



DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*  
Department of City Planning

December 14, 2018

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 19DCP107K)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of **625 Fulton Street Rezoning**, CEQR Number 19DCP107K. The SEQRA classification for this proposal is Type I.

**A public scoping meeting has been scheduled for Thursday, January 17, 2019 at 3:00 PM at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271.** Written comments will be accepted by the lead agency until the close of business on Thursday, January 31, 2019.

The Applicant, 625 Fulton LLC, seeks City Planning Commission approval of discretionary actions to facilitate the development of a site on Brooklyn Block 2094, Lots 1, 10, and 35 (the Project Area) in the Downtown Brooklyn neighborhood of Brooklyn, Community District 2. The Project Area consists of a single zoning lot and is located within a C6-4 zoning district within the Special Downtown Brooklyn (DB) District. The Applicant proposes to develop Lots 1 and 35 (the Development Site) with a mixed residential, commercial, and community facility use building (the Proposed Project).

The Proposed Actions would facilitate the construction of a 1,833,706-gross-square-foot (gsf) mixed-use development. The Proposed Project would include 739,000 gsf of commercial office space (a portion of which may include office space and similar support space for non-profit cultural organizations), 50,547 gsf of commercial retail space, a 640-seat (up to 82,500 gsf) public elementary school, and 902 dwelling units (DUs) (up to 843,346 gsf). The Proposed Project would satisfy the requirements of R10 Inclusionary Housing and the Draft Environmental Impact Statement will analyze up to 25 percent of residential units as affordable. The Proposed Project would also include up to approximately 350 below-grade accessory parking spaces on two sub-cellar levels (up to 115,903 gsf), a total of 0.25 acres (10,913 sf) of publicly accessible outdoor open space, and a 2,410-sf enclosed publicly accessible area.

Lot 10, which is not a part of the Applicant-owned Development Site, is developed with a 36-story, 335,187-gsf mixed-use building containing 369 residential DUs, 5,392 gsf of ground floor local retail uses, and a parking garage with 126 parking spaces. 141,464 zoning square feet (zsf) of development rights were distributed from Lot 1 to Lot 10 in 2007 through a Zoning Lot Development and Easement Agreement (ZLDEA) between the owners of Lot 10 and Lot 1 to facilitate the development of the 36-

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story, mixed-use 80 DeKalb building. The ZLDEA states that any additional development rights created by an amendment to the Zoning Resolution (ZR) (or any other change in existing law) would be solely allocated to Lot 1. Thus, the Proposed Actions would not result in any additional development on Lot 10.

The Applicant seeks the following discretionary actions to facilitate the Proposed Project:

- 1) A zoning map amendment to rezone the Project Area from a C6-4 district to a C6-9 district within the Special Downtown Brooklyn (DB) District;
- 2) A zoning text amendment to add provisions to the Special Downtown Brooklyn District to allow by Special Permit:
  - a) A maximum FAR in certain C6-9 (DB) districts of up to 20.0 and, if the zoning lot includes school uses, up to 21.0; and
  - b) Modifications of the underlying bulk and loading regulations in such C6-9 (DB) districts, provided that the site and proposed development meets certain conditions;
- 3) A Special Permit to allow the Applicant to construct the Proposed Project at 21.0 FAR with a school use and with certain modifications of underlying bulk and loading regulations (collectively, the “Proposed Actions”).

Pursuant to the proposed zoning text amendments, the City Planning Commission (CPC) may permit the maximum floor area ratio (FAR) of a zoning lot to be increased from 18.0 to 20.0 (or 21.0 if the zoning lot includes a school), provided that the development site meets certain conditions regarding lot area, commercial FAR, and publicly accessible space.

In the existing C6-4 (DB) zoning district, the maximum permitted FAR for the Project Area is 12.0, but because approximately 141,464 zsf of development rights were distributed from Lot 1 to Lot 10 under a ZLDEA, the maximum permitted buildable FAR for the Development Site absent the Proposed Actions would be 8.57.

Absent the Proposed Actions, the Applicant would demolish the existing three-story building on Lot 35 and construct a new 78-story, 837,624-gsf (761,776 zsf) mixed-use residential building with ground floor retail as-of-right. The Applicant would provide an approximately 0.68-acre (29,632 sf) public plaza fronting Fulton Street.

The analysis year for the Proposed Actions is 2023.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, New York, New York 10271, Olga Abinader, Acting Director (212) 720-3493; or from the Mayor’s Office of Sustainability, 253 Broadway, 14<sup>th</sup> Floor, New York, NY, 10007, Hilary Semel, Director (212) 676-3293. The Draft Scope of Work and scoping protocol will also be made available for download at [www.nyc.gov/planning](http://www.nyc.gov/planning).

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.