

November 12, 2008

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09HPD024K)**

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 Housing Preservation and Development (HPD), as lead agency, has determined that the Gowanus Green proposal may have a significant adverse impact on the environment, and a Draft Environmental Impact Statement (DEIS) must be prepared.

A public scoping meeting will be held on Tuesday, December 16, 2008, at 5 PM at Brooklyn Borough Hall, 2nd floor auditorium (the Court Room), located at 209 Joralemon Street, Brooklyn, NY 11201. Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement. Written comments will be accepted by the lead agency through Friday, January 23, 2009.

Copies of the Draft Scope of Work and the Environmental Assessment Statement (EAS) may be obtained from the New York City Department of Housing Preservation and Development – Office of Development, 100 Gold Street, Rm. 9V-3, New York, New York 10038, Patrick Blanchfield, Director (212) 863-5056; or from the Mayor’s Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Robert Kulikowski, Director (212) 788-2937. The EAS and Draft Scope of Work are also available for download at <http://www.nyc.gov/hpd>.

The proposal involves an application by HPD, on behalf of the project sponsor, Gowanus Green Partners, LLC, for several discretionary actions including zoning amendments, City map amendments, disposition of City-owned property, special permits, authorizations, and certifications (collectively, the “Proposed Action”). The Proposed Action would facilitate the redevelopment of an approximately 5.8-acre waterfront site located in the Gowanus neighborhood of Brooklyn, Community District 6.

The redevelopment of the site would result in new residential development, including a substantial amount of affordable housing, as well as local retail and community facility development and new waterfront open space. The Project Site is located on Block 471, Lots 1 and 100 and is generally bounded by Smith Street to the west, 5th Street to the north, Huntington Street to the south and the Gowanus Canal to the east. The Project Site is City-owned and under HPD jurisdiction. A portion of the site is currently leased to the operator of a concrete batching facility (the remaining portion of the Project Site is vacant).



Under the Proposed Action, the Project Site would be redeveloped with nine buildings and would contain a total of 774 dwelling units (up to approximately 525 of which would be affordable units), 40,352 square feet of neighborhood retail space, 18,818 square feet of community facility space and a 225-space parking garage which would be accessed from 5th Street. The proposed buildings would range in height from three to twelve stories. In addition, the Proposed Project would provide approximately 1.2 acres of publicly accessible open space along the Gowanus Canal. The Proposed Project has a build year of 2017.

A proposed zoning map amendment would change the zoning on the Project Site from an M3-1 zoning district to an R7-2 zoning district (with a C2-4 commercial overlay). The existing M3-1 zoning district allows manufacturing and commercial uses and has a maximum Floor Area Ratio (FAR) of 2.0. Parking is not required. The M3-1 district has a base height of 60 feet and the maximum building height is governed by the sky exposure plane. Residential uses are not permitted in M3-1 districts.

The proposed R7-2 zoning district allows residential uses and has a maximum FAR of 3.44. The height factor regulations encourage shorter, low-rise buildings on smaller zoning lots and taller buildings with low lot coverage on larger zoning lots. The proposed C2-4 district is mapped as a commercial overlay within residential districts and allows neighborhood retail uses. When mapped in R7-2 districts, the C2-4 overlay allows commercial development to 2.0 FAR.

The Proposed Action includes amendments to the city map to remove the *Public Place* designation on Lots 1 and 100, and to map two new streets, which include the extension of Luquer Street east of Smith Street and the creation of Canal Street south of 5th Street. In conjunction with the approval for the disposition of City-owned property, HPD is seeking project approval and designation of the Project Site as an Urban Development Action Area Project (UDAAP).

The Proposed Action includes a special permit pursuant to Zoning Resolution (ZR) Section 74-743 to modify bulk regulations for height and setback and distribution of total floor area (Section 123-662) in a General Large Scale Development. The special permit would allow the massing of the buildings to better relate to the Project Site's context along the Gowanus Canal and the adjacent neighborhood, and would increase the amount of open space. Specifically, the Proposed Project would require waivers:

- to allow the residential stories of five buildings located entirely above the maximum base height to each exceed a gross area of 8,100 square feet;
- to allow the maximum length of any story of a building that faces the shoreline and is entirely above the maximum base height to exceed 100 feet; and
- to allow the base building heights of five developments to exceed the 60-foot required base height (the proposed base heights of five buildings would be 85 feet).

An authorization pursuant to ZR Section 62-722 is required for modification of waterfront public access and visual corridor requirements. This authorization is necessary to address the



constraints in the configuration of the Project Site created by waterfront zoning setback requirements and the existing off-set intersection of 5th and Hoyt Streets. Due to the narrowing of the parcel at the Hoyt and 5th Street intersection, preservation of the prolongation of 5th Street is not feasible. The Proposed Project also requires a certification pursuant to ZR Section 62-711 to ensure that the project complies with the requirements for waterfront public access of ZR Sections 62-40 and 62-60. In addition, the Proposed Project may require a text amendment to make waterfront zoning applicable to the Gowanus Canal or portions thereof.

Implementation of the Proposed Project may require additional city, state, and federal approvals. Specifically, the New York City Department of Parks and Recreation (DPR) will review and approve the proposed open space's design, layout, and furnishings. Permit approvals from the New York State Department of Environmental Conservation (DEC) will be required for shorefront protection, new stormwater outfalls to the Gowanus Canal, and stormwater discharges. Federal approvals from the U.S. Army Corps of Engineers (ACOE) will also be required for shorefront protection and new stormwater outfalls to the Gowanus Canal.

Protocol for Public Scoping Meetings
New York City Department of Housing Preservation and Development (HPD)

As per Section 5.07 of the Rules of Procedure for City Environmental Quality Review, as adopted June 26, 1991, the following will serve as guideline to participation in a public scoping meeting for the preparation of a draft environmental impact statement.

Discussions regarding the scope of work will first be held between lead agency, applicant, interested and involved agencies. Following that discussion, the chair will allow the public to comment in accordance with the rules described below.

- 1) HPD's Environmental Review Unit will chair the scoping meeting.
- 2) All attendees of the scoping meeting will sign in on an attendance sheet, clearly printing their name, address, telephone number and affiliation.
- 3) Those members of public wishing to speak will also sign in on a "Request for Speaking Time" sheet at the start of the scoping meeting.
- 4) Opening remarks will be made by the lead agency, followed by introductions.
- 5) The applicant and/or consultants, attorneys and representatives will provide a presentation of the proposal and an overview of the draft scoping document. Potential impacts, proposed methodologies and assessments will also be discussed.
- 6) Following the presentation, the lead agency will receive comments from the representatives of the involved and interested agencies, public officials and community

boards regarding methodologies and issues to be addressed in the draft environmental impact statement.

- 7) All requests for additional information and/or technical memoranda are subject to review and approval by the lead agency.
- 8) After the conclusion of the discussions with the interested/involved agencies, public officials and community boards that are coterminous with the geographic area directly affected by the action(s) proposed, speaking time will be provided for the members of the public. The names of the "Request for Speaking Time" sheet will be called in order of appearance. Each individual will be allotted a 3 minutes to state his/her concerns to the lead agency and applicant regarding the issues to be addressed in the draft environmental impact statement.
- 9) Only CEQR scope of work items may be discussed. Only informational discussions regarding the ULURP application as it pertains to the CEQR scope of work will be permitted.
- 10) The lead agency will accept written comments at the conclusion of the scoping meeting and for ten days thereafter.
- 11) All subsequent requests for information or comments on the scope of work by interested or involved agencies, public officials or community boards shall be directed to the Environmental Review Unit for review, approval and transmission to the applicant and representatives. Any additional information or responses to requests for additional information will be sent by the applicant to the Environmental Review Unit which will be responsible for transmission of such information, unless otherwise stated or discussed.
- 12) Within 30 days of the scoping meeting, the lead agency will issue a final scoping document (unless there is no private applicant).

The project manager and director of Environmental Review are the designated recipients of all information pertaining to the preparation of the DEIS and will be named during the scoping meeting. All interested and involved agencies are asked to submit any questions or comments regarding the CEQR application to the lead agency.