

Appendix G
Agency Correspondence



Department of Transportation

POLLY TROTTENBERG, Commissioner

To: Rachel Shatz, Director
Planning and Environmental Review
Empire State Development

From: Naim Rasheed, Director *Naim*
Traffic Planning

Re: Atlantic Yards Arena and Redevelopment Project
Supplemental Environmental Impact Statement
CEQR No.: 06ESD001K

Date: May 30, 2014

The Office of Project Analysis/CEQR has completed its review of the above referenced Supplemental Environmental Impact Statement (SEIS) and concurs with its traffic, pedestrian and parking- related findings, and the feasibility of its proposed mitigation measures.

Forest City Enterprises, Inc. and Greenland Group Co. (a Joint Venture "JV") has signed an agreement to complete portions of Phase I and the entirety of Phase II development involving complete construction of the new LIRR rail yard, the platform over the new rail yard, Buildings 1, 3 through 15, and Site 5; create an eight-acre publicly accessible open space and make modifications to the Barclay Center roof. As per the JV agreement, Barclay Center and Building 2 would not be assigned, and Greenland would acquire 70% ownership interest in the proposed project.

The SEIS has been prepared to examine potential impacts resulting from the proposed project accounting for the prolonged construction of Phase II (the extended Build-Out Scenario). During the time of the 2006 Final EIS, two variations of the project were under consideration to allow for the flexibility in the program for three of the proposed project's buildings: a residential mixed-use variation and a commercial mixed-use variation which would allow for more commercial office use in the three buildings closest to Downtown Brooklyn. For purposes of this SEIS, the commercial mixed-use variation would only apply to the proposed development programs of Buildings 1 and 2 and on Site 5 in Phase I. Since the 2006 FEIS, the program for Building 2, which is currently under construction, includes only residential and retail uses. The project (Phases I and II) would introduce a total of 6,430 dwelling units.

The Phase II development could include up to 4,932 dwelling units and an estimated 156,000 square-foot (sf) of retail in eleven buildings, eight acre of open space, and commitments to provide approximately 250 childcare slots either on-site or in the area.

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In addition, the project sponsors have committed to provide 100,000 gsf elementary and intermediate school in order to mitigate the significant impact on public schools. There is a proposed reduction in on-site parking from 3,670 spaces as analyzed in the 2006 FEIS to 2,896 spaces in the SEIS. The Build Year analyzed in the SEIS for the project is 2035.

The SEIS also considers a Reduced Parking Alternative which would modify parking requirements and reduce the amount of accessory parking. The 2006 FEIS considered 3,670 spaces, the SEIS analyzed on-site parking reduced to 2,896 spaces, and the Reduced Parking Alternative in the SEIS would further reduce on-site parking to 1,200 spaces. Under this alternative there would be one additional impacted intersection during the AM peak hour, and two crosswalks impacted under the proposed project would be impacted in additional peak hours. This alternative would also result in 300 on-site parking spaces to accommodate construction worker parking demand.

In order to verify the need and effectiveness of the proposed mitigation measures identified in the SEIS, the JV/ESD through its consultant will develop and conduct a detailed traffic monitoring plan promptly following the completion/occupancy of 1,500 of the 6,430 dwelling units planned under the project, and again upon full build-out and occupancy of the project. The JV/ESD or its consultant will submit for NYCDOT's review and approval, a scope of work that will include all locations where potential significant adverse impacts were identified in the SEIS (both mitigated and unmitigated), and any locations in the study area where NYCDOT believes improvement measures would be warranted. Data collection for the monitoring plan will include Automatic Traffic Recorder (ATR) machine counts, manual turning movement counts, pedestrian counts, intersection geometry, signal timing and off-set, and any relevant information necessary for conducting the traffic analysis. The traffic monitoring programs will also include intersection levels-of-service analyses and signal progression analyses along major corridors (i.e., Flatbush Avenue, Atlantic Avenue, Sixth Avenue, etc.). The purpose of the two monitoring programs (at completion of 1,500 D.U. and at project completion) will be to determine whether projected congestion has occurred at locations identified as impacted in the SEIS. The data collected during the monitoring program will be used to verify the need for the mitigation measures identified in the SEIS or similar measures.

The JV/ESD and/or its consultants will submit all of the required drawings/design as per AASHTO and NYSDOT/NYCDOT specifications for NYCDOT's review and approval. NYCDOT will participate in the review process relating to all future modifications to geometric alignment, striping and signage during the preliminary and final design phases. In addition, the JV/ESD will be responsible for any costs associated with the monitoring effort as well as the

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design and construction of any or all improvement measures recommended in the SEIS or in the monitoring plan, consistent with the customary and standard NYCDOT practice.

The JV/ESD will notify DOT six months prior to completion of the initial 1,500 dwelling units at the project site and again six months prior to completion of the final project building. The JV/ESD will similarly inform NYCDOT when implementation of any of the mitigation measures proposed in the SEIS is needed.

If you should have any questions or need additional information, please call me at (212) 839-7710 or Marjorie Bryant at (212) 839-7756.

c: D/C R. Collyer, A/C R. Russo, B/C J. Palmieri, A. Borock, J. Noto, S. Barkho,
M. Singh, D. Nguyen, T. Gurung, C. Hrones, J. Benson, S. Ahmed, M. Bryant, File

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