

NOTICE OF PUBLIC SCOPING
New York City Educational Construction Fund
Draft Scope of Work for an Environmental Impact Statement (EIS)
80 Flatbush Avenue Project

NOTICE IS HEREBY GIVEN THAT a public scoping meeting will be held on Wednesday, June 28, 2017 beginning at 5:30 PM at the Board of Education, 131 Livingston Street, Rooms 508A/B, Brooklyn, NY.

The purpose of the scoping meeting is to provide the public with the opportunity to comment on the Draft Scope of Work proposed to be used to develop an Environmental Impact Statement (EIS) for the proposed 80 Flatbush Avenue project. Comments on the Draft Scope of Work are invited and may be presented at the public scoping meeting and/or may be submitted in writing to the NYC Educational Construction Fund (ECF) until Monday, July 10, 2017 at the email and contact addresses below. Requests for translators at the public scoping meeting should be submitted to ECF via email to the address provided below by Wednesday, June 21, 2017.

Directing that an Environmental Impact Statement be prepared, the Environmental Assessment, Positive Declaration, and Draft Scope of Work were issued by ECF on Wednesday, May 24, 2017, and are available for review from the contact person listed below and on the ECF website at <http://schools.nyc.gov/community/facilities/ecf/default.htm>.

The co-applicants, ECF and 80 Flatbush Avenue, LLC, are seeking a rezoning and other actions in connection with the proposed 80 Flatbush Avenue project on Block 174, Lots 1, 9, 13, 18, 23, and 24 in Brooklyn. The project site is located in Brooklyn Community District (CD) 2. The proposed actions would allow the construction of a mixed-use development on the project site, 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]), of which up to 225 would be affordable, 245,000 gsf of office, 150 spaces of below-grade accessory parking, a 350-seat primary school, a 350-seat high school, 50,000 gsf of retail, and a 15,000 gsf cultural 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. It is anticipated that site preparation and construction for the project would commence in 2019 and is expected it would be complete and operational in 2025.

The proposed project will require several discretionary actions, including: (i) transfer of City-owned property to ECF; (ii) lease of property by ECF to 80 Flatbush Avenue, LLC; (iii) tax exempt bond financing by ECF for the school portion of the project; (iv) a zoning text and map amendment to change the site from a C6-2 to a C6-6 district; and (v) zoning text amendments to the Special Downtown Brooklyn District (SDBD). The zoning text amendments would also: (i) provide that in C6-6/SDBD, the 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.

Lead Agency: New York City Educational Construction Fund

Sponsoring Agency: New York City Educational Construction Fund

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SEQRA/CEQR Classification: Type I

Location of Action: The project site is Block 174, Lots 1, 9, 13, 18, 23, and 24 in Downtown Brooklyn, a full block bounded by Schermerhorn Street to the north, Flatbush Avenue to the east, State Street to the south, and 3rd Avenue to the west. It is located in Brooklyn Community District 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 Department of Education. The remainder of the site is currently a mix of residential and commercial property.

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

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