

ECF at 80 Flatbush



The Educational Construction Fund (ECF)

- ▶ NYS Public Benefit Corporation—builds new NYC Department of Education (DOE) public schools through mixed-use development projects, **without** use of DOE capital funding
- ▶ Has developed 18 projects since the 1970's – most recently with PS 59/High School of Art and Design at East 57th and First Avenue
- ▶ ECF works with the DOE and the New York City School Construction Authority (SCA) to identify schools and communities that need improved school facilities and/or increased seats.



Recent ECF Projects



242 E 57th Street



PS 59 and High School of Art and Design



242 E 57th Street



Azure, E 91st Street

Planning for Khalil Gibran

- ▶ **Early 2016** – ECF begins discussions with DOE, Principal Hamann, City Planning and Landmarks on the redevelopment of Khalil Gibran
- ▶ **July 2016** – ECF releases RFEI for interest in 362 Schemerhorn – the Khalil Gibran High School. Bid includes the rebuilding of Khalil Gibran and the inclusion of a new school facility to alleviate seat need in District 15
- ▶ **August 2016** – ECF meets with electeds, including CM Levin to discuss school needs and preservation
- ▶ **September 2016** – briefs CEC 15 on the project
- ▶ **Fall/Winter 2016** – ECF continues to meet with stakeholders on project
- ▶ **2017** – After consideration of competitive bidders ECF selects Alloy Development to redevelop Khalil Gibran.



Current School Constraints

► **Khalil Gibran International Academy** housed in 2 connected buildings dating from late 1800s

- Narrow hallways
- Lack of appropriate cafeteria facility
- Inadequate electrical, ventilation, and acoustical systems
- No gym or auditorium
- Small courtyard
- Inadequate number of restrooms
- Not fully ADA-accessible



Benefits to District 15 School Community

- ▶ Assists replacement of aging and inadequate school facilities
- ▶ Allows for better learning environments for students
 - Dedicated space with technology support for more science and technology programs
 - New art and dance space
 - Private guidance and counseling areas
- ▶ Provides Khalil Gibran new, modern facility, including gymnasium, auditorium, assembly and outdoor space
- ▶ Addresses capital and capacity needs facing Downtown Brooklyn schools
 - Creates new school seats for District 15
 - NYCSCA Capital Plan unfunded seat need – 912 seats (2,192 total need)
 - Current waitlists at PS 29 and PS 58



Challenges

- ▶ Construction of a new, better equipped school facility for Khalil Gibran
- ▶ Khalil Gibran must remain operational throughout redevelopment
- ▶ Include an additional school on the parcel to address District 15 seat needs
- ▶ Maintaining ECF bond repayments and ongoing financial stability of project
- ▶ Ensure that development is urbanistically sensitive to school and surrounding community



Alloy Development



1 John Street, Dumbo



55 Pearl Street, Dumbo

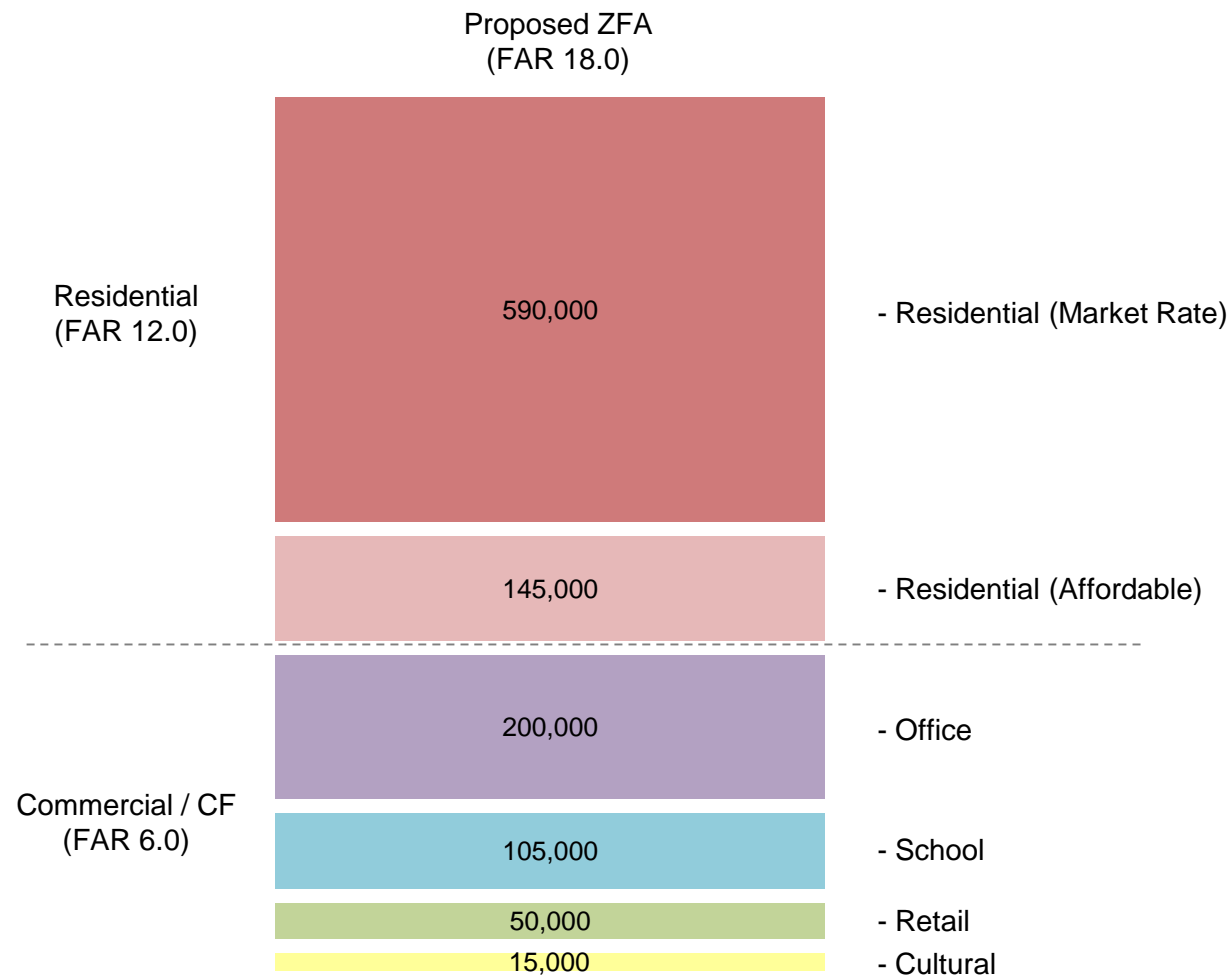


185 Plymouth Street, Dumbo

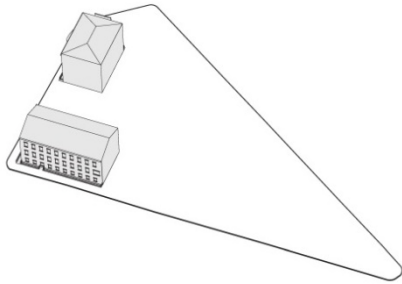
The Site



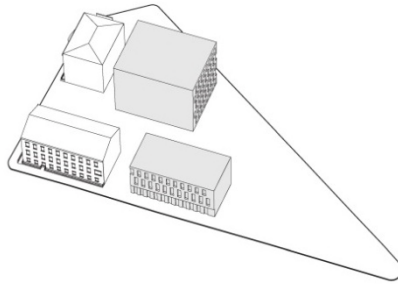
Proposed Program



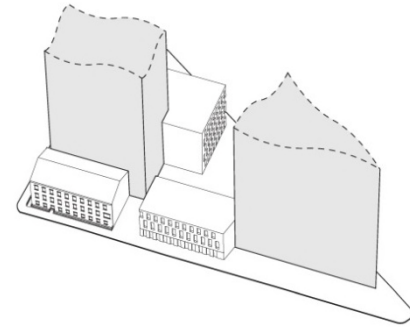
Urban Planning Strategy



1. Preserve historic fabric

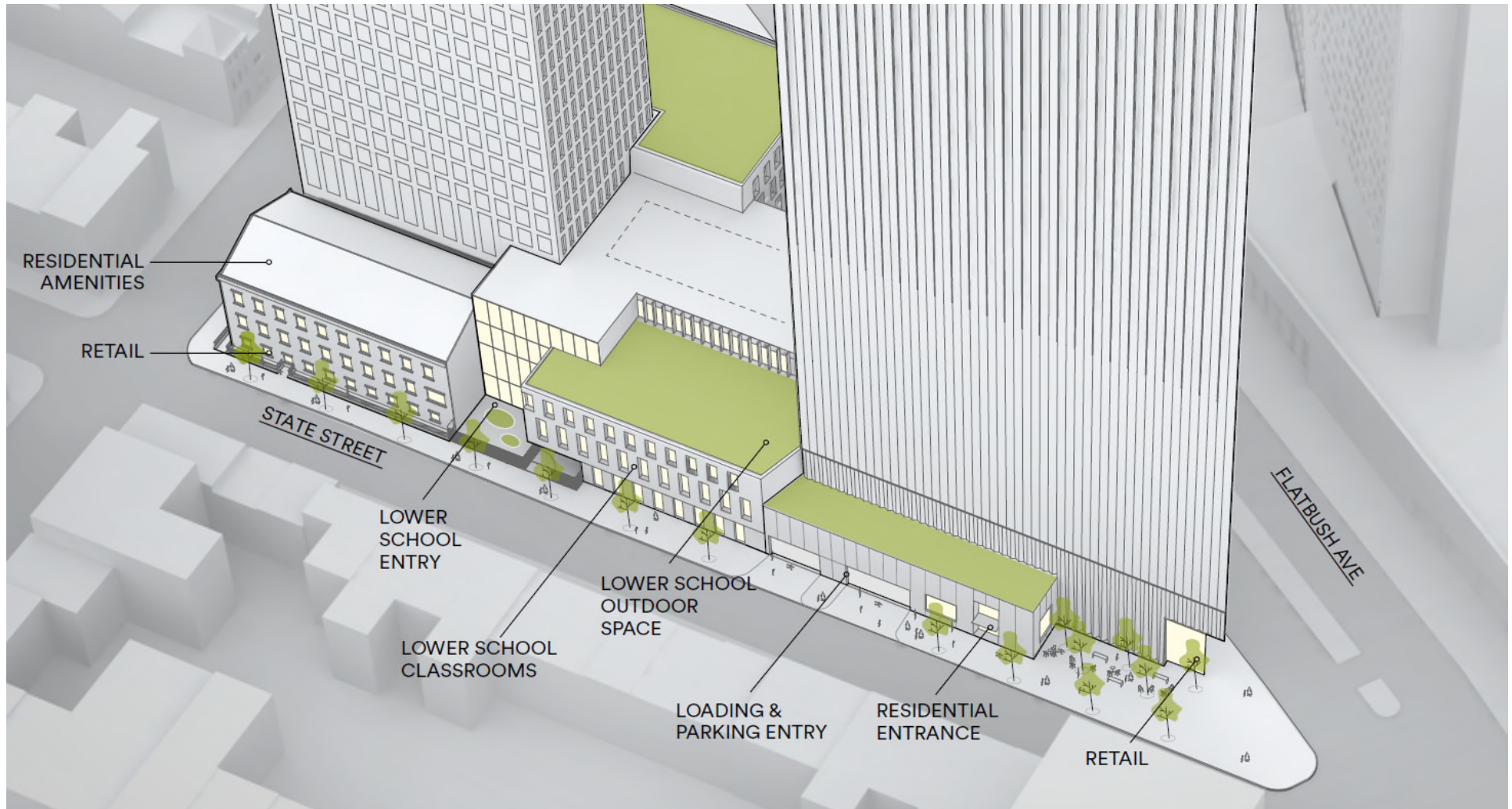


2. Celebrate new schools

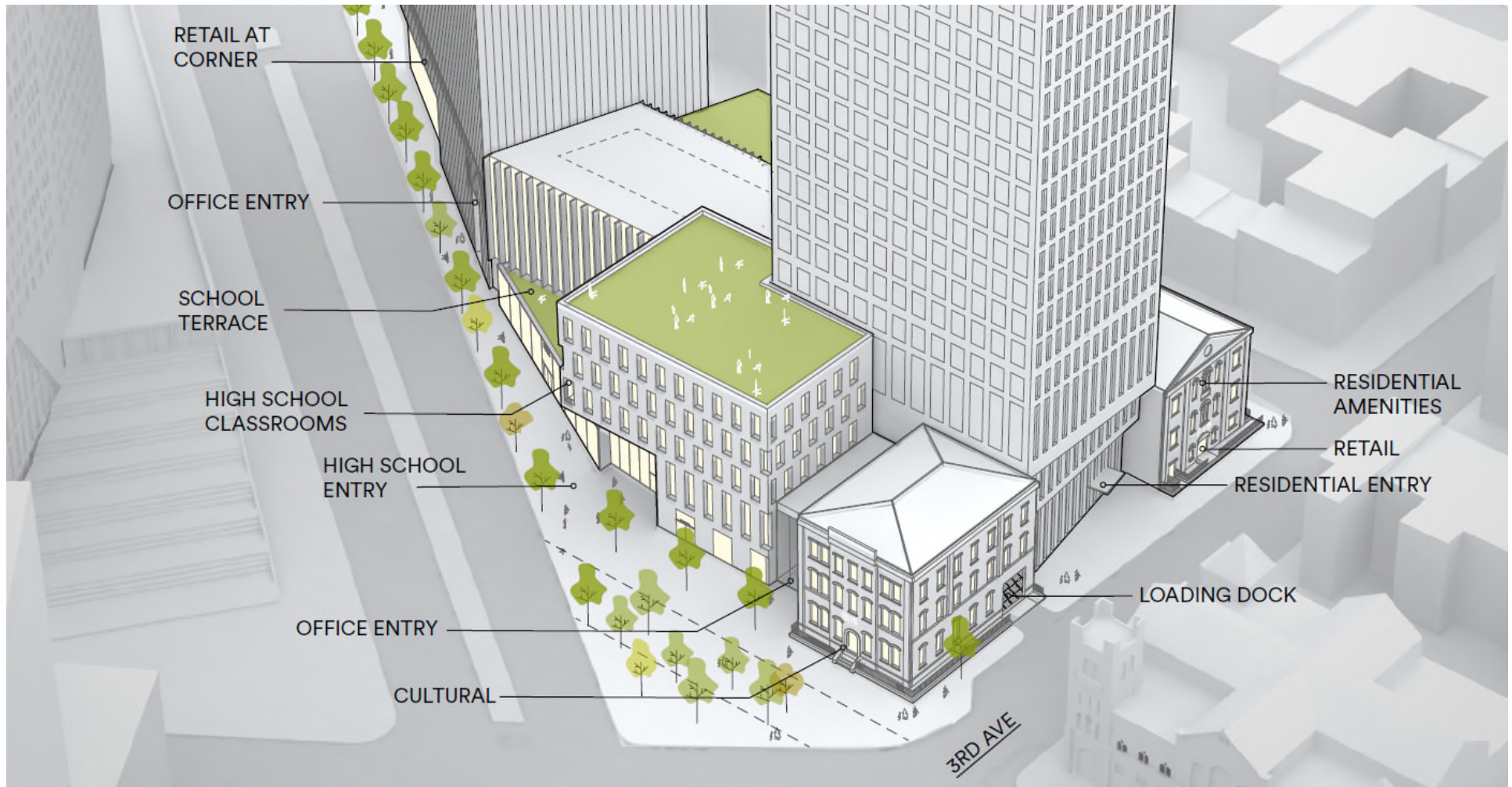


3. Position density accordingly

Urban Planning Strategy: State Street

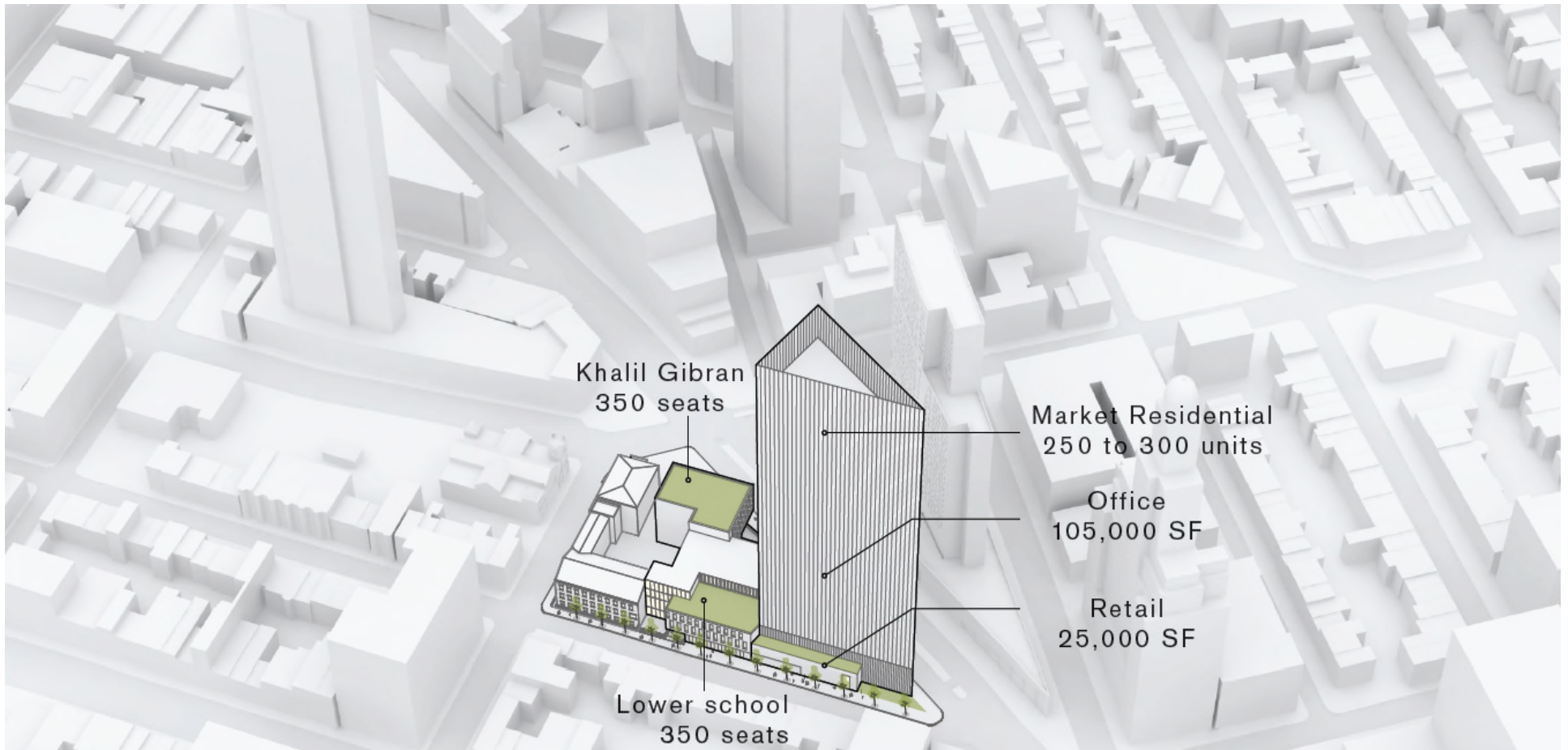


Urban Planning Strategy: Flatbush & 3rd Avenue

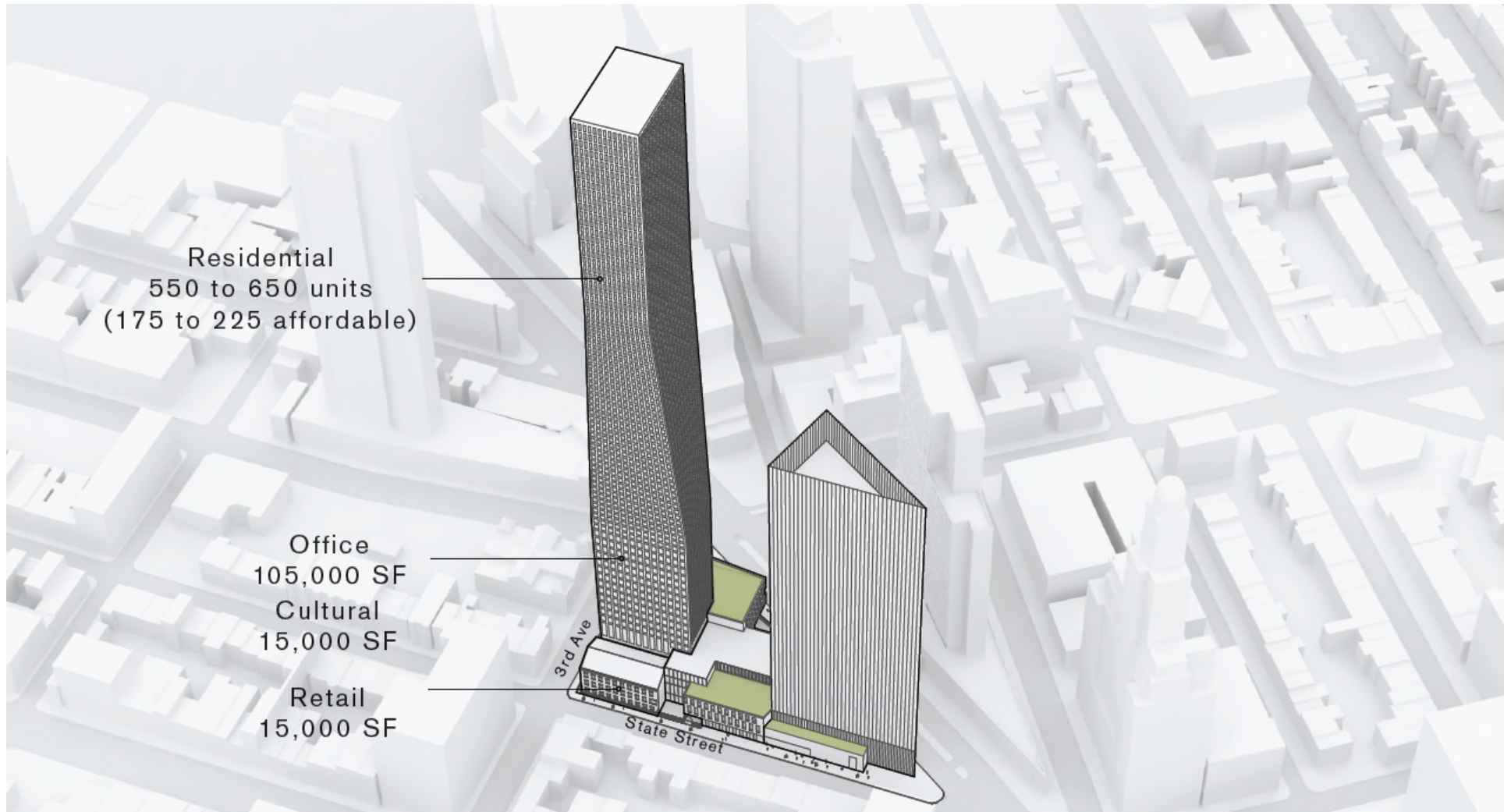


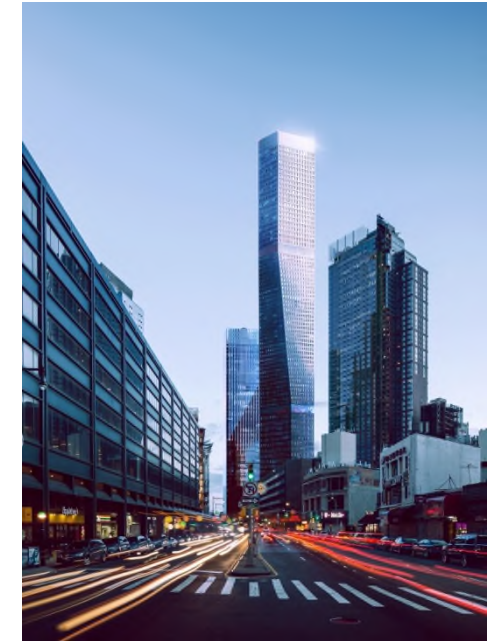
Phase 1

Existing Khalil Gibran High School must remain in operation while two new schools and Phase 1 tower constructed on eastern portion of site



Phase 2





More design information at www.80flatbush.com

Project Purpose and Need

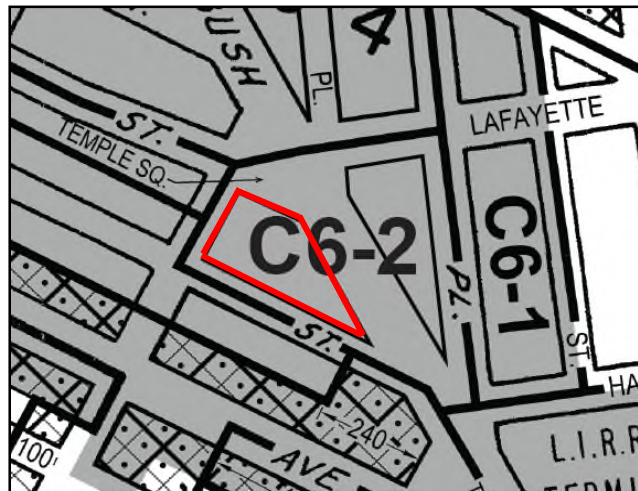
- ▶ Helps fulfill school capital and capacity needs in the Downtown Brooklyn neighborhood
- ▶ Constructs two state-of-the art school facilities: Khalil Gibran International Academy replacement and new lower school
- ▶ Creates 200+ permanent affordable housing units of mixed income levels
- ▶ Provides modern office space in the City's third largest central business district
- ▶ Creates new retail uses for local workers, residents, and visitors
- ▶ Provides 15,000 sf for a cultural facility to expand the existing Brooklyn Cultural District



Requested Actions and Discretionary Approvals

► Zoning Actions

- Zoning map change to allow for FAR of 18 in the Special Downtown Brooklyn District
- Zoning text changes and approvals that would allow special height, setback, ground floor and other regulations at this location
- Zoning text changes to designate the rezoned area as a Mandatory Inclusionary Housing Area and allow for modifications of certain MIH requirements



Requested Actions and Discretionary Approvals

▶ Other Discretionary Approvals

- Transfer and lease of property between the City, ECF, and Developer
- Tax exempt bond financing by ECF for the school





SEQRA Assessment

SEQRA DEIS follows *City Environmental Quality Review (CEQR) Technical Manual* guidance and screening threshold procedures

Areas of Analysis

- | | | |
|---------------------------------------|---|--|
| 1. Land Use, Zoning and Public Policy | 7. Urban Design and Visual Resources | 14. Air Quality |
| 2. Socioeconomic Conditions | 8. Natural Resources | 15. Greenhouse Gas Emissions |
| 3. Community Facilities and Services | 9. Hazardous Materials | 16. Noise |
| 4. Open Space | 10. Water and Sewer Infrastructure | 17. Public Health |
| 5. Shadows | 11. Solid Waste and Sanitation Services | 18. Construction Impacts, Mitigation, Alternatives |
| 6. Historic & Cultural Resources | 12. Energy | |
| | 13. Transportation | |



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Impact Assessment

Absent these discretionary approvals, development could occur on the Alloy parcels

Comparison of No Action and With Action Scenarios (2025)

Use (GSF)	No Action Scenario	With Action Scenario	Increment
Residential	252,590 gsf	830,000 gsf	+577,410 gsf
<i>Dwelling Units¹</i>	281	922	+641
<i>Affordable Unit Count</i>	0	225	+225
Office	0	245,000 gsf	245,000 gsf
Public School	44,877 gsf (1 public high school)	120,000 gsf (1 public primary school 1 public high school)	+75,123 gsf (1 public primary school)
<i>Primary School Students</i>	0	350	350
<i>High School Students</i>	312	350	38
<i>Staff</i>	17	70	53
Retail	41,200	50,000 gsf	+8,800 gsf
Community Facility	0	15,000 gsf	+15,000 gsf
Accessory Parking	0 surface 130 enclosed	0 surface 150 enclosed	0 surface +20 enclosed



Areas of Environmental Analysis

Highlights on Areas of Analysis:

- ▶ Land Use, Zoning, and Public Policy
 - Compatibility with area land use and zoning
 - Consistency with community plans – Brooklyn Cultural District
- ▶ Community Facilities and Services
 - Public school and daycare demand
- ▶ Open Space
- ▶ Shadows
 - Effects on sun-sensitive resources: The Baptist Temple, Rockwell Place Garden and Sixteen Sycamores Playground
- ▶ Historic and Cultural Resources
 - Adaptive reuse of the KGHS buildings
- ▶ Urban Design and Visual Resources




Areas of Environmental Analysis

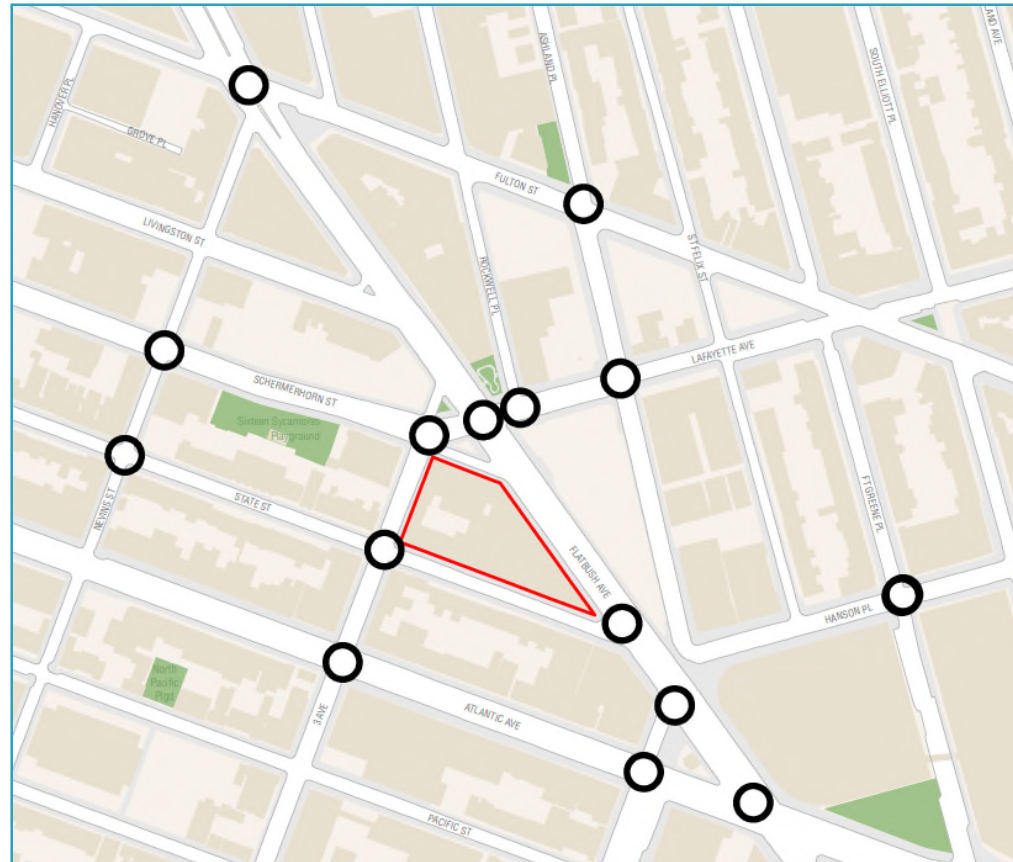
Highlights on Areas of Analysis:

► Transportation

- Detailed traffic analysis @ 15 locations
- Parking demand and circulation
- Transit and pedestrian safety

 *Project Site*

 *Traffic Analysis Location*



Areas of Environmental Analysis

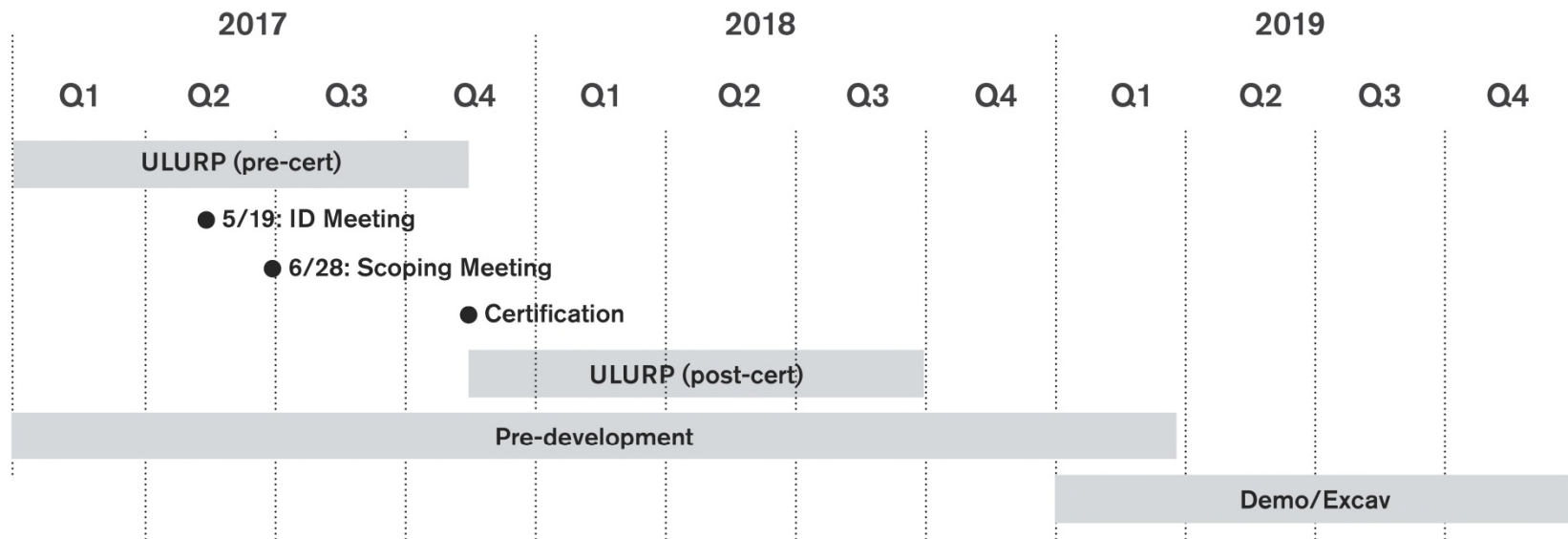
Highlights on Areas of Analysis:

- ▶ Air Quality and Noise
- ▶ Construction Impacts
 - Construction staging
 - Maintenance and Protection of Traffic
 - Noise and vibration
 - Minimizing effects on existing school and adjacent residential community
- ▶ Mitigation
- ▶ Alternatives



Timeline

Co-applicants anticipate Certification in late 2017 and City Council vote in mid-2018



Next Steps

- ▶ Comments on the Draft Scope of Work
- ▶ Written comments will be accepted until **Monday, July 10, 2017**
- ▶ Comments may be submitted at the scoping meetings, by email to KhalilGibran80Flatbush@schools.nyc.gov, or by regular mail to the address below:

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