuant to MIH) and 35,750 gsf of commercial floor area.

Absent the Proposed Actions, it is assumed that the existing conditions would remain on-site pursuant to the underlying M1-1 zoning district.

The analysis year for environmental review is 2020.

An Environmental Assessment Statement is attached. Please contact Christopher Lee of the Department of City Planning at (212) 720-3429 if you have any questions regarding the application.

Sincerely,

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

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