

January 17, 2019

625 Fulton Street Rezoning

Public Scoping Meeting
for a Draft Environmental Impact Statement

CEQR No. 19DCP107K

Agenda

1. CEQR Lead and Involved Agencies
2. Development Team
3. Proposed Development
4. Proposed Actions
5. City Environmental Quality Review (CEQR)
6. Public Comment Period

Lead Agency and Involved Agencies

Lead Agency and Involved Agencies

- **Lead Agency:** New York City Department of City Planning (DCP), on behalf of the City Planning Commission (CPC)

- **Involved Agencies:**
 - New York City Department of Transportation (DOT);
 - New York City Department of Environmental Protection (DEP);
 - New York City Department of Parks & Recreation (DPR); and
 - Other agencies in the event that significant adverse impacts are identified

Development Team

Development Team

- Applicant:
 - 625 Fulton LLC
- Development Partners:
 - The Rabsky Group
 - Totem
- Architects:
 - Skidmore, Owings & Merrill LLP (SOM)
- Public Space Design Consultant:
 - Rodney Leon Architects PLLC
- Environmental Consultant:
 - Philip Habib & Associates
- Land Use Counsel:
 - Fried, Frank, Harris, Shriver & Jacobson LLP

Proposed Development

Special Downtown Brooklyn District (2004)



Applicant's Goals

1. Create much needed office space in Brooklyn's central office district
2. Integrate commercial space and residential use with priority neighborhood needs, including schools and public spaces
3. Create a gateway to the Brooklyn Cultural District
4. Match density with transit-rich location

625 Fulton Street Rezoning

Aerial of the Development Site, Project Area & Surrounding Area



Project Area

Development Site

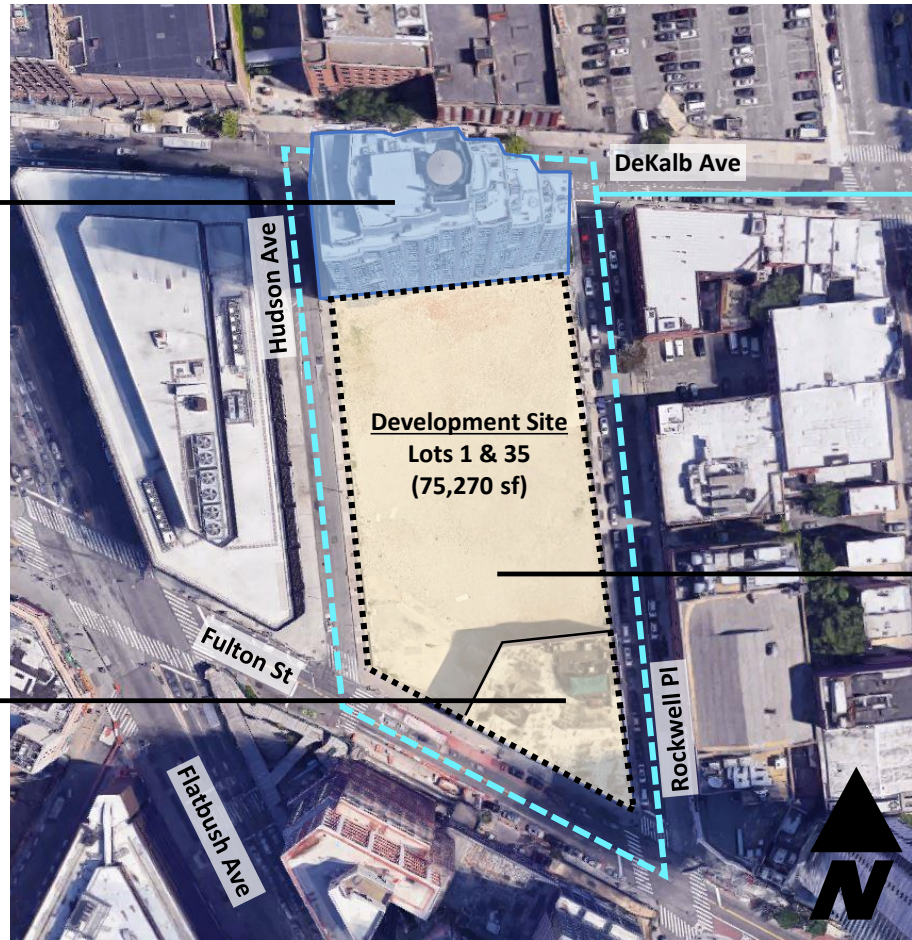
Special Downtown
Brooklyn District

FULTON STREET

Project Area - Existing Conditions

Lot 10 (13,628 sf)
80 DeKalb Avenue;
36-story residential
building (369 DUs)
& ground-floor retail

Lot 35 (12,217 sf)
3-story building
with office & retail

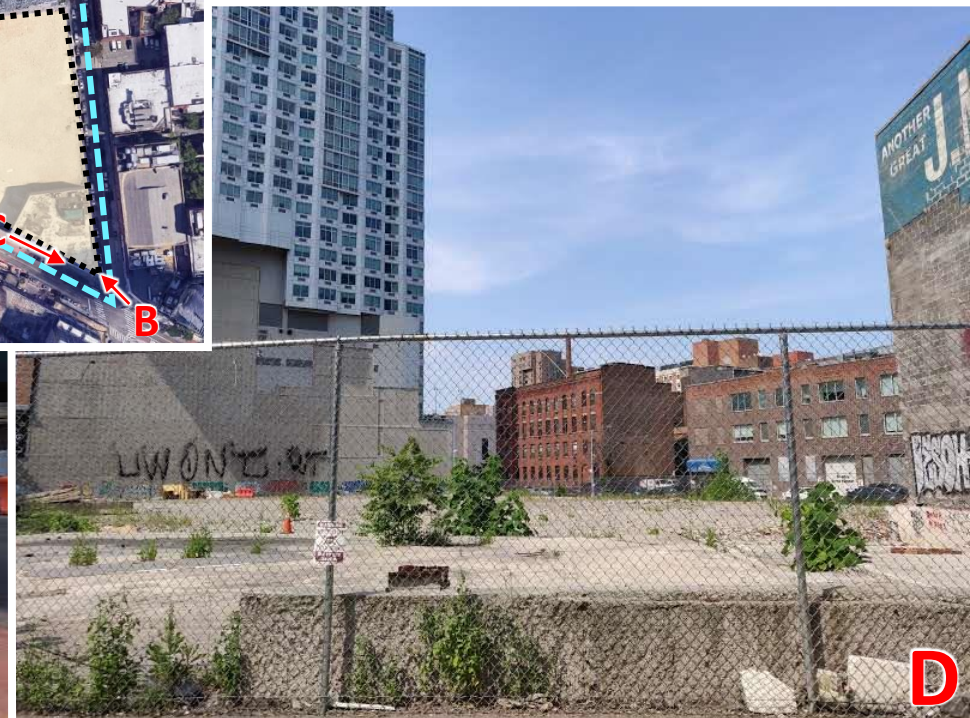
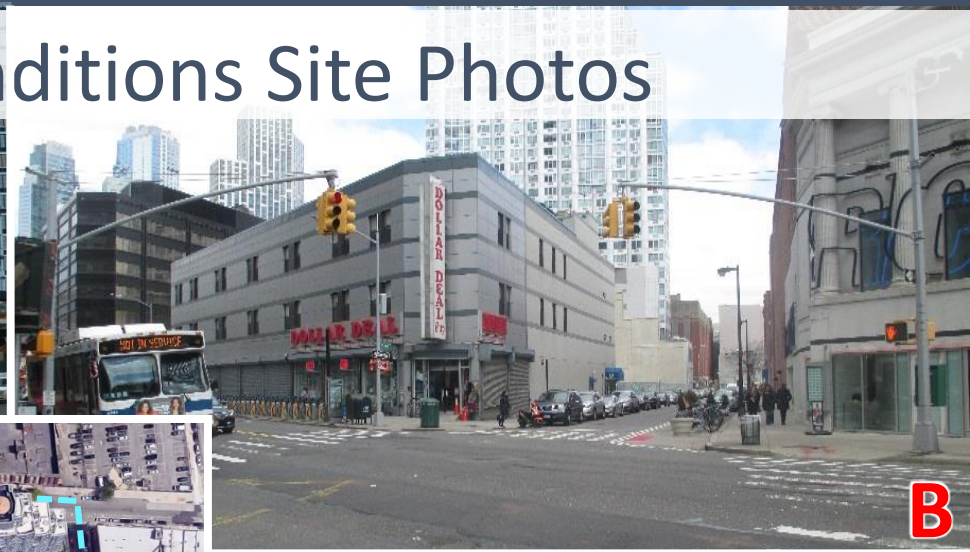


Project Area
BK Block 2094
Lots 1, 10, 35
(88,898 sf)

Lot 1 (63,053 sf)
Vacant

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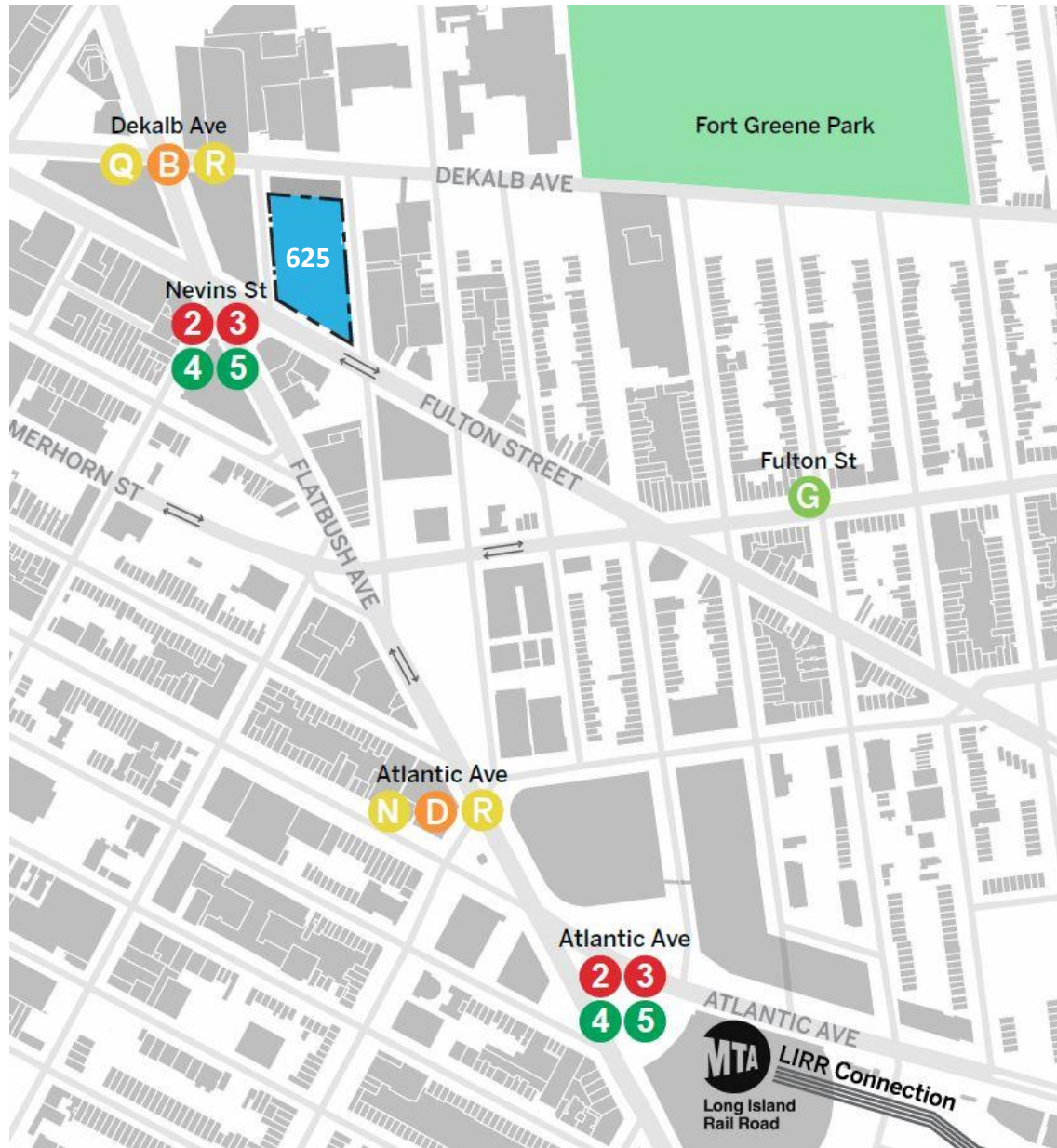
Project Area - Existing Conditions Site Photos



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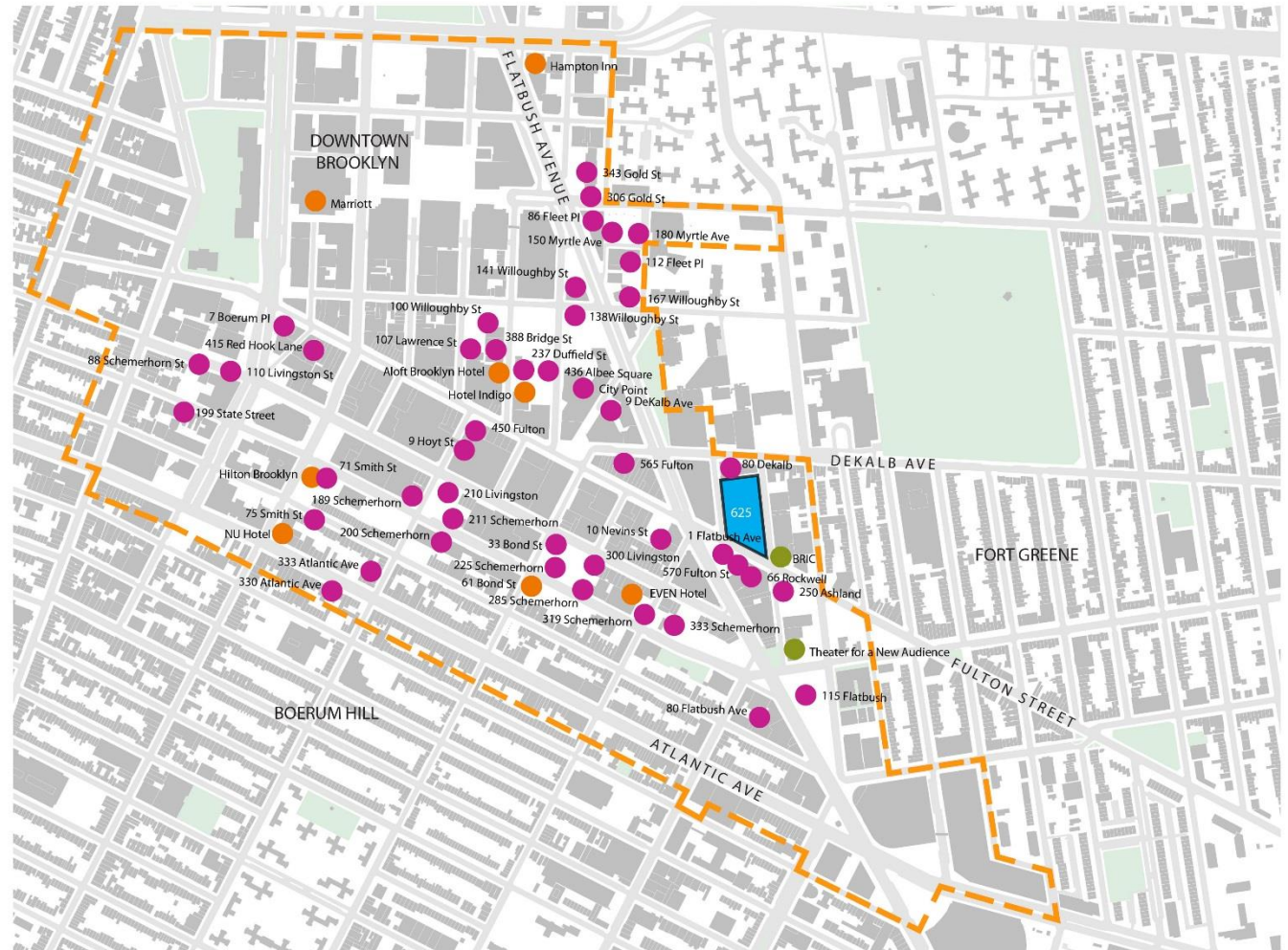
Existing Transit

- Subway
 - DeKalb Ave Station
 - Nevins St Station
 - Fulton St Station
 - Atlantic Ave Station
- Commuter Rail
 - Atlantic Ave Station (LIRR)
- Bus
 - B25 ○ B52
 - B26 ○ B63
 - B37 ○ B65
 - B38 ○ B67
 - B41 ○ B103
 - B45



625 Fulton Street Rezoning

Development in the Special Downtown Brooklyn District (2004-2018): Residential, Hospitality, & Cultural/Entertainment



625 Fulton Street Rezoning

Development in the Special Downtown Brooklyn District (2004-2018): Commercial Office



Proposed Project

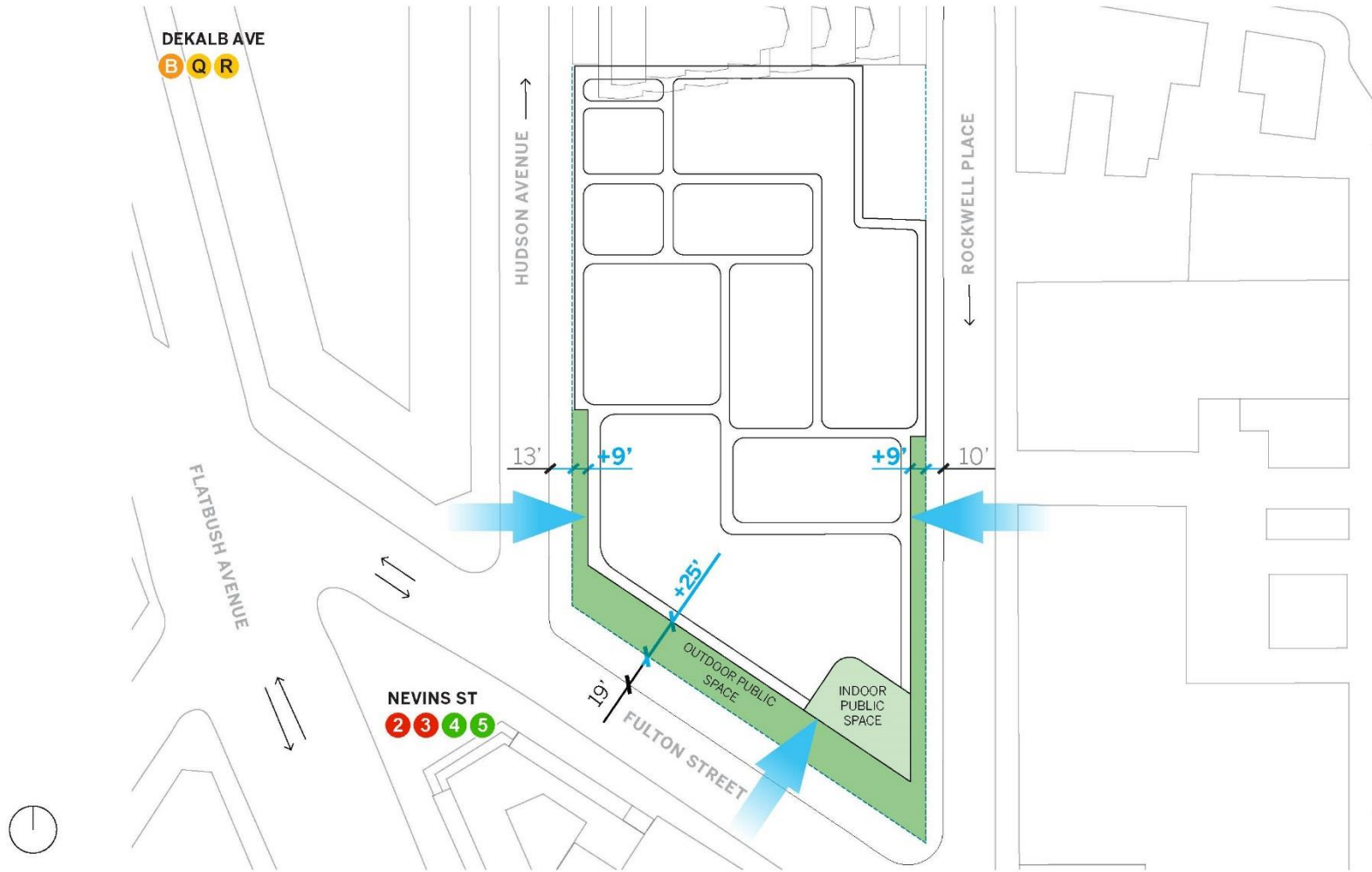
- **739,000 GSF** commercial office space
 - Including potential support space for non-profit cultural organizations
- **50,547 GSF** commercial retail space
- **84,910 GSF** community facility space
 - 640-seat public elementary school (82,500 GSF)
 - Enclosed publicly accessible area (2,410 GSF)
- **10,913 GSF** of Outdoor Publicly Accessible Open Space
- **350** below-grade accessory off-street parking spaces
- **902 Dwelling Units (DUs)**
- **Affordable Units**, up to 25 percent of total DUs*

**In R10 equivalent districts, the residential floor area can be increased by 3.5 sf for every 1 sf of affordable housing provided pursuant to the Inclusionary Housing program, up to a maximum bonus of 2.0 FAR.*

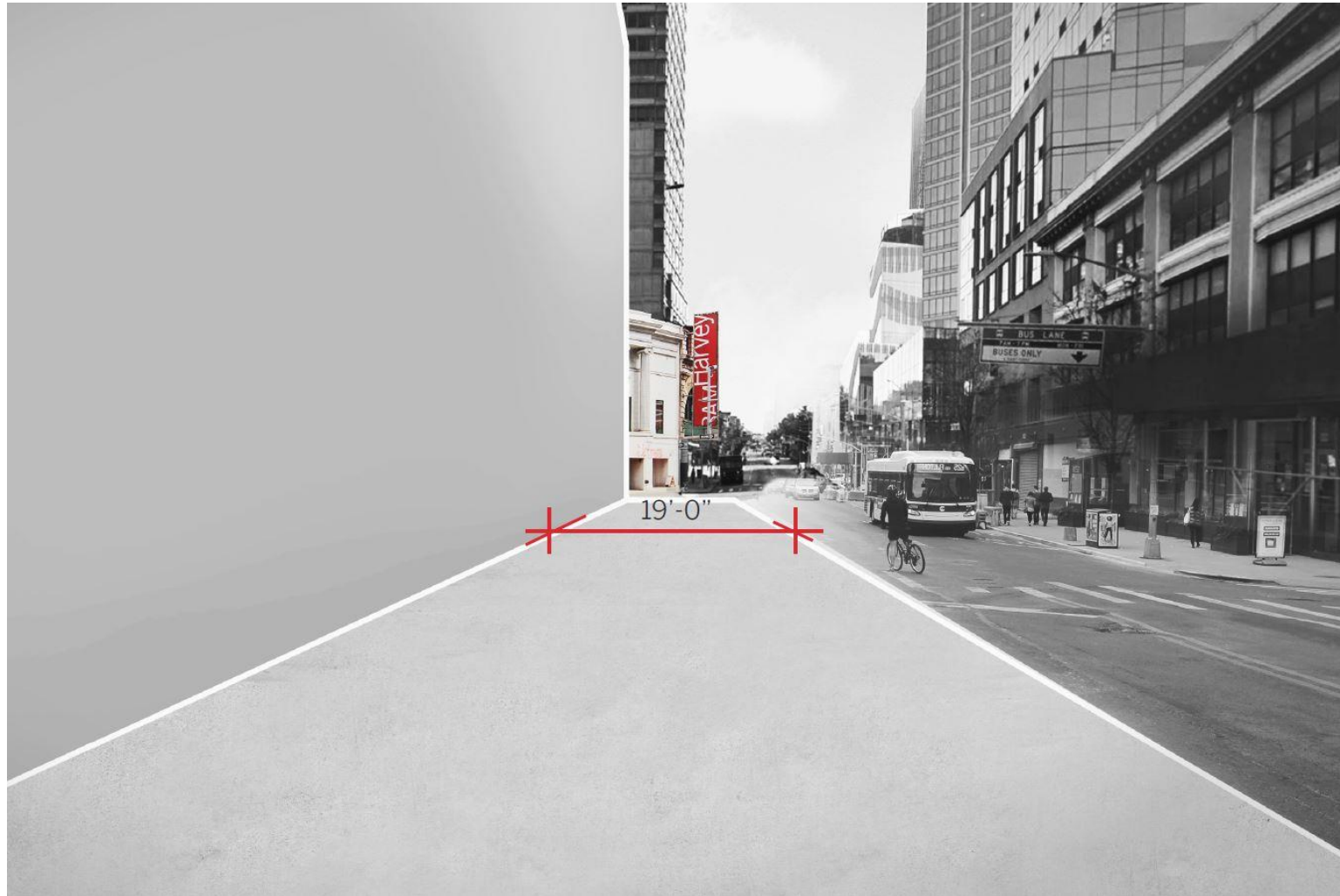
Proposed Conceptual Ground Floor Plan



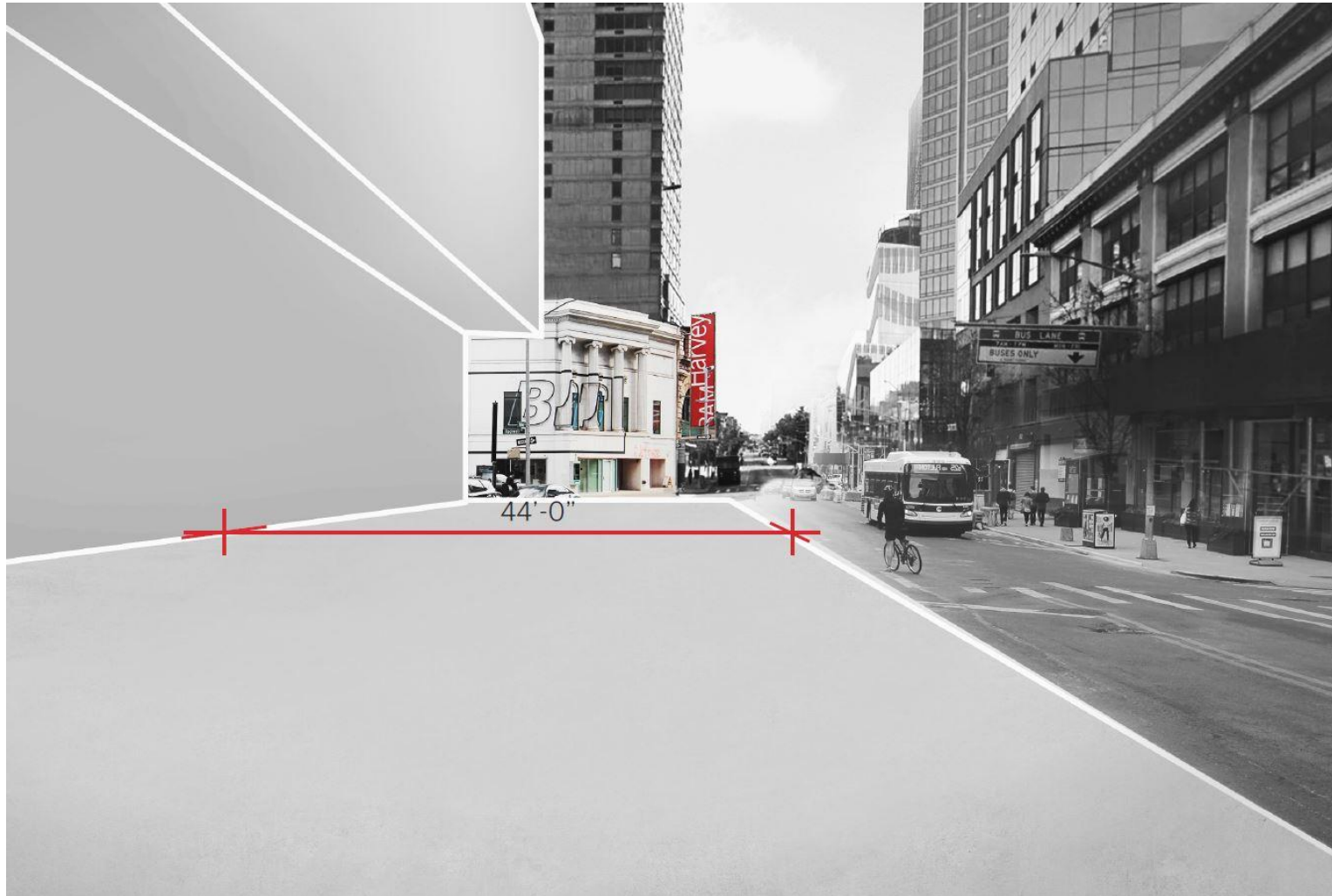
Proposed Sidewalk Widening



Fulton Street: Current Sidewalk



Fulton Street: Sidewalk Widening (Proposed)

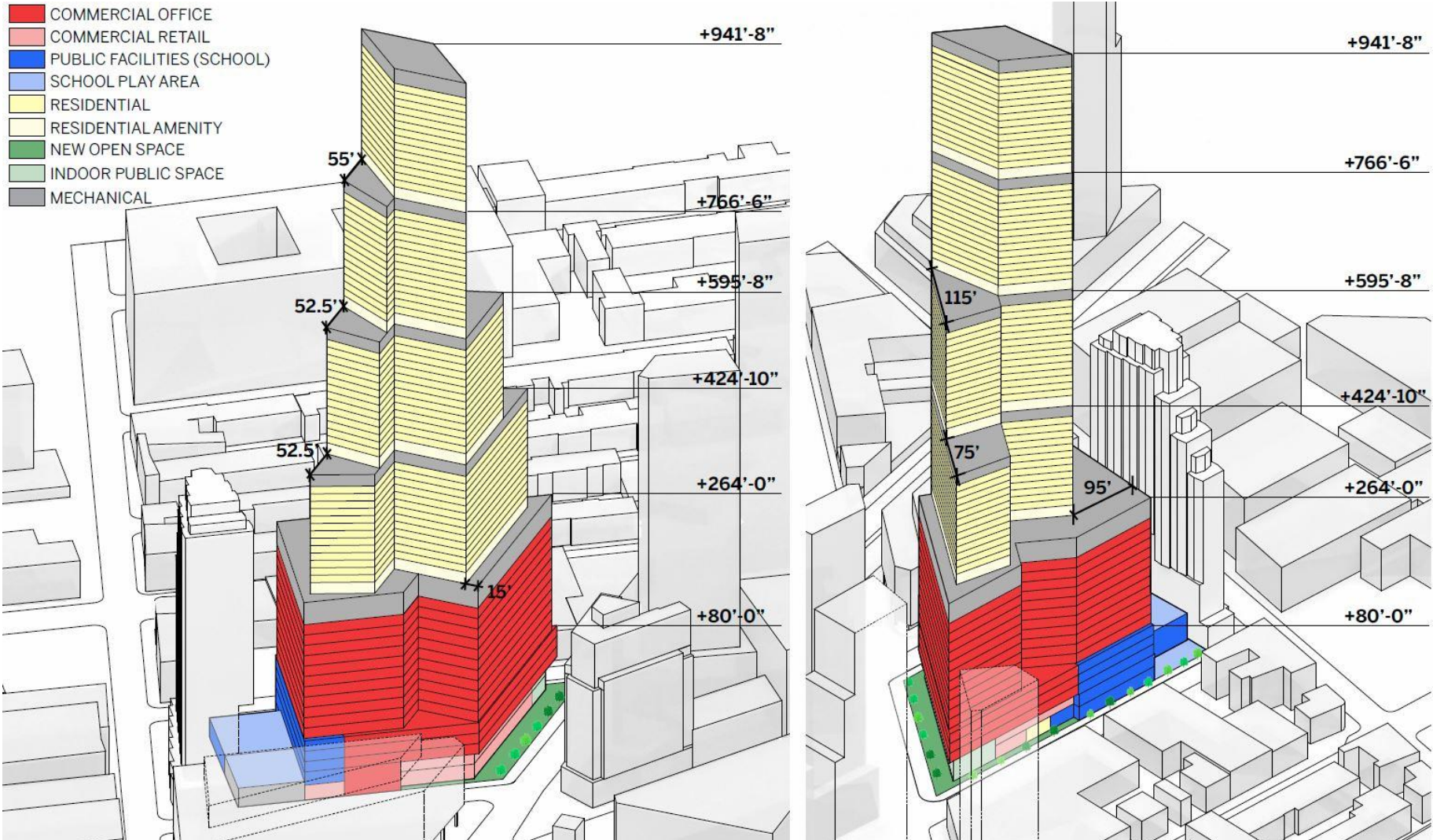


Fulton Street: Publicly Accessible Spaces (Proposed)



-- For Illustrative Purposes Only --

Proposed Conceptual Massing



Proposed Actions

Proposed Actions

- **Zoning Map Amendment** to rezone the Project Area from a C6-4 (12.0 FAR) to a C6-9 district (18.0 FAR)
- **Zoning Text Amendment** to add provisions to the Special DB District to allow by Special Permit:
 - A maximum floor area ratio (FAR) in certain C6-9 (DB) districts of up to 21.0 where the project includes a school and public space
 - Modifications of the underlying bulk and loading regulations in such C6-9 (DB) districts, provided that the site and proposed development meets certain conditions
- **Special Permit** pursuant to the zoning text amendment to allow the Proposed Project

City Environmental Quality Review (CEQR)

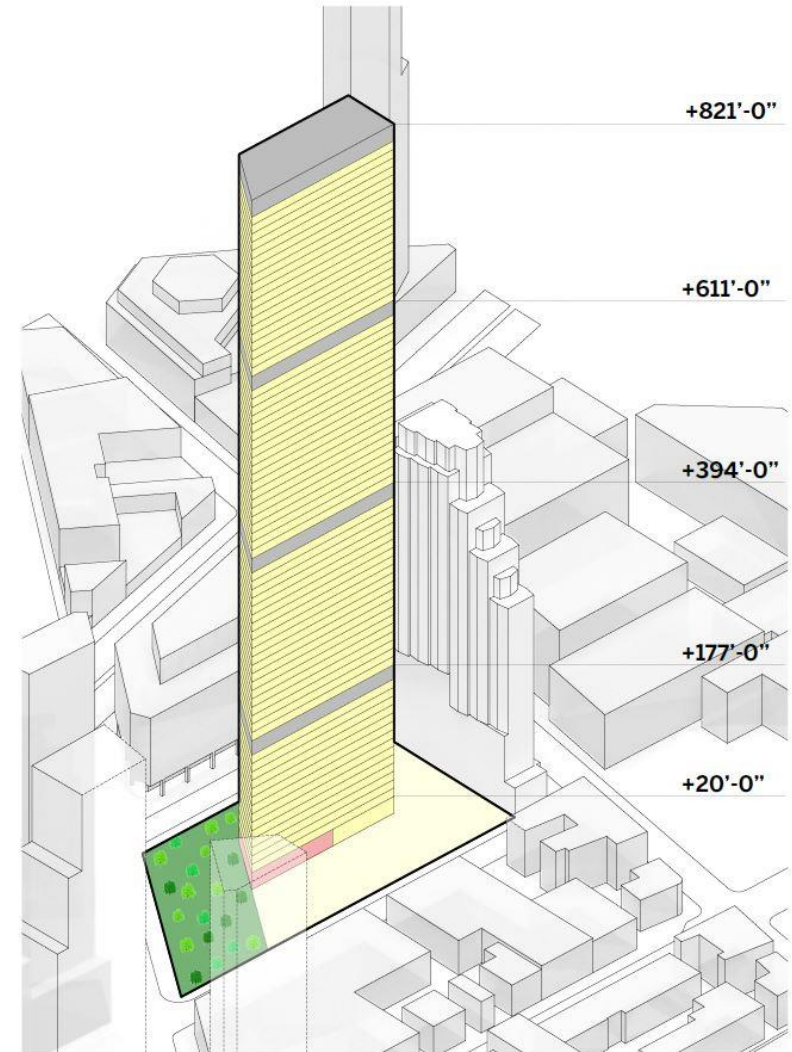
CEQR: Reasonable Worst-Case Development Scenario (RWCDS)

- Analysis Year = 2023
- The future without the Proposed Actions (No-Action Condition)
- The future with the Proposed Actions (With-Action Condition) – Proposed Project (21.0 FAR)

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RWCDS: No-Action condition (12.0 FAR)

	Zoning Floor Area (ZFA)	Gross Floor Area (GSF)	Floor Area Ratio (FAR)
80 DeKalb Avenue (Lot 10)	~305,000	~335,500	3.43
Residential	~300,098	~330,108	3.37
Commercial (Retail)	~4,902	~5,392	0.06
625 Fulton Street (Lots 1, 35)	761,776	837,624	8.57
Residential	755,776	831,354	8.50
Commercial (Retail)	6,000	6,270	0.07
Privately Owned Public Space (POPS)	29,632	29,632	-
Project Area Total:	1,066,776	1,173,124	12.0



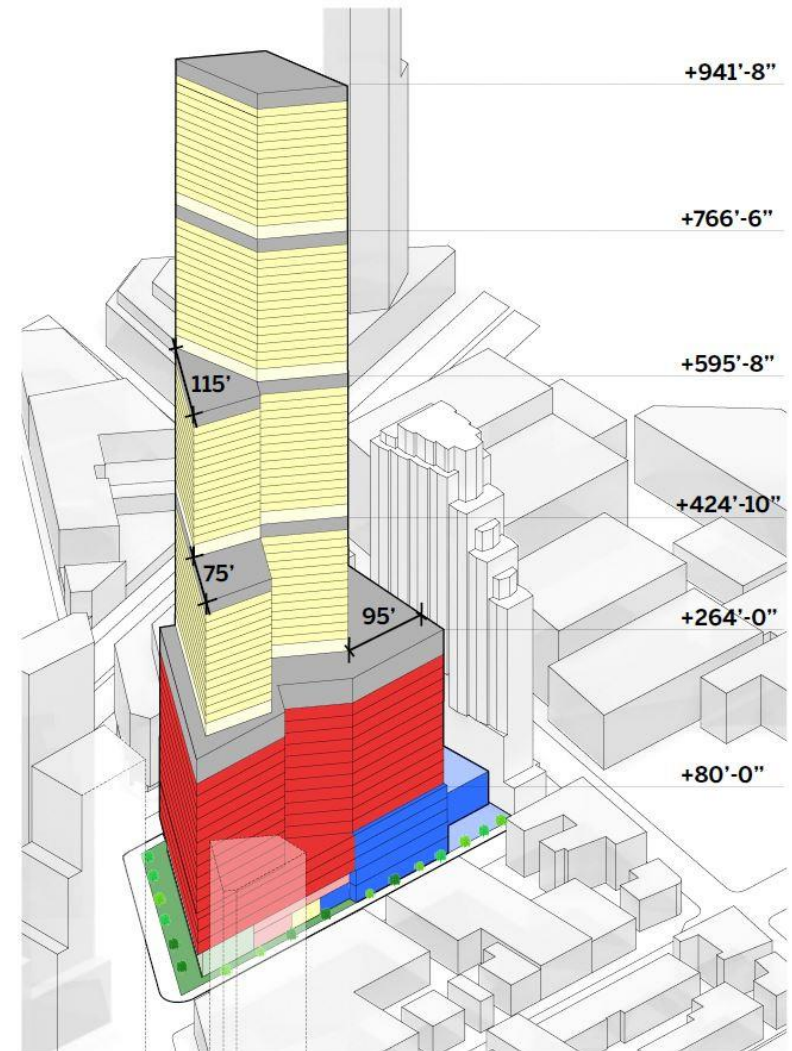
- COMMERCIAL RETAIL
- RESIDENTIAL AMENITY / SURFACE PARKING LOT
- RESIDENTIAL
- NEW OPEN SPACE
- MECHANICAL

625 Fulton Street Rezoning

RWCDS: With-Action condition (21.0 FAR)

	Zoning Floor Area (ZFA)	Gross Floor Area (GSF)	Floor Area Ratio (FAR)
80 DeKalb Avenue (Lot 10)	~305,000	~335,500	3.43
Residential	~300,098	~330,108	3.37
Commercial (Retail)	~4,902	~5,392	0.06
625 Fulton Street (Lots 1, 35)	1,561,858	1,833,706	17.57
Residential	766,678	843,346	8.62
Commercial (Office)	669,288	739,000	7.53
Commercial (Retail)	48,482	50,547	0.55
Community Facility (School)	75,000	82,500	0.84
Community Facility (Enclosed Publicly Accessible Area)	2,410	2,410	0.03
Publicly Accessible Open Space	10,913	10,913	-
Project Area Total:	1,866,858	2,169,206	21.0

- COMMERCIAL OFFICE
- COMMERCIAL RETAIL
- PUBLIC FACILITIES (SCHOOL)
- SCHOOL PLAY AREA
- RESIDENTIAL
- RESIDENTIAL AMENITY
- NEW OPEN SPACE
- INDOOR PUBLIC SPACE
- MECHANICAL



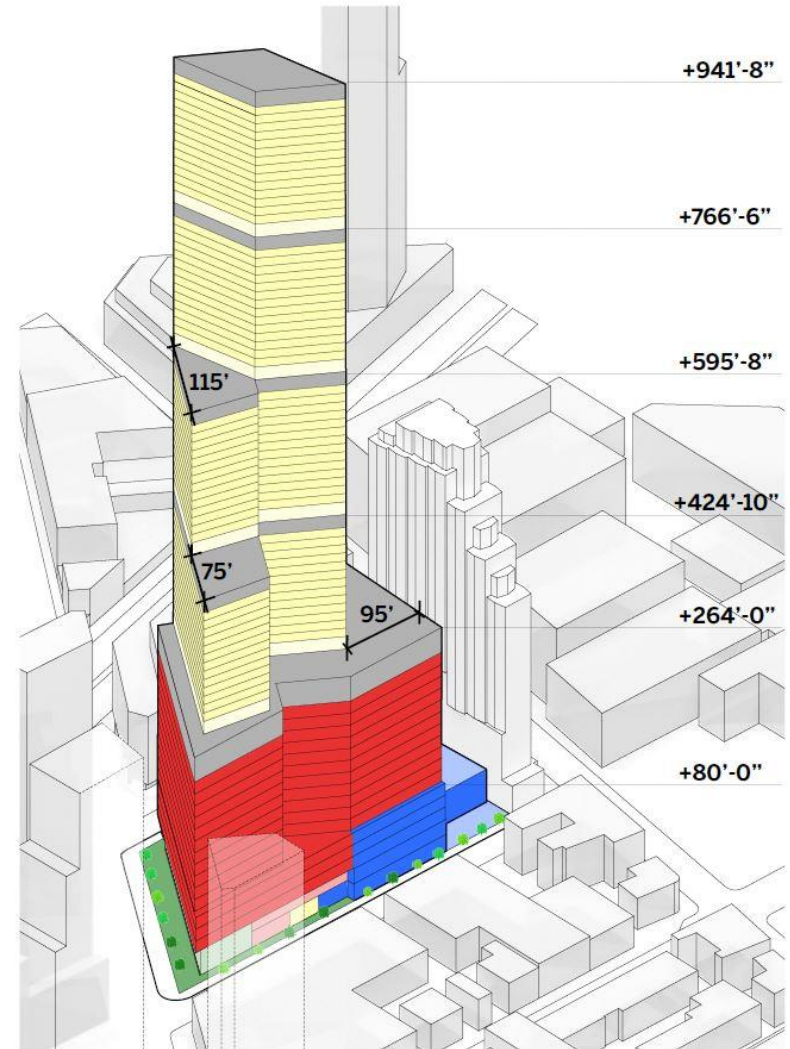
RWCDS: With-Action condition (21.0 FAR)

FAR Breakdown

FAR is the ratio of total building floor area to the area of its zoning lot.

Proposed Project = **17.6 FAR**

Proposed Project +
Existing 80 DeKalb Avenue = **21.0 FAR**



RWCDS: Project Increment

Comparison of No-Action and With-Action Conditions within the Development Site

Use		No-Action Scenario	With-Action Scenario	Increment
Residential		889 DUs (831,354 gsf)	902 DUs (843,346 gsf)	13 DUs (11,992 gsf)
Market Rate		889 DUs	676 DUs	-213 DUs
Affordable		0 DUs	226 DUs	226 DUs
Commercial		6,270 gsf	789,547 gsf	783,277 gsf
Office		--	739,000 gsf	739,000 gsf
Retail		6,270 gsf	50,547 gsf	44,277 gsf
Community Facility	Public Elementary School	--	640 seats (82,500 gsf)	640 seats (82,500 gsf)
	Enclosed Publicly Accessible Area	--	2,410 gsf	2,410 gsf
Parking and Loading				
Parking		178 (35,170 sf)	350 spaces (115,903 sf)	172 spaces (80,733 sf)
Loading		--	3 berths	3 berths
Publicly Accessible Open Space (Outdoor)		0.68 acres (29,632 sf)	0.25 acres (10,913 sf)	-0.43 acres (-18,719 sf)

- Project Increment is the basis for analysis



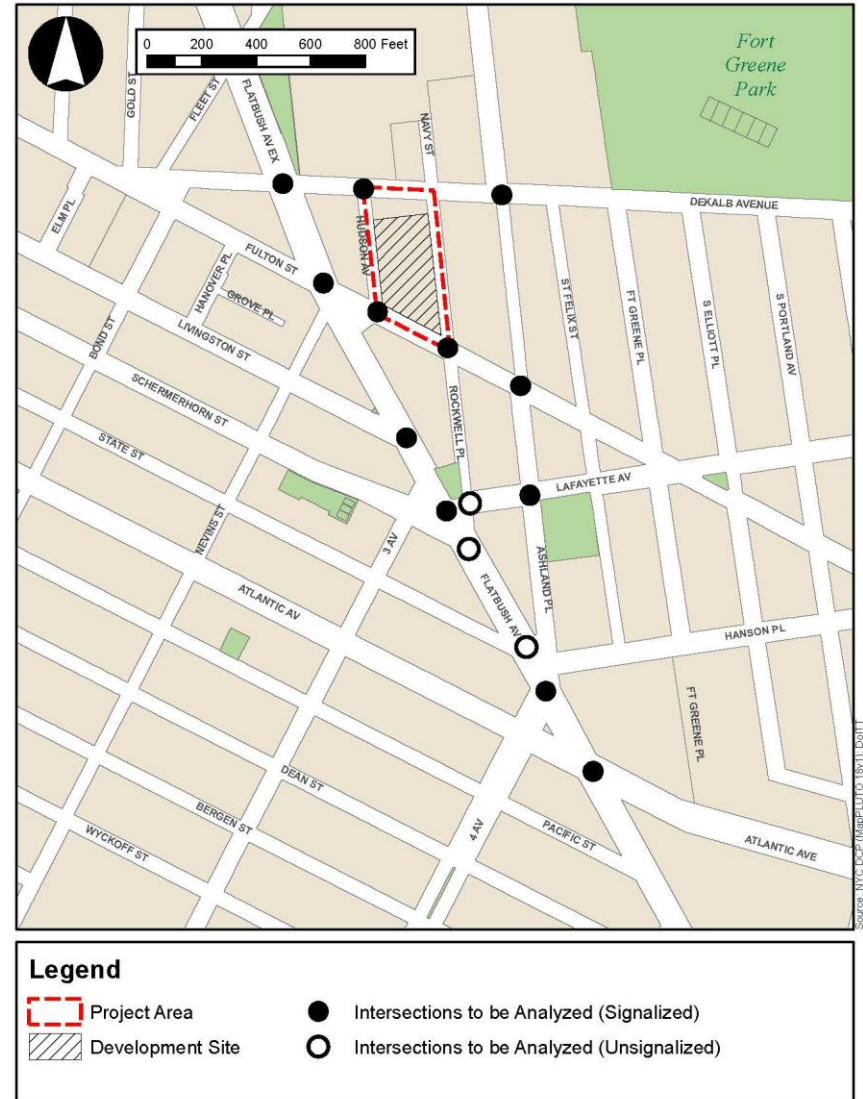
CEQR Scope: EIS Technical Analysis Areas

- Land Use, Zoning, & Public Policy
- Socioeconomic Conditions
 - Indirect Business Displacement
- Community Facilities
 - Indirect (Child Care)
- Open Space
 - Indirect Non-Residential
- Shadows
- Historic & Cultural Resources
- Urban Design & Visual Resources
- Hazardous Materials
- Water & Sewer Infrastructure
- Energy
- Transportation
 - Traffic, Transit, Pedestrians, Vehicular & Pedestrian Safety, Parking
- Air Quality
 - Mobile Source, Stationary Source, Garage
- GHG & Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
 - Transportation, Air Quality, Noise & Vibration

CEQR Scope: EIS Technical Analysis Areas

Transportation

- Detailed Traffic Analysis
 - 15 intersections
 - Four peak hours (AM, midday, PM, Saturday)
- Detailed Transit Analysis
 - 3 subway stations (DeKalb Avenue, Nevins Street, and Lafayette Avenue stations)
- Detailed Bus Analysis
 - 11 Local Bus Routes and 1 Limited Stop Bus Route (LTD)
- Detailed Pedestrian Analysis
 - 47 pedestrian elements (sidewalks, corner areas and crosswalks) along access corridors to transit
- Vehicular and Pedestrian Safety
- Detailed Parking Analysis
 - 1/4-mile study area



CEQR Scope: EIS Technical Analysis Areas

Open Space

- Study Area: ¼-mile radius surrounding the Project Area
 - Determine characteristics of the open space user groups
 - Inventory existing active and passive open spaces within the study area
 - Calculate open space ratios and compare to City guidelines
 - Assess expected changes in future levels of open space supply and demand
 - Assess the effects on open space supply and demand resulting from increased populations

Shadows

- Study Area: radius surrounding the Project Area equal to the maximum building height x 4.3
(longest shadow study area factor based on the length of shadows cast on December 21, the winter solstice)
 - Develop a base map illustrating the Project Area in relation to publicly accessible open spaces, historic resources with sunlight-dependent, and natural features in the area
 - Perform a screening assessment to ascertain which seasons and times of day shadows from the RWCDs could reach any sunlight-sensitive resources

Urban Design & Visual Resources

- Study Area: ¼-mile radius surrounding the Project Area
 - Describe changes expected in the urban design and visual character of the study area due to planned development projects in the future with (With-Action Condition) and without (No-Action Condition) the Proposed Actions

Anticipated Project Timeline

Winter 2019 – Summer 2019		Fall 2019 – Winter 2020	
Environmental Review (CEQR)		ULURP	
<ul style="list-style-type: none">• Environmental Assessment Statement (EAS), Positive Declaration and Draft Scope of Work issued December 10, 2018• Preparation of Draft Environmental Impact Statement (DEIS)• Scoping Hearing: January 17, 2019• Scoping comment period until January 31, 2019• DEIS/ULURP-CPC Public Hearing: TBD		<ul style="list-style-type: none">• Certification date: Fall/Winter 2019• Community Board 2 (60 days)• Borough President (30 days)• City Planning Commission (DEIS Public Hearing) (60 days)• City Council (50-65 days)• Completion: Anticipated Winter/Spring 2020	

Comments

Written comments may be submitted to the contacts listed below until 5:00 PM on Thursday, January 31st, 2019.

- or -

New York City Department of City Planning,
Environmental Assessment & Review Division
Attn: Olga Abinader, Acting Director
120 Broadway, 31st Floor
New York, NY 10271
19DCP107K_DL@planning.nyc.gov

New York City Department of City Planning,
Environmental Assessment & Review Division
Attn: Matthew Katz, Project Manager
120 Broadway, 31st Floor
New York, NY 10271
19DCP107K_DL@planning.nyc.gov