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
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
The Site
Proposed Program

Proposed ZFA (FAR 18.0)

- Residential (FAR 12.0)
  - Residential (Market Rate) 590,000
  - Residential (Affordable) 145,000

- Commercial / CF (FAR 6.0)
  - Office 200,000
  - School 105,000
  - Retail 50,000
  - Cultural 15,000

TOTAL – 1,105,000 SF
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

Residential
550 to 650 units
(175 to 225 affordable)

Office
105,000 SF

Cultural
15,000 SF

Retail
15,000 SF
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
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic & Cultural Resources
7. Urban Design and Visual Resources
8. Natural Resources
9. Hazardous Materials
10. Water and Sewer Infrastructure
11. Solid Waste and Sanitation Services
12. Energy
13. Transportation
14. Air Quality
15. Greenhouse Gas Emissions
16. Noise
17. Public Health
18. Construction Impacts, Mitigation, Alternatives
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
2. Socioeconomic Conditions
3. Community Facilities and Services
4. Open Space
5. Shadows
6. Historic & Cultural Resources
7. Urban Design and Visual Resources
8. Natural Resources
9. Hazardous Materials
10. Water and Sewer Infrastructure
11. Solid Waste and Sanitation Services
12. Energy
13. Transportation
14. Air Quality
15. Greenhouse Gas Emissions
16. Noise
17. Public Health
18. Construction Impacts, Mitigation, Alternatives
# Impact Assessment

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

## Comparison of No Action and With Action Scenarios (2025)

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

![Map with project site and traffic analysis locations]
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

- **2017**
  - Q1: ULURP (pre-cert)
  - Q2: 5/19: ID Meeting
  - Q3: 6/28: Scoping Meeting
  - Q4: Certification

- **2018**
  - Q1: ULURP (post-cert)
  - Q2: Pre-development

- **2019**
  - Q1: Demo/Excav
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:

Jennifer Maldonado, Executive Director
New York City Educational Construction Fund
30-30 Thomson Avenue, 4th Floor
Long Island City, NY 11101
Accessibility Report


Report created by: [Enter personal and organization information through the Preferences > Identity dialog.]

Organization:

Summary

The checker found no problems in this document.

- Needs manual check: 2
- Passed manually: 0
- Failed manually: 0
- Skipped: 1
- Passed: 29
- Failed: 0