

September 16, 2005

## **PUBLIC NOTICE**

### **NOTICE OF PUBLIC SCOPING AND INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT**

### **ATLANTIC YARDS ARENA AND REDEVELOPMENT PROJECT**

Notice is hereby given pursuant to the New York State Environmental Quality Review Act (SEQRA) and its implementing regulations (6 NYCRR 617) that the New York State Urban Development Corporation d/b/a Empire State Development Corporation (ESDC) intends to serve as lead agency for the proposed Atlantic Yards Arena and Redevelopment Project. ESDC has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the proposed action. The proposed project, which ESDC has determined to be a Type I action, involves the development of a major mixed-use development in the Atlantic Terminal area of Brooklyn by the Atlantic Yards Development Company, LLC and Brooklyn Arena, LLC (Project Sponsors). The project entails the construction of an arena for use by the Nets professional basketball team, as well as residential, office, retail, hotel, open space, and parking uses. The project development would occupy an approximately 22-acre area, roughly bounded by Flatbush, Fourth, Vanderbilt, and Atlantic Avenues, and Dean Street.

The development program currently includes, at full build-out, approximately 628,000 gross square feet (gsf) of commercial office space, 196,000 gsf of hotel use, 256,000 gsf of retail, up to 7.2 million gsf of residential use (approximately 7,300 residential units), approximately 4,000 parking spaces, more than 7 acres of publicly-accessible open space, and the proposed 850,000 gsf arena, which would accommodate 18,000 to 20,500 seats and provide approximately 1 acre of privately-accessible open space on the roof. The proposed project would also provide community facilities, including a health care center and an intergenerational community center offering child care and youth and senior activities. As part of the proposed project, a portion of the parcel identified as Site 5 of the Atlantic Terminal Urban Renewal Plan would be developed with approximately 356,000 gsf of residential use and 347,000 gsf of office use in addition to the existing approximately 47,000 gsf of retail. In order to provide flexibility in the development plan to allow the Project Sponsors to meet potential future demand for office space, the proposed project also contemplates a variation in the uses for Tower 1, Tower 2 and Site 5, such that the mixed and residential uses planned for these buildings would be devoted to commercial use.

The proposed project would result in the complete redevelopment of the existing Long Island Rail Road (LIRR) Vanderbilt Rail Yard, and entails a number of permanent roadway closures in some areas and vehicular and pedestrian circulation improvements in others, including sidewalk widenings and a new entrance to the Atlantic Terminal subway station at the corner of Atlantic and Flatbush Avenues. The proposed build program is anticipated to be developed in two phases. The Project Sponsors anticipate that the arena block and Site 5 would be completed by

2009 as Phase I of the project, and that the remainder of the program would be completed by 2016 as Phase II of the project.

It is anticipated that ESDC, in consultation with the City of New York (City), will: override the New York City Zoning Resolution with respect to use, bulk, (including height, setback, and floor area), signage, parking, and other requirements; the Atlantic Terminal Urban Renewal Plan as it relates to Site 5 and 6A; and the City Map to discontinue and acquire City streets. It is also anticipated that ESDC will acquire property through negotiation or condemnation and subsequently dispose of the property to the Project Sponsors or a local development corporation. The proposed action will also involve: condemnation by ESDC or disposition by the City of the City's interest in Site 5 and other City-owned property within the project site; Metropolitan Transportation Authority (MTA) disposition of a property interest in the Vanderbilt Rail Yard to ESDC, the Project Sponsors or a local development corporation; MTA approval of the upgraded LIRR rail yard, any related acquisitions, and other transit improvements; Public Authorities Control Board approval; and provision of state and city funding for affordable housing and other project elements and tax exempt financing.

A **public scoping meeting** has been scheduled to obtain comments on the draft scope of analysis for the DEIS. The meeting will be held on **Tuesday, October 18, 2005 from 5:00 P.M. to 8:00 P.M. at New York City College of Technology, 285 Jay Street, Klitgord Auditorium, Brooklyn**. Copies of the draft scope of analysis may be obtained from ESDC's Web site: [www.nylovesbiz.com/default.asp](http://www.nylovesbiz.com/default.asp). Comments on the draft scope of analysis may be presented at the public scoping meeting or written comments may be sent to the address listed below. Written comments will be accepted until 5:00 P.M. on October 28, 2005.

Contact: Atlantic Yards c/o Planning & Environmental Review, Empire State Development Corporation, 633 Third Avenue, New York, NY 10017, (212) 803-3254, [atlanticyards@empire.state.ny.us](mailto:atlanticyards@empire.state.ny.us)