

POSITIVE DECLARATION

**NOTICE OF INTENT TO PREPARE
DRAFT ENVIRONMENTAL IMPACT STATEMENT**

<u>PROJECT:</u> 80 Flatbush, Brooklyn Block 174, Lots 1, 9, 13, 18, 23, and 24 SEQR/CEQR No.: 17ECF001K	<u>LEAD AGENCY:</u> NYC Educational Construction Fund 30-30 Thomson Avenue, 4th Floor Long Island City, New York
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DATE ISSUED: May 24, 2017

TYPE OF ACTION: Type I

PROJECT NAME AND LOCATION

The New York City Educational Construction Fund (ECF), in coordination with 80 Flatbush Avenue, LLC, is seeking a number of discretionary actions in connection with for the proposed 80 Flatbush Avenue project on Block 174, Lots 1, 9, 13, 18, 23, and 24 in Brooklyn. The project site consists of the 61,399 square-foot (sf) block bounded by Schermerhorn Street to the north, Flatbush Avenue to the east, State Street to the south, and 3rd Avenue to the west. The project site is located in Brooklyn Community District (CD) 2. The western portion of the project site is currently occupied by the Khalil Gibran International Academy, a public high school which is operated by the New York City Department of Education (DOE). The remainder of the site is currently a mix of residential, commercial, and retail property.

PROJECT DESCRIPTION:

The proposed project includes the construction of a mixed-use building, which includes a replacement facility for an existing high school and a new primary school as well as residential, commercial office, retail, and cultural community facility use. It is possible that some of the commercial space could be utilized as joint live-work space. The proposed project would redevelop the site with up to 922 residential units (approximately 830,000 gross square feet (gsf)), 245,000 gsf of office, 150 spaces of below-grade accessory parking, a 350-seat primary school, a 350-seat high school, 50,000 gross square feet of retail, and a 15,000 gsf cultural community facility. Two of the existing school buildings currently on the project site would be retained and adaptively reused in the proposed development. The total area of the proposed project would be approximately 1,255,000 gsf.

REQUIRED APPROVALS

The proposed project would require the following city and state discretionary approvals: (i) a zoning text and map amendment to change the site from a C6-2 to an C6-6 district; (ii) transfer of City-owned property to ECF; (iii) lease of property by ECF to 80 Flatbush Avenue, LLC; and (iv) tax-exempt bond financing by ECF for the school portion of the project. The zoning text

changes would: (i) provide that in C6-6/SDBD, maximum FAR is 18.0 for a site with a school developed in conjunction with ECF (12.0 for residential, 18.0 for commercial/community facility); (ii) provide for special height, setback, and use regulations for the C6-6 district in the SDBD; (iii) designate the Project Area as a Mandatory Inclusionary Housing (MIH) Area, except for that portion currently occupied by the school; and (iv) modify MIH ratio and distribution requirements for a site developed in conjunction with ECF. To facilitate construction of the schools, ECF would issue tax-exempt bonds.

STATEMENT OF SIGNIFICANT EFFECT:

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), ECF, as the lead agency for the referenced project, has determined that the proposed project may have a significant impact on the quality of the human environment. Accordingly, an Environmental Impact Statement is required to evaluate and disclose the extent to which impacts may occur. Aspects of the proposed action may have the potential to result in environmental impacts in the following areas:

- (1) Land use, zoning, and public policy;
- (2) Socioeconomic conditions;
- (3) Community facilities;
- (4) Potential incremental shadows that may affect historic resources with significant, light-dependent features, publicly accessible open space, and historic landscapes;
- (5) Historic and cultural resources;
- (6) Urban design and visual resources;
- (7) Potential pathways for human exposure from contaminated materials;
- (8) Infrastructure systems serving the project area, including water supply, sanitary sewage, and stormwater management;
- (9) Transportation (including traffic, pedestrians, transit users, parking and vehicular and pedestrian safety);
- (10) Air quality related to mobile and stationary source emissions from vehicular traffic and parking facilities, and the proposed HVAC system;
- (11) Greenhouse gas emissions;
- (12) Noise related to the increase in the volume of vehicular traffic;
- (13) Public health;
- (14) Neighborhood character due to the introduction of new travel patterns, structures, visual resource changes; and
- (15) Potential construction-related impacts related to traffic and transportation, parking, air quality, noise, hazardous materials, and historic resources.

Accordingly, ECF has determined that a Draft Environmental Impact Statement should be prepared in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

PUBLIC SCOPING:

The first step in the environmental review process is Public Scoping. Public Scoping is when the public is invited to comment on the Draft Scope of Work proposed to be used in preparing the Draft EIS (DEIS). A Draft Scope of Work has been prepared outlining the proposed content and analysis to be used in preparing the DEIS.

A Public Scoping Meeting will be held on Wednesday, June 28, 2017 at 5:30 PM at the:

Board of Education
131 Livingston Street
Rooms 508A/B
Brooklyn, NY

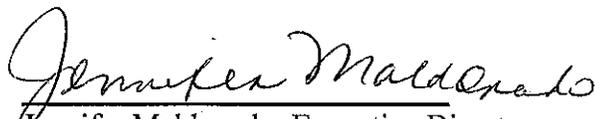
A copy of the Draft Scope and the Environmental Assessment Statement and Positive Declaration can be obtained online at <http://schools.nyc.gov/community/facilities/ecf/default.htm> or by contacting:

Lead Agency Contact Person:

Jennifer Maldonado, Executive Director
New York City Educational Construction Fund
30-30 Thomson Avenue, 4th Floor
Long Island City, New York 11101
Email: KhalilGibran80Flatbush@schools.nyc.gov

Oral and written comments can be submitted at the Public Scoping Meeting. Written comments can also be sent to the above address or email address. Written comments will be accepted by New York City ECF at the above address or email through Monday, July 10, 2017.

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.



Jennifer Maldonado, Executive Director
NYC Educational Construction Fund