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);
  - 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
625 Fulton Street Rezoning

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

Special Downtown Brooklyn District

Development Site

Project Area

FULTON STREET
625 Fulton Street Rezoning

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


- Large Scale Residential Projects Completed or Proposed Between 2004-2018
- New Hospitality Development
- New Cultural + Entertainment Development
625 Fulton Street Rezoning


Commercial Office Development since the 2004 Downtown Brooklyn Rezoning
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.*
625 Fulton Street Rezoning

Proposed Sidewalk Widening
Fulton Street: Current Sidewalk

19'-0"
Fulton Street: Sidewalk Widening  (Proposed)
Fulton Street: Publicly Accessible Spaces (Proposed)

--- For Illustrative Purposes Only ---
625 Fulton Street Rezoning

Proposed Conceptual Massing

- COMMERCIAL OFFICE
- COMMERCIAL RETAIL
- PUBLIC FACILITIES (SCHOOL)
- SCHOOL PLAY AREA
- RESIDENTIAL
- RESIDENTIAL AMENITY
- NEW OPEN SPACE
- INDOOR PUBLIC SPACE
- MECHANICAL
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)
**625 Fulton Street Rezoning**

**RWCDs: No-Action condition (12.0 FAR)**

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

## RWCDS: With-Action condition (21.0 FAR)

<table>
<thead>
<tr>
<th></th>
<th>Zoning Floor Area (ZFA)</th>
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<td>~330,108</td>
<td>3.37</td>
</tr>
<tr>
<td>Commercial (Retail)</td>
<td>~4,902</td>
<td>~5,392</td>
<td>0.06</td>
</tr>
<tr>
<td><strong>625 Fulton Street (Lots 1, 35)</strong></td>
<td><strong>1,561,858</strong></td>
<td><strong>1,833,706</strong></td>
<td><strong>17.57</strong></td>
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<tr>
<td>Residential</td>
<td>766,678</td>
<td>843,346</td>
<td>8.62</td>
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<tr>
<td>Commercial (Office)</td>
<td>669,288</td>
<td>739,000</td>
<td>7.53</td>
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<td>Commercial (Retail)</td>
<td>48,482</td>
<td>50,547</td>
<td>0.55</td>
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<td>Community Facility (School)</td>
<td>75,000</td>
<td>82,500</td>
<td>0.84</td>
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<td>Community Facility (Enclosed Publicly Accessible Area)</td>
<td>2,410</td>
<td>2,410</td>
<td>0.03</td>
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<td>Publicly Accessible Open Space</td>
<td>10,913</td>
<td>10,913</td>
<td>-</td>
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<tr>
<td><strong>Project Area Total:</strong></td>
<td><strong>1,866,858</strong></td>
<td><strong>2,169,206</strong></td>
<td><strong>21.0</strong></td>
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</table>
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**
### Comparison of No-Action and With-Action Conditions within the Development Site

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

## Environmental Review (CEQR)

- 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

## ULURP

- 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
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