



DASNY

*Memorandum*

**TO:** Jack D. Homkow, Director, Office of Environmental Affairs  
**FROM:** Matthew A. Stanley, AICP, Senior Environmental Manager *MAS*  
**DATE:** April 11, 2016  
**RE:** *State Environmental Quality Review (SEQR) Determination* for the Pratt Institute *2016 Financing Project* — Independent Colleges and Universities Program

Pratt Institute (“Pratt” or the “Institute”) has requested financing from DASNY (“Dormitory Authority State of New York”) pursuant to DASNY’s Independent Colleges and Universities Program for its *2016 Financing Project*. Accordingly, the *2016 Financing Project* is subject to environmental review pursuant to the *State Environmental Quality Review Act* (“SEQRA”).

Based on a review of the attached *Single Approval Credit Summary*, dated April 1, 2016, it has been determined that for purposes of SEQRA, the Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of fixed-rate, tax-exempt and/or taxable bonds, in an amount not to exceed \$68,000,000, with maturities not to exceed 31 years, to be sold through a negotiated offering on behalf of Pratt Institute.

***2016 Financing Project.*** The proceeds of the bond issuance would be used to finance the *2016 Financing Project* which would involve the construction of an additional two stories totaling approximately 12,000 gross square feet (“gsf”) and additional 50 beds on Emerson Residence Hall, a residence hall currently under construction on Emerson Place between Myrtle Avenue and Willoughby Avenue, Clinton Hill, Brooklyn, New York (Kings County); renovations and equipping of nine townhouses at 179 Steuben Street, 181 Steuben Street, 220 Willoughby Avenue, 220A Willoughby Avenue, 222 Willoughby Avenue, 224 Willoughby Avenue, 226 Willoughby Avenue, 226A Willoughby Avenue, and 228 Willoughby Avenue, Clinton Hill, Brooklyn, New York (Kings County); and the refunding of the DASNY Pratt Institute Series 2009C bonds. The four components of the *2016 Financing Project* are described further under *SEQR Determination*, below.

***Description of the Institution.*** Pratt Institute, founded in 1887, is a coeducational and graduate institution chartered and empowered to confer academic degrees by the State of New York. Pratt is principally located on a 25-acre campus in the Clinton Hill section of Brooklyn and also on a Manhattan campus located at 144 West 14<sup>th</sup> Street. Pratt is accredited by the Middle States Association of Colleges and Schools and is a member of the National Association of Schools of Art and Design.

**SEQR Determination.** DASNY completed this environmental review in accordance with SEQRA, codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”) and implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the New York *State Environmental Quality Review* (“SEQR”) process.

*Emerson Residence Hall.* The Emerson Residence Hall (then known as the *Undergraduate Residence Hall* project) was originally a component of Pratt Institute’s *2014 Financing Project*. Currently under construction, it was originally designed as an 8-story, approximately 59,000-gsf facility to house approximately 200 students (the “2014 Project”). DASNY, as SEQR lead agency, performed a coordinated environmental review of the 2014 Project, classified as an Unlisted Action under SEQR (6 N.Y.C.R.R. § 617.2(ak)). The environmental review followed the 2014 *City Environmental Quality Review* (“CEQR”) *Technical Manual* unless stated otherwise. On December 10, 2014, DASNY issued a *SEQR Negative Declaration Notice of Determination of Nonsignificance* for the 2014 Project.

Subsequently, Pratt decided to redesign the Emerson Residence Hall project as a 10-story, approximately 71,000-gsf facility to house approximately 250 students and contain related administrative facilities (the “Revised Project”).

DASNY is obligated under SEQR to review and evaluate the incremental and cumulative changes engendered by the Revised Project, specifically the addition of 2 stories, 12,000 gsf of floor space, and 50 residential beds, to determine if the changes cause environmental impacts significant enough to warrant a new SEQR process.

DASNY completed a Technical Memorandum (dated April 11, 2016, attached) that concludes that the Revised Project would not incrementally or cumulatively engender environmental impacts that exceed any of the significant adverse impact criteria contained in the *CEQR Technical Manual*. Thus, the Revised Project is no less protective of the environment than original 2014 Project. As such, this is an unsubstantial deviation from the 2014 Project considered in the *Negative Declaration Notice of Determination of Nonsignificance* in terms of environmental impact. Therefore, the original *Negative Declaration Notice of Determination of Nonsignificance*, when viewed in conjunction with the subject Technical Memorandum, is still valid in this regard and no further SEQR determination or process will be required for the construction of the two additional stories with 50 additional student beds.

*Townhouse Renovation.* The *Townhouse Renovation* project would involve the renovation and/or equipping of nine Pratt-owned 2-story townhouses located along

Willoughby Avenue into student housing to accommodate approximately 54 students. The subject townhouses were previously in use as faculty housing.

Replacement, rehabilitation or reconstruction of a structure or facility, in kind, on the same site, including upgrading buildings to meet building or fire codes, unless such action meets or exceeds any of the thresholds in Part 617.4 is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2). Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under *Environmental Conservation Law*, article 8.”<sup>1</sup> Therefore, no further *SEQR* determination or procedure is required for any project identified as Type II.

*Refunding.* The proposed financing would include the refunding of the DASNY Pratt Institute Series 2009C bonds. Refinancing of existing debt is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(23) is a Type II action as specifically designated by 6 *N.Y.C.R.R.* § 617.5(c)(2). Type II “actions have been determined not to have significant impact on the environment or are otherwise precluded from environmental review under Environmental Conservation Law, article 8.”<sup>2</sup> Therefore, no further *SEQR* determination or procedure is required for any project identified as Type II.

***SHPA Determination.*** The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“*SHPA*”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law* (“*PRHPL*”), as well as with the requirements of the Memorandum of Understanding (“*MOU*”), dated March 18, 1998, between DASNY and the New York State Office of Parks, Recreation, and Historic Preservation (“*OPRHP*”).

*Emerson Residence Hall.* As described in the *Technical Memorandum*, the addition of two stories to the proposed residence would not result in any physical destruction or alteration to any proximate resources listed in or eligible for inclusion in the National and/or State Registers of Historic Places (“*S/NR*”). The addition of two stories to the proposed residence would not result in any changes to the building footprint; therefore, there is no potential for archaeological impacts. It is the opinion of DASNY that the Revised Project would have no impact on historic or cultural resources listed in or eligible for inclusion in the *S/NR*.

*Townhouse Renovation.* The subject properties are contributing buildings within the *S/NR*-listed *Pratt Institute Historic District*, as well as being locally designated New York City landmarks (*Pratt Institute Faculty Rowhouses Individual Landmark*).

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<sup>1</sup> 6 *N.Y.C.R.R.* § 617.5(a).

<sup>2</sup> *Ibid.*

Accordingly, the *Townhouse Renovation* is subject to review by the New York City Landmarks Preservation Commission (“LPC”) and OPRHP.

On February 25, 2013, LPC issued a Certificate of Appropriateness (“COFA”) (COFA №. 14-1110) (attached) allowing the proposed renovations to proceed. COFA №. 14-1110 was subsequently amended on February 3, 2014, to incorporate modifications to the original proposal (attached).

The *Townhouse Renovation* has been submitted to OPRHP for review. OPRHP’s review is ongoing at this time. Overall, it is the opinion of DASNY that the *2016 Financing Project* would have no impact on historic or cultural resources in or eligible for inclusion in the S/NR.

**SSGPIPA Determination.** Since the Proposed Action would include DASNY bond financing, a Smart Growth Impact Statement (“SGIS”) for the Proposed Project was prepared pursuant to the *State of New York State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”)* procedures (see “Smart Growth Impact Statement Assessment Form [“SGISAF”], attached). DASNY’s Smart Growth Advisory Committee reviewed the SGIS and attested that the Proposed Project, to the extent practicable, would meet the smart growth criteria established by the legislation. The compatibility of the Proposed Project with the ten criteria of the *SSGPIPA*, article 6 of the ECL, is detailed in the SGISAF. As indicated on the form, the Proposed Project would be generally supportive of *SSGPIPA* and no further *SSGPIPA* analysis is required.

#### Attachments

cc: Dena T. Amodio, Esq. (via email)  
Stephen J. Kosier (via email)  
SEQR File  
OPRHP File

## **State Environmental Quality Review (SEQR) Technical Memorandum Pratt Institute Emerson Hall Project Change in Building Program**

### **Introduction**

Pratt Institute (“Pratt”) has requested financing from DASNY (“Dormitory Authority State of New York) pursuant to DASNY’s Independent Colleges & Universities Program for its *Revised Emerson Hall Project*. The *Revised Emerson Hall Project* is a component of Pratt’s *2016 Financing Project* and, accordingly, is subject to environmental review pursuant to the *State Environmental Quality Review Act (“SEQRA”)*. Based on a review of the attached DASNY *Single Approval Credit Summary*, dated April 1, 2016, and *Pratt Institute New Money Projects*, dated March 8, 2016, prepared by a representative of Pratt, it has been determined that for purposes of SEQRA, the Proposed Action would consist of DASNY’s authorization of the issuance of an amount not to exceed \$68,000,000 in fixed-rate, tax-exempt and/or taxable bonds on behalf of Pratt. A portion of the proceeds of the tax-exempt bond issuance would be used to finance the *Revised Emerson Hall Project* (hereinafter, the “Revised Project”).<sup>1</sup>

### **Background**

The Emerson Residence Hall (then known as the *Undergraduate Residence Hall* project and, herein, as the “2014 Project”) was originally a component of Pratt Institute’s *2014 Financing Project*. Currently under construction, the 2014 Project was originally designed as an 8-story, approximately 59,000-gross-square-foot (“gsf”) facility to house approximately 200 students. Subsequently, Pratt decided to have the Emerson Residence Hall project redesigned to be a 10-story, approximately 71,000-gross-square-foot (“gsf”) facility on Pratt’s campus to house approximately 250 students and contain related administrative facilities.

The Revised Project component that would be funded with a portion of the proceeds of the current bond issuance would consist of the construction of two additional floors, containing approximately 12,000 gsf, to accommodate 50 additional residential

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<sup>1</sup> The 2016 Financing Project also would include funding for the *Townhouse Renovation* project as well as refunding of existing debt. Details on these components of the financing can be found in DASNY’s *SEQR Determination* memorandum dated April 11, 2016.

students. Pratt has decided to expand the Emerson Residence Hall project in order to meet an ongoing existing demand for on-campus student housing.

### ***Location of Proposed Project***

The Revised Project will be located on the western portion of a vacant, Pratt-owned site at 135 Emerson Place, in the Clinton Hill section of the borough of Brooklyn, Kings County, New York (the "Project Site"). The Project Site is located one block north of the enclosed Pratt Institute Brooklyn Campus. The Project Site is bound by Emerson Place to the west, Myrtle Avenue to the north, Classon Avenue to the east and private property to the south. It is an irregularly shaped parcel, measuring approximately 0.8 acre, and is formally identified as Kings County Tax Block 1909, Lot 15.

### ***SEQR Reevaluation***

Previously, on December 10, 2014, DASNY ("Dormitory Authority of the State of New York") issued a *State Environmental Quality Review (SEQR) Negative Declaration Notice of Determination of Nonsignificance* (attached) for the Pratt Institute Emerson Hall Project.<sup>2</sup> The Proposed Action consisted of DASNY's authorization of the issuance of one or more series of fixed- and/or variable-rate, tax-exempt and/or taxable bonds on behalf of Pratt for the 2014 Project. The proceeds of the bond issuance were used to finance the construction (currently in progress) of a new, 8-story, approximately 59,000-gsf, 200-bed, undergraduate residence hall on a Pratt-owned site in the borough of Brooklyn, New York.

Subsequent to issuance of DASNY's *Negative Declaration* and the commencement of construction activities, Pratt considered programmatic design changes to the 2014 Project with respect to the building size and number of residential beds. As a consequence, the facility is now redesigned to be a 10-story, approximately 71,000-gsf housing approximately 250 students and containing related administrative facilities.

Because of these changes in the project, DASNY is obligated under *SEQR* to review and evaluate the incremental and cumulative changes to the 2014 Project engendered by the Revised Project, specifically the addition of 2 stories, 12,000 gsf of floor space, and 50 residential beds to determine if the changes cause environmental impacts significant enough to warrant a new *SEQR* process.

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<sup>2</sup> DASNY, in accordance with Article 8 of the *Environmental Conservation Law "ECL"* and Title 6 *New York Codes, Rules and Regulations ("N.Y.C.R.R.")* Part 617, undertook a coordinated *SEQR* process and issued a *Negative Declaration Notice of Determination of Nonsignificance* on December 10, 2014.

DASNY completed this Technical Memorandum in accordance with the procedures set forth in the *State Environmental Quality Review Act* (“SEQRA”), codified at Article 8 of the New York *Environmental Conservation Law* (“ECL”), and its implementing regulations, promulgated at Part 617 of Title 6 of the *New York Codes, Rules and Regulations* (“N.Y.C.R.R.”), which collectively contain the requirements for the SEQRA process. The environmental review followed the 2014 *City Environmental Quality Review* (“CEQR”) *Technical Manual*<sup>3</sup> for evaluating the Proposed Project, unless stated otherwise. The Proposed Project was also reviewed in conformance with the *New York State Historic Preservation Act of 1980* (“SHPA”), especially the implementing regulations of Section 14.09 of the *Parks, Recreation, and Historic Preservation Law* (“PRHPL”). Additionally, the Proposed Project was reviewed in conformance with the *State Smart Growth Public Infrastructure Policy Act* (“SSGPIPA”).

### **Reasons Supporting This Determination**

**General Findings.** The purpose of the Revised Project is the same as that of the 2014 Project which is to provide a modern student residence for Pratt Institute to replace the existing 192-bed Cannoneer Court Residence Hall (to be repurposed as studio space for Masters of Fine Arts students), and to meet an existing demand for on-campus student housing. A topic-by-topic discussion of the reasons supporting this Technical Memorandum determination follows.

**Zoning.** Similar to the 2014 Project, the Revised Project would conform to the existing R6 General Residence District with a C2-4 Local Service District commercial overlay district zoning. The Revised Project, totaling approximately 71,000 gsf, would still be within maximum zoning potential of the Project Site, which would permit an approximately 170,000-gsf building. No zoning change would be required in order to facilitate the Revised Project. No significant adverse zoning impacts would occur.

**Land Use.** The Revised Project would add an additional two stories onto the 2014 Project; however, the proposed institutional land use would remain the same. The Revised Project would represent a further intensification of the existing institutional uses in the vicinity; hence, it would not represent a substantial change in land use. No significant adverse land use impacts would occur.

**Public Policy.** Analogous to the 2014 Project, the Revised Project would be developed in compliance with the relevant public policy initiatives that guide development within the project study area, specifically the *Brooklyn Community Board 2* (“CB2”) *Statement of Community District Needs Statement for Fiscal Year 2014*; the *Brooklyn Community Board 3* (“CB3”) *Statement of Community District Needs Statement for Fiscal*

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<sup>3</sup> ([www.nyc.gov/html/oec/html/ceqr/technical\\_manual\\_2014.shtml](http://www.nyc.gov/html/oec/html/ceqr/technical_manual_2014.shtml))

*Year 2014; One New York: The Plan for a Strong and Just City (“OneNYC”); and the State Smart Growth Public Infrastructure Policy Act.*

**Socioeconomic Conditions.** Comparable to the 2014 Project, the Revised Project would not displace any residential populations, businesses or employees, and would not result in substantial new development that is markedly different from existing uses, changes in real estate conditions or cause harm to specific industries. No significant adverse socioeconomic impacts would occur.

**Community Facilities and Services.** Similar to the 2014 Project, the Revised Project would not introduce any new residential population, or result in the creation of a sizable new neighborhood; nor would it have any direct or indirect effects on nearby community facilities. No significant adverse community facilities impacts are expected.

**Open Space.** Like the 2014 Project, the Revised Project would not physically change or eliminate any open space or reduce its utilization or aesthetic value, and would not introduce any substantial new user population that would create or exacerbate an over-utilization of existing open space resources. No significant adverse impacts to parks and open space would occur.

**Cultural Resources.** Analogous to the 2014 Project, the Revised Project would not adversely impact cultural resources on or adjacent to the Project Site.

**Architectural Resources.** The addition of two stories to the proposed residence would not result in any physical destruction or alteration to any proximate resources. The Revised Project would not isolate or alter the resources’ relationship with the streetscape or eliminate publicly accessible views of the resources. The Revised Project would not introduce an incompatible visual, audible or atmospheric element to the area that would affect these historic resources. Although additional new shadows would be cast by the Revised Project, significant shadow impacts are not anticipated. Construction-related impacts such as vibration or collapse are not anticipated; however, precautionary measures would be taken to ensure that construction activity such as excavation and foundation construction does not affect the surrounding historic resources.

**Archaeological Resources.** A Phase IA archaeological resources evaluation (“Phase IA”) concluded that only the former 202 Classon Avenue section of the Project Site (an historic lot that measured 25 feet wide and 100 feet deep) is sensitive for resources that may relate to the occupation of the property from 1856-1878. The former 202 Classon Avenue lot is located on the eastern portion of the Project Site, an area that would remain undisturbed under both the 2014 Project and the Revised Project.



The addition of two stories to the proposed residence would not result in any changes to the building footprint; therefore, there is no potential for archaeological impacts. It is the opinion of DASNY that the Revised Project would have no impact on historic or cultural resources listed in or eligible for inclusion in the State and/or National Registers of Historic Places.

**Urban Design and Visual Resources.** Comparable to the 2014 Project, the Revised Project would comply with existing zoning requirements including yard, height, and setback requirements. The Proposed Project would not exceed thresholds for a preliminary urban design analysis and a detailed assessment is not warranted. No urban design or visual resource impacts are anticipated as a result of the Revised Project.

**Shadows.** A shadow analysis, undertaken as part of the *SEQR* review of the 2014 Project per the methodology in the *CEQR Technical Manual*, indicated that two historic resources, the M.H. Renken Dairy Company and the Convent of the Sisters of Mercy, and one parkland resource, the southern portion of Taaffe Playground, fall within the potential shadow impact area. Under *CEQR*, historic resources and parkland are classified as sunlight-sensitive resources requiring further analysis.

Similar to the 2014 Project, the longest shadow generated by the Revised Project would cross the south end of Taaffe Playground, which contains the handball courts. This area of Taaffe Playground is already shaded at various times of the day by the existing three- and four-story buildings that abut the playground.

The historically significant brick façade of the M.H. Renken Dairy Company is only visible from the building's frontage on Myrtle Avenue and Classon Avenue. The south and west façade of the building is obstructed by a six-story building to the south and a three story building to the west. Since the exposed façade faces directly away from the Project Site, no shadows would fall directly on the sunlight sensitive face.

The orphanage of the Convent of the Sisters of Mercy does not have light sensitive features, such as stained glass windows, and a significant portion of the building's façade is located behind a concrete wall that wraps around the entire complex. The Revised Project would not diminish the historic integrity of this building. The chapel contains stained glass windows that are located on the eastern and western face of the building. Other than the stained glass windows, there are no other light sensitive features present on the chapel. Based on photographic reconnaissance, the chapel appears to be elevated several feet above existing grade and the stained glass windows are further elevated above the finished floor of the chapel. Taking this into consideration and the fact that the shadow assessment considers the longest shadow cast throughout the year, it has been concluded that the shadow associated with the Revised Project would likely not constitute a significant impact.

**Natural Resources.** The Project Site is devoid of natural resources and its built resources are not known to provide habitat to support a protected species as defined in the federal *Endangered Species Act* (50 *Code of Federal Regulations* ["CFR"] 17) or the state *ECL* (6 *N.Y.C.R.R.* Parts 182 and 193). Similar to the 2014 Project, the Revised Project would not require a detailed natural resources assessment, nor would it result in significant adverse impacts to natural resources.

**Hazardous Materials.** A report prepared by Environmental Data Resources, Inc. (the "EDR report") evaluated federal, state and local environmental site inventories and databases for information regarding documented or suspected releases of regulated hazardous substances on or in the vicinity of the Project Site. The EDR report revealed that the Project Site was not listed on any of the searched databases.

The addition of two stories to the proposed residence would not result in any changes to the building footprint; therefore, there is no potential for hazardous materials impacts.

**Infrastructure.** The Proposed Project was assessed for its potential effects upon water supply, wastewater collection and treatment and storm water management systems.

**Water Supply.** The Revised Project would generate a water demand of approximately 25,000 gallons per day ("gpd"). The Revised Project would not result in an exceptionally large demand for water and would not be located at the end of the water supply distribution system. As such, water infrastructure impacts are not anticipated and a detailed assessment is not required.

**Sanitary Sewage.** The Revised Project would generate sanitary sewage at a rate commensurate with domestic water consumption, approximately 25,000 gpd. Sanitary sewage from the Project Site would be conveyed to the Newtown Creek Wastewater Pollution Control Plant ("WPCP"), which has a rated capacity of 310 million gallons per day ("mgd"). The amount of sanitary sewage generated would not be expected to exceed the WPCP's capacity or affect its treatment efficiency, and is not expected to overburden the local conveyance system.

The Revised Project would not involve the construction of 400 or more residential units, would not involve development on a site that is one acre or larger, where the amount of impervious surfaces would increase, and the project site is not located within the Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek or Westchester Creek drainage area.

**Storm Water.** The addition of two stories on the proposed residence hall would not alter DASNY's previous conclusion that no storm water impacts would occur.

*Solid Waste and Sanitation Services.* The Revised Project would generate approximately 4,250 pounds per week (“ppw”) of solid waste and therefore would not exceed the *CEQR* guidance impact threshold of 100,000 ppw. No significant adverse solid waste impacts are expected as a result of the Proposed Project.

***Energy.*** The Revised Project would consume approximately 18 million British Thermal Units (“BTUs”)<sup>4</sup> per year. According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is limited to projects that may result in a significant impact in the transmission or generation of energy or that would involve the development of an energy-intensive facility. The energy consumption associated with the Revised Project is not anticipated to result in a significant impact to the provision of energy services within the project study area nor is the project considered an energy-intensive facility. As such, the Revised Project would not result in a significant adverse impact with respect to energy supply or demand, and a detailed assessment is not warranted.

***Transportation.*** The additional 50 beds proposed under the Revised Project would serve an ongoing existing demand for on-campus student housing. As such, the students living in the proposed residence would not represent new vehicular, transit or pedestrian trips. Thus, no significant adverse transportation impacts are expected as a result of the Revised Project.

***Air Quality.*** The additional 50 beds proposed under the Revised Project would serve an ongoing existing demand for on-campus student housing. As such, the students living in the proposed residence would not represent new vehicular trips. Thus no significant adverse mobile source air quality impacts are expected as a result of the Revised Project.

Regarding stationary sources, a screening analysis indicated that the Revised Project facility falls below the Stationary Source curve, meaning that a potential significant impact as a result of potential boiler stack emissions resulting from the use of natural gas is unlikely. No further stationary source analysis is required.

Overall, no significant adverse mobile-source or stationary-source air quality impacts are expected as a result of the Proposed Project.

***Greenhouse Gas Emissions.*** Like to the 2014 Project, the Revised Project would not be unusually large and would not involve excessive power production or alter the solid waste management system, therefore a detailed greenhouse gas emissions assessment is not required.

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<sup>4</sup> A BTU is the amount of heat energy needed to raise the temperature of one pound of water by one degree Fahrenheit. This is the standard measurement used to state the amount of energy that a fuel has as well as the amount of output of any heat generating device.

**Noise.** Similar to the 2014 Project, the Revised Project would not trigger any *CEQR Technical Manual* threshold for a detailed noise assessment and therefore no further analysis is required.

**Neighborhood Character.** Comparable to the 2014 Project, the Revised Project would not have the potential to result in any significant adverse impacts to land use, architectural design, visual resources, historic resources, socioeconomics, traffic and noise, therefore no neighborhood character assessment is warranted.

**Public Health.** Like the 2014 Project, the Revised Project would not have the potential to result in any significant adverse impacts to air quality, water quality, hazardous materials, or noise. Hence, the Revised Project would not result in any significant adverse impacts to public health and no further analysis is warranted.

**Construction Impacts.** Similar to the 2014 Project, the construction duration of the Revised Project would be classified as short-term under *CEQR* technical guidance as construction activities would last less than two years in length. Typically, short-term construction does not require a detailed analysis according to the suggested *CEQR Technical Manual* guidance. In order to minimize potential adverse impacts during construction, the Proposed Project would be planned, designed, scheduled and staged to minimize disruption. Additionally, best management practices would be utilized during construction to minimize the duration and severity of any intermittent effects.

Overall, construction-period effects would be temporary and would not result in any significant impacts.

## **Conclusion**

The increase in the number of stories from 8 to 10, square footage from approximately 59,000 gsf to approximately 71,000 gsf and the number of residential beds from 200 to 250 would not incrementally or cumulatively engender environmental impacts that exceed any of the significant adverse impact criteria contained in the *CEQR Technical Manual*. Thus, the Revised Project is no less protective of the environment than original 2014 Project. As such, this is an unsubstantial deviation from the 2014 Project considered in the *Negative Declaration Notice of Determination of Nonsignificance* in terms of environmental impact. Therefore, the original *Negative Declaration Notice of Determination of Nonsignificance*, when viewed in conjunction with the subject Technical Memorandum, is still valid in this regard and no further *SEQR* determination or process will be required for the construction of the two additional stories with 50 additional student beds.



DEPT OF RECORDS 320377864 Job Number ES144255490 Scan Code

THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007

TEL: 212 669-7700 FAX: 212 669-7780



# PERMIT

## CERTIFICATE OF APPROPRIATENESS

ISSUE DATE: 02/25/13	EXPIRATION DATE: 12/04/2018	DOCKET #: 133583	COFA #: COFA 14-1110
ADDRESS 171-185 STEUBEN STREET <u>Pratt Institute Faculty Rowhouses</u> INDIVIDUAL LANDMARK		BOROUGH: BROOKLYN	BLOCK/LOT: 1922 / 1

**Display This Permit While Work Is In Progress**

**ISSUED TO:**

**Edmund Rutkowski  
Pratt Institute  
200 Willoughby Avenue  
Main Building #1  
Brooklyn, NY 11205**

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission, at the Public Meeting of December 4, 2012, following the Public Hearing of the same date, voted to approve a proposal for certain work, as put forward in your application completed on November 8, 2012. The approval will expire on December 4, 2018.

The proposed work, as approved, consists of the removal of all wood windows at the front facades, and their replacement with three-pane fixed aluminum-clad wood windows at the basement, one-over-one double-hung aluminum-clad wood windows at the 1st floor, multi-light diamond-pane-over-one double-hung aluminum-clad wood windows at the 2nd floor, and six-over-six double-hung aluminum-clad wood windows at the 3rd floor; with the wood framing to be finished black and the new windows to have a beige finish (Benjamin Moore HC-80 "bleecker beige"); as shown in undated presentation boards consisting of existing condition photographs, a site plan, proposed elevations, and window details, prepared by Hall Partnership Architects, LLP, and presented at the December 4, 2012 Public Hearing and Public Meeting.

In reviewing this proposal, the Commission noted that 171-185 Steuben Street and 220-234 Willoughby Avenue, part of the Pratt Institute Faculty Rowhouses Individual Landmark, are nineteen Colonial Revival style rowhouses, designed by Hobart A. Walker, and built in 1907. The Commission also noted that the same scope of work was approved under Certificate of Appropriateness 05-1046, issued August 6, 2004, for 172-186 Emerson Place, another set of rowhouses within the Landmark site.

With regard to the proposal, the Commission that the proposed aluminum-clad wood windows will match the

configuration, operation, and finish of the historic windows; that some of the buildings' original ornament is metal, including the prominent two story bay windows, and thus, aluminum clad windows would be consistent with the historic materials; and that the change in material of the windows from wood to metal-clad wood, will not detract from the special historic and architectural character of the landmark. Based on these findings, the Commission determined the proposed work to be appropriate to the building and the historic district, and voted to approve it.

However, the Commission made its determination subject to the stipulation that two signed and sealed copies of Department of Buildings filing drawings for the approved work be submitted for review and approval.

Subsequently, the Landmarks Preservation Commission received final T-001.00, G-001.00, D-100.00, D-101.00, D-102.00, A-100.00, A-101.00, A-102.00, A-200.00, A-201.00, A-300.00, A-301.00, A-302.00, A-303.00, A-400.00, A-401.00, A-402.00, A-403.00, A-404.00, A-405.00, and A-406.00, dated 9/15/12, prepared by John F. Davies, II, R.A. Accordingly, staff reviewed these drawings found that the proposal approved by the Commission has been maintained and that the scope of work is limited to the Steuben Street houses at this time. In addition, staff noted the inclusion of the following additional work: interior alterations at the basement, 1st, 2nd, and 3rd floors at each rowhouse; exterior work at the front facades, and at the visible, minimally visible, and non-visible rear facades and rear extension facades at each rowhouse, including selective brick replacement; repointing the mortar joints at all facades using a Type O mortar; selective in-kind replacement of damaged stone lintels and steps; the in-kind replacement of the metal bays at the front facade as necessary, with a brown finish (Sherwin Williams 2838 "Polished Mahogany") to match the restored bays at the Emerson Place row; patching areas of damaged stucco at the gabled upper floors of 185, 181, 177, and 173 Steuben Street; painting the front entrance doors black; the removal of the existing wood windows at the rear facades and rear extensions of all houses and at the side facades of 171 and 185 Steuben Street, and their replacement with new four-paned fixed, one-over-one double-hung, two-over-two double-hung, four-paned awning, six-over-one double-hung, three-paned casement, two-paned fixed, diamond-pane casement, and diamond-pane-over-one double-hung aluminum-clad wood windows, with all windows to have a beige finish (Benjamin Moore HC-80 "bleecker beige"), and the frames to be finished black; and the reconstruction of the wood vestibules and stairs at the rear of the rear extensions, consisting of stained cedar shingle siding, sloped roofs, and a wood-and-glass door with a sidelight and multi-light transom window, with a brown finish (Sherwin Williams 2838 "Polished Mahogany"), and wood stairs with stained railings.

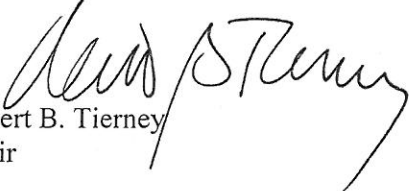
With regard to the additional work, the Commission finds that the proposed repointing work will protect the building from damage due to water infiltration; that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; and that any necessary new brick will match the historic brick in terms of color, texture, size, dimension, and coursing; that the new stone lintels and steps will match the historic stone lintel in terms of color, texture, size, and dimension; that the existing metal bay windows are in a deteriorated condition that warrants their replacement, and that the new metal bay windows will match the existing in terms of size, dimension, and details and will match the previously approved finish at other restored houses within the Landmark; that the new stucco at the gabled roofs will match the historic stucco in terms of texture and color; and that the black painted front doors will match the previously approved finish at the other restored houses within the Landmark. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(d)(1), that the new windows at the visible and minimally visible rear facades and extension facades will match the historic windows in terms of configuration and finish; and that they are to be installed in existing window openings. The Commission further finds, in accordance with the R.C.N.Y., Title 63, Section 2-17, that the design of the rebuilt vestibules at the rear facades of the extensions will match the existing vestibules; and that their restoration will not cause the removal of significant historic fabric that may have been added over time and that are evidence of the historic and development of the buildings. Based on the above findings, the drawings are marked approved with a perforated seal, and Certificate of Appropriateness 14-1110 is being issued.

PLEASE NOTE: This permit is issued contingent upon the receipt of shop drawings for the front facade windows

as they become available, and upon the Commission's review and approval of test samples of the new bricks, stone, repointing mortar, and stucco prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when samples are completed for a site inspection.

This permit is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if the actual building or site conditions vary or if original or historic building fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The work is limited to what is contained in the perforated documents. Other work or amendments to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.



Robert B. Tierney  
Chair

**PLEASE NOTE: PERFORATED DRAWINGS AND A COPY OF THIS PERMIT HAVE BEEN SENT TO:  
Olga Kazlovich, Hall Partnership Architects**

cc: O. Kazlovich; C. Kane Levy, Deputy Director of Preservation, LPC





THE NEW YORK CITY LANDMARKS PRESERVATION COMMISSION  
1 CENTRE STREET 9TH FLOOR NORTH NEW YORK, NY 10007

TEL: 212 669-7700 FAX: 212 669-7730



February 3, 2014

ISSUED TO:

**Edmund Rutkowski  
Pratt Institute  
200 Willoughby Avenue  
Main Building #1  
Brooklyn, NY 11205**

Re: **MISCELLANEOUS/AMENDMENTS**  
LPC - 152179  
MISC 15-3791  
230-234 WILLOUGHBY AVENUE  
HISTORIC DISTRICT  
INDIVIDUAL LANDMARK  
Borough of Brooklyn  
Block/Lot: 1922 / 1

Pursuant to Section 25-307 of the Administrative Code of the City of New York, the Landmarks Preservation Commission issued Certificate of Appropriateness 14-1110 on February 25, 2013 for a proposal for work at 171-185 Steuben Street and 220-234 Willoughby Avenue, including the removal of all wood windows at the front facades, and their replacement with three-pane fixed aluminum-clad wood windows at the basement, one-over-one double-hung aluminum-clad wood windows at the 1st floor, multi-light diamond-pane-over-one double-hung aluminum-clad wood windows at the 2nd floor, and six-over-six double-hung aluminum-clad wood windows at the 3rd floor; with the wood framing to be finished black and the new windows to have a beige finish; and that the filing drawings submitted were limited to the Steuben Street houses.

Subsequently, on December 18, 2013, the Commission received a proposal for an amendment to the work approved under that permit.

The proposed amendment consists of reviewing drawings for the next phase of window replacement at the four houses at 232, 232A, and 234 Willoughby Avenue and the reinstallation of existing windows at 230 Willoughby Avenue; interior alterations at the basement, 1st, 2nd, and 3rd floors at each rowhouse; exterior work at the front facades, and at the visible, minimally visible, and non-visible rear facades and rear extension facades at each rowhouse, including selective brick replacement; repointing the mortar joints at all facades using a Type O mortar; selective in-kind replacement of damaged stone lintels and steps; the in-kind replacement of the metal bays at the front façade as necessary, with a brown finish (Sherwin Williams 2838 "Polished Mahogany") to match the restored bays at the Emerson Place row; patching areas of damaged stucco at the gabled upper floors of 232 and 234 Willoughby Avenue; painting the front entrance doors black; the removal of the existing wood windows at the rear façades and rear extensions of all houses and at the side facade of 234 Willoughby Avenue, and their replacement with new four-paned fixed, one-over-one double-hung, two-over-two double-hung, four-paned awning, six-over-one double-hung, three-paned casement, two-paned fixed, diamond-pane casement, and diamond-pane-over-one double-hung aluminum-clad wood windows, with all windows to have a beige finish (Benjamin Moore HC-80 "bleecker beige"), and the frames to be finished black; the reconstruction of the wood



vestibules and stairs at the rear of the rear extensions, consisting of stained cedar shingle siding, sloped roofs, and a wood-and-glass door with a sidelight and multi-light transom window, with a brown finish (Sherwin Williams 2838 "Polished Mahogany"), and wood stairs with stained railings; and limited excavation at the rear façade of each house to create a lightwell at existing basement windows, with a new curb at the perimeter and metal grate above; as shown in existing condition photographs, masonry repair specifications, and drawings T-001.00, G-001.00, G-002.00, D-100.00, D-101.00, D-102.00, A-100.00, A-101.00, A-102.00, A-103.00, A-104.00, A-105.00, A-200.00, A-201.00, A-300.00, A-301.00, A-302.00, A-303.00, A-400.00, A-401.00, A-402.00, A-403.00, A-404.00, A-405.00, and A-406.00, dated 12/10/13, prepared by John F. Davies, II, R.A., and submitted as components of the application.

Accordingly, staff reviewed the proposed modifications and finds that the proposed repointing work will protect the building from damage due to water infiltration; that the new repointing mortar will be compatible with the historic masonry in terms of composition, and will match the historic mortar in terms of color, texture, and tooling; and that any necessary new brick will match the historic brick in terms of color, texture, size, dimension, and coursing; that the new stone lintels and steps will match the historic stone lintel in terms of color, texture, size, and dimension; that the existing metal bay windows are in a deteriorated condition that warrants their replacement, and that the new metal bay windows will match the existing in terms of size, dimension, and details and will match the previously approved finish at other restored houses within the Landmark; that the new stucco at the gabled roofs will match the historic stucco in terms of texture and color; and that the black painted front doors will match the previously approved finish at the other restored houses within the Landmark. The Commission also finds, in accordance with the Rules of the City of New York, Title 63, Section 3-04(d)(1), that the new windows at the visible and minimally visible side and rear facades and extension facades will match the historic windows in terms of configuration and finish; and that they will be installed in existing window openings. The Commission further finds, in accordance with the R.C.N.Y., Title 63, Section 2-17, that the design of the rebuilt vestibules at the rear facades of the extensions will match the existing vestibules; and that their restoration will not cause the removal of significant historic fabric that may have been added over time and that are evidence of the historic and development of the buildings. The Commission finally finds that the construction of the new lightwells will not result in any damage to, nor detract from, any significant architectural features of the building or site; and that the expanded scope of work is in keeping with the intent of the original approval. Therefore, Certificate of Appropriateness 14-1110 is hereby amended to incorporate the above-referenced changes.

This amendment is issued on the basis of the building and site conditions described in the application and disclosed during the review process. By accepting this permit, the applicant agrees to notify the Commission if actual building or site conditions vary or if original or historic fabric is discovered. The Commission reserves the right to amend or revoke this permit, upon written notice to the applicant, in the event that the actual building or site conditions are materially different from those described in the application or disclosed during the review process.

All approved drawings are marked approved by the Commission with a perforated seal indicating the date of approval. The approved work is limited to what is contained in the perforated documents. Other work to this filing must be reviewed and approved separately. The applicant is hereby put on notice that performing or maintaining any work not explicitly authorized by this permit may make the applicant liable for criminal and/or civil penalties, including imprisonment and fines. This letter constitutes the permit amendment; a copy must be prominently displayed at the site while work is in progress. Please direct inquiries to Timothy Shaw.

PLEASE NOTE: This permit is issued contingent upon the receipt of shop drawings for the front façade windows as they become available, and upon the Commission's review and approval of test samples of the new bricks, stone, repointing mortar, and stucco prior to the commencement of the work; and the understanding that the work will take place when the exterior temperature remains a constant 45 degrees F or above for a 72-hour period from the commencement of the work. Please contact Timothy Shaw at the Landmarks Preservation Commission when

samples are completed for a site inspection.



Timothy Shaw

cc: O. Kazlovich; C. Kane Levy, Deputy Director of Preservation, LPC

# Dormitory Authority State of New York (DASNY)

## SMART GROWTH IMPACT STATEMENT ASSESSMENT FORM

**Date:** April 11, 2016  
**Project Name:** Pratt Institute 2016 Financing Project (Emerson Residence Hall and Townhouse Renovation)  
**Project Number:** N/A  
**Completed by:** Matthew A. Stanley, AICP  
Senior Environmental Manager, Office of Environmental Affairs

**This Smart Growth Impact Statement Assessment Form (“SGISAF”) is a tool to assist the applicant and the Dormitory Authority of the State of New York (“DASNY”) Smart Growth Advisory Committee in deliberations to determine whether a project is consistent with the State of New York *State Smart Growth Public Infrastructure Policy Act (“SSGPIPA”), article 6 of the New York State Environmental Conservation Law (“ECL”). Not all questions/answers may be relevant to all projects.***

**Description of Proposed Action and Proposed Project:** The Dormitory Authority State of New York (“DASNY”) has received a funding request from Pratt Institute for its 2016 Financing Project under DASNY’s Independent Colleges and Universities Program. For the purposes of *State Environmental Quality Review (“SEQR”),* the Proposed Action would consist of DASNY’s authorization of the issuance of one or more series of tax-exempt and/or taxable bonds, the proceeds of which would be used to finance the construction of a new student residence, Emerson Hall, located at 135 Emerson Place, in the Clinton Hill section of Brooklyn, Kings County, New York, as well as the renovation of nine townhouses on the Pratt campus into student housing to accommodate approximately 54 students, located at 179 Steuben Street, 181 Steuben Street, 220 Willoughby Avenue, 220A Willoughby Avenue, 222 Willoughby Avenue, 224 Willoughby Avenue, 226 Willoughby Avenue, 226A Willoughby Avenue, and 228 Willoughby Avenue, Clinton Hill, Brooklyn, New York (Kings County).

Collectively, the new student residence and the townhouse renovation constitute the “Proposed Project” as referred to throughout this SGISAF.

The proposed residence hall project would consist of the construction of a new, 10-story, approximately 71,000-gross-square-foot, 250-bed undergraduate residence hall. The new residence hall would replace an existing 192-bed residence hall located on the Pratt Institute Brooklyn Campus, which was initially intended as a temporary building when constructed in 1986. The new residence hall would be located on an existing campus owned parcel located one block north of the enclosed Pratt Institute Brooklyn Campus (the “residence hall site”). The residence hall site is bound by Emerson Place to the west, Myrtle Avenue to the north, Classon Avenue to the east and private property to the south. The residence hall would include a mix of

amenities and support space, as well as Residential Life space, which would be relocated from the existing Willoughby Hall. The new residence hall would be occupied by existing students current housed at the Cannoneer Court Residence Hall. Construction would last approximately 24 months commencing in the Summer of 2015 with an estimated completion date in the Spring of 2017.

The purpose of the Proposed Project is to provide Pratt Institute students with modern residence facilities with a mix of amenities and support space. The existing Cannoneer Court Residence Hall was built to provide on-campus housing on a temporary basis only and is now considered a functionally obsolete residential space.

**Smart Growth Impact Assessment:** Have any other entities issued a Smart Growth Impact Statement (“SGIS”) with regard to this project? (If so, attach same).

Yes  No

1. Does the project advance or otherwise involve the use of, maintain, or improve existing infrastructure? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would result in development that would utilize existing water, sewer, transportation and energy infrastructure surrounding the residence hall site and Pratt campus. The Proposed Project would require site utility connections and/or extensions to the existing mains located in the vicinity of the residence hall site and Pratt campus. As such, the Proposed Project would be generally supportive of this criterion.

2. Is the project located wholly or partially in a **municipal center**, characterized by any of the following: Check all that apply and explain briefly:

- A city or a village
- Within the interior of the boundaries of a generally-recognized college, university, hospital, or nursing home campus
- Area of concentrated and mixed land use that serves as a center for various activities including, but not limited to:
  - Central business districts (such as the commercial and often geographic heart of a city, “downtown”, “city center”)
  - Main streets (such as the primary retail street of a village, town, or small city. It is usually a focal point for shops and retailers in the [central business district](#), and is most often used in reference to retailing and socializing)
  - Downtown areas (such as a city's core (or center) or central business district, usually in a geographical, commercial, and community sense).
  - Brownfield Opportunity Areas  
([http://nyswaterfronts.com/BOA\\_projects.asp](http://nyswaterfronts.com/BOA_projects.asp))

- Downtown areas of Local Waterfront Revitalization Plan areas ([http://nyswaterfronts.com/maps\\_regions.asp](http://nyswaterfronts.com/maps_regions.asp))
- Locations of transit-oriented development (such as projects serving areas that have access to mass or public transit for residents)
- Environmental Justice areas (<http://www.dec.ny.gov/public/899.html>)
- Hardship areas

DASNY interprets the term “municipal centers” to include existing, developed, institutional campuses such as universities, colleges, and hospitals. The residence hall site is located beyond Pratt’s enclosed five-block main campus, however, the project would be developed on property owned by Pratt Institute. The townhouse renovation would take place on Pratt’s campus. Pratt Institute is a recognized academic institution and an established land use in the Clinton Hill section of Brooklyn. As such, the Proposed Project would be supportive of this criterion.

3. Is the project located adjacent to municipal centers (please see characteristics in question 2, above) with clearly-defined borders, in an area designated for concentrated development in the future by a municipal or regional comprehensive plan that exhibits strong land use, transportation, infrastructure and economic connections to an existing municipal center? Check one and describe:

Yes    No    Not Relevant

The residence hall site is one block north of Pratt’s main campus and the Project Site is owned by Pratt Institute, which is defined as a municipal center as indicated in question 2. The townhouse renovation would take place on Pratt’s campus.

4. Is the project located in an area designated by a municipal or comprehensive plan, and appropriately zoned, as a future municipal center? Check one and describe:

Yes    No    Not Relevant

The residence hall site would be located one block north of the Pratt Institute main campus, which is an established institutional campus. The townhouse renovation would take place on Pratt’s campus. The proposed residence hall would be in compliance with the City of New York’s Zoning Ordinance and at a proposed 71,000 gross square feet (“gsf”) would utilize an estimated one-third of the Project Site’s zoning capacity. Pratt Institute has also adopted a *Campus Master Plan* that defines the physical development of the campus. Since the proposed residence hall would be constructed adjacent to an existing developed campus, the Proposed Project would be supportive of this criterion.

5. Is the project located wholly or partially in a developed area or an area designated for concentrated infill development in accordance with a municipally-approved comprehensive

land use plan, a local waterfront revitalization plan, brownfield opportunity area plan or other development plan? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would be located in the Clinton Hill section of Brooklyn which is a developed neighborhood. The residence hall site itself is adjacent to the Pratt campus, which is an established institutional campus. The residence hall site, which is largely vacant, historically housed a milk factory as well as manufacturing and residential uses more recently. As a result, the Proposed Project would represent the infill re-development of a previously underutilized site. The townhouse renovation would take place on Pratt's campus. The Proposed Project would be supportive of this criterion.

6. Does the project preserve and enhance the state's resources, including agricultural lands, forests, surface and groundwater, air quality, recreation and open space, scenic areas, and/or significant historic and archeological resources? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would be developed on portions of an underutilized property (previously developed site) near a developed academic campus as well as on the academic campus itself. The Proposed Project would not overcrowd existing open space in the vicinity of the Pratt campus or overburden existing campus resources. No natural resources would be impacted as a result of the Proposed Project. Therefore, the Proposed Project would be supportive of this criterion.

7. Does the project foster mixed land uses and compact development, downtown revitalization, brownfield redevelopment, the enhancement of beauty in public spaces, the diversity and affordability of housing in proximity to places of employment, recreation and commercial development and/or the integration of all income and age groups? Check one and describe:

Yes  No  Not Relevant

The Proposed Project would foster compact development by concentrating an academic residence hall on underutilized and previously developed land near an existing academic campus within an established neighborhood; in addition, the Proposed Project would rehabilitate existing housing (townhouses) on the existing academic campus. In addition to dormitory space, the Proposed Project would incorporate support space and Residential Life office space to be relocated from the existing Willoughby Hall. Therefore, the Proposed Project would be supportive of this criterion.

8. Does the project provide mobility through transportation choices, including improved public transportation and reduced automobile dependency? Check one and describe:

Yes  No  Not Relevant

The area surrounding Pratt Institute is accessible via public transportation including bus routes, nearby subway lines, and is also accessible by foot. These transportation options allow students and staff the option of public transportation. The Proposed Project would be generally supportive of this criterion.

9. Does the project demonstrate coordination among state, regional, and local planning and governmental officials? (Demonstration may include *State Environmental Quality Review* [“SEQR”] coordination with involved and interested agencies, district formation, agreements between involved parties, letters of support, State Pollutant Discharge Elimination System [“SPDES”] permit issuance/revision notices, etc.). Check one and describe:

Yes  No  Not Relevant

In 2014, DASNY, acting as lead agency, conducted a coordinated review of the proposed Emerson Hall project in accordance with *SEQRA*. Involved or interested agencies in the SEQR review included the New York State Department of Environmental Conservation (“NYSDEC”) and OPRHP. Informal consultation related to the Proposed Project also occurred with the United States Fish and Wildlife Service (“USFWS”) The *SEQR* regulations set a 30-day time frame for each involved agency or interested party to review the environmental documents and provide any comments, concerns or the nature of their approval. Therefore, the Proposed Project would be supportive of this criterion.

10. Does the project involve community-based planning and collaboration? Check one and describe:

Yes  No  Not Relevant

The proposed residence hall and Townhouse Renovation would be constructed on Pratt-owned land. The Proposed Project is the result of a collaborative process between DASNY and Pratt. The Proposed Project would be generally supportive of this criterion.

11. Is the project consistent with local building and land use codes? Check one and describe:

Yes  No  Not Relevant

The proposed residence hall would result in an intensification of land use through the introduction of a new structure on an existing, underutilized site. However, the proposed facility would complement both existing adjacent land uses, which are primarily institutional and residential, and Pratt campus uses. The proposed residence hall and townhouse renovation would conform to New York City’s Building Code and Zoning Ordinance as well as any other applicable state or local laws. Therefore, the Proposed Project would be generally supportive of this criterion.

12. Does the project promote sustainability by strengthening existing and creating new communities which reduce greenhouse gas emissions and do not compromise the needs of future generations?

Yes  No  Not Relevant

The proposed residence hall would involve the adaptive reuse of a portion of an underutilized parcel. The proposed residence hall would incorporate a variety of environmentally sustainable measures that would be consistent with this criterion. The townhouse renovation would similarly involve the adaptive reuse of a series of existing faculty residences for student residence use.

13. During the development of the project, was there broad-based public involvement? (Documentation may include *SEQR* coordination with involved and interested agencies, SPDES permit issuance/revision notice, approval of Bond Resolution, formation of district, evidence of public hearings, Environmental Notice Bulletin ["ENB"] or other published notices, letters of support, etc.). Check one and describe:

Yes  No  Not Relevant

As previously noted, DASNY, acting as *SEQR* lead agency, conducted a coordinated environmental review. Interested parties in DASNY's *SEQR* process included state, regional, and local agencies and/or officials.

14. Does the Recipient have an ongoing governance structure to sustain the implementation of community planning? Check one and describe:

Yes  No  Not Relevant

Campus and facilities planning would be influenced by the Pratt *Campus Master Plan*. Future campus-related development would be subject to *SEQR* and would include consultation with state, regional, and local agencies, as appropriate. Therefore, the Proposed Project would be generally supportive of this criterion.



**DASNY has reviewed the available information regarding this project and finds:**

- The project was developed in general consistency with the relevant Smart Growth Criteria.
- The project was not developed in general consistency with the relevant Smart Growth Criteria.
- It was impracticable to develop this project in a manner consistent with the relevant Smart Growth Criteria for the following reasons:

**ATTESTATION**

I, Director, Office of Environmental Affairs, designee of the President of DASNY, hereby attest that the Proposed Project, to the extent practicable, meets the relevant criteria set forth above and that to the extent that it is not practical to meet any relevant criterion, for the reasons given above.



\_\_\_\_\_  
**Signature**

Jack D. Homkow, Director, Office of Environmental Affairs  
**Print Name and Title**

April 11, 2016  
**Date**