



GET STUFF BUILT

Green Fast Track for Environmental Review

Review Session

12/11/2023

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Timeline and Implementation

New York City is facing a crisis.

The City grapples with a climate and housing crisis, exacerbated by outdated development rules.





Current environmental review rules do not encourage smart growth

Current rules do not incentivize energy efficient development. The complexity and cost of environmental review impedes low carbon footprint housing projects near public transit.

Urgent reform is needed to align with climate goals.





The City can build housing faster

Environmental review rules hinder new housing by imposing costs and delays.

Addressing these issues can lead to more affordable housing.



The Green Fast Track would help achieve both climate and housing goals.

This proposal creates a path to allow the construction of small and medium apartments in areas that have consistently shown no environmental impact faster and with less red tape.



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NYC Environmental Review Overview

Unlisted and Type I Actions require environmental review pursuant to City Environmental Quality Review (CEQR)

Action Classes:

Unlisted

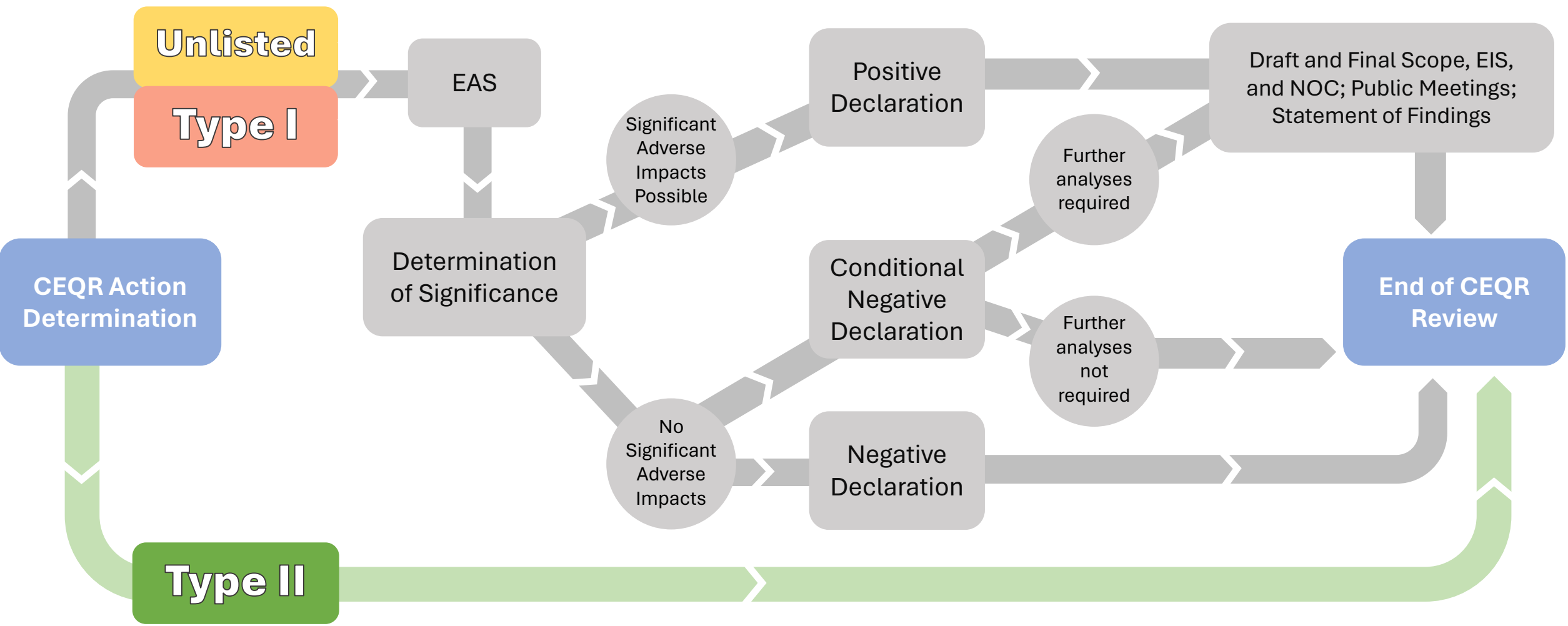
Type I

Type II

Actions facilitating development projects require environmental review when:

- Discretionary approvals or permits are required from a City agency to facilitate development
- The proposal requires City funding
- The proposal is being directly undertaken by a City agency

Type II development actions are less complicated and move into public review much faster than others





Every agency is authorized to adopt its own Type II list

The agency must establish that the actions **will**:

- Have no significant adverse impact on the environment
- Not be a Type I action



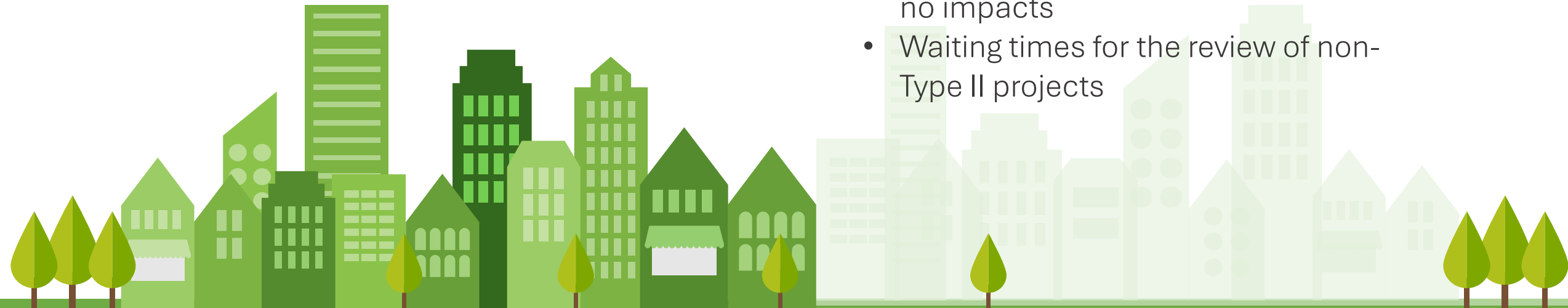
Expanding Type II eligibility would simplify the process, benefitting both applicants and the City

Increased

- Predictability of approval timelines
- Development of small and medium apartments
- Affordable housing production

Decreased

- Costs associated with consultants, land holding, and financing
- Opportunity costs for applicants
- Time spent producing environmental review documents for projects with no impacts
- Waiting times for the review of non-Type II projects



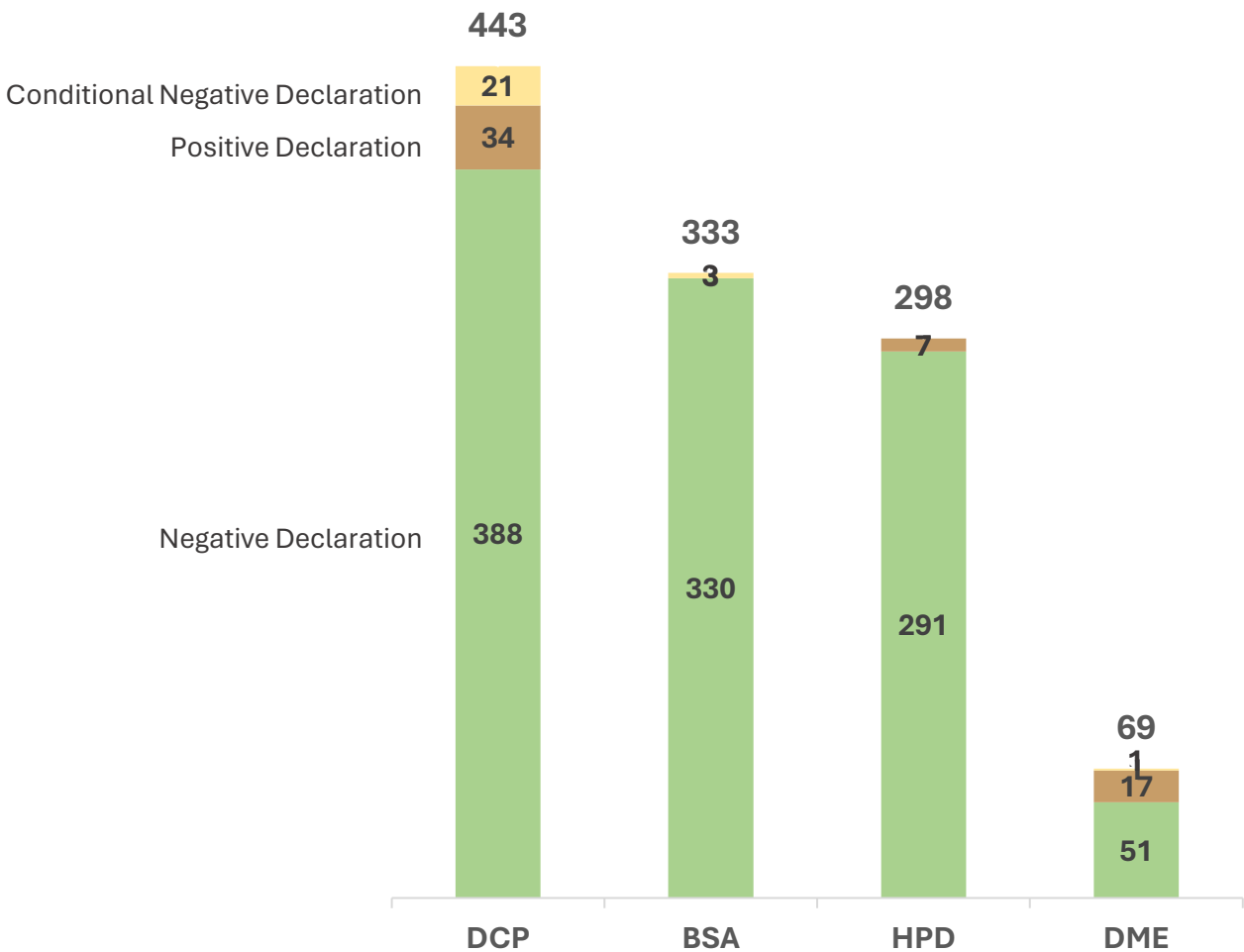


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The Green Fast Track

The Green Fast Track (Type II) would only apply to projects that have a proven-track record of no environmental impacts

- DCP and partner agencies reviewed **more than 1,100 projects** over 10 years
- This research led to strict criteria that consistently resulted in **no environmental impacts**
- The public would still have opportunities to participate in public review process



Completed applications, 2013 to 2023, by lead agency review

The most common environmental issues identified in review are either density-related or site-specific issues

Density-Related

- Issues from the **proposed size of the development** in relation to its environment.
- Most often include issues related to transportation, community facilities, and construction.

Site-Specific

- Issues stemming from the **development's contextual environment**.
- Most often include issues related to air quality, historic resources, hazardous materials, noise, and resiliency.



**The Green Fast Track enables a faster pathway to public review
for modest housing projects depending on their location and size**

**R5 to R10 Residential,
Commercial, and Manufacturing
Zoning Districts**

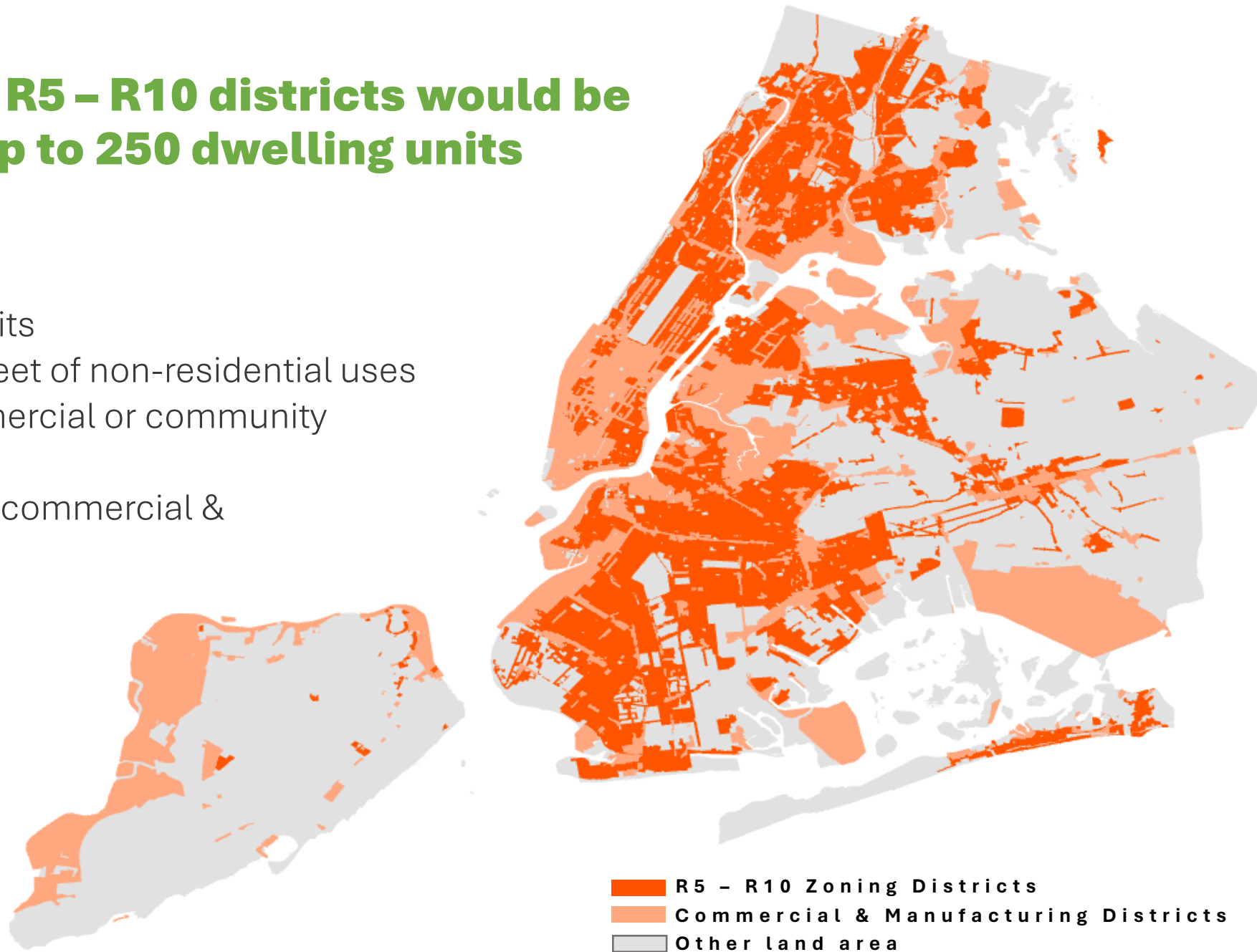
**R1 to R4 Residential
Zoning Districts**



Housing proposals in R5 – R10 districts would be eligible if they have up to 250 dwelling units

Must have:

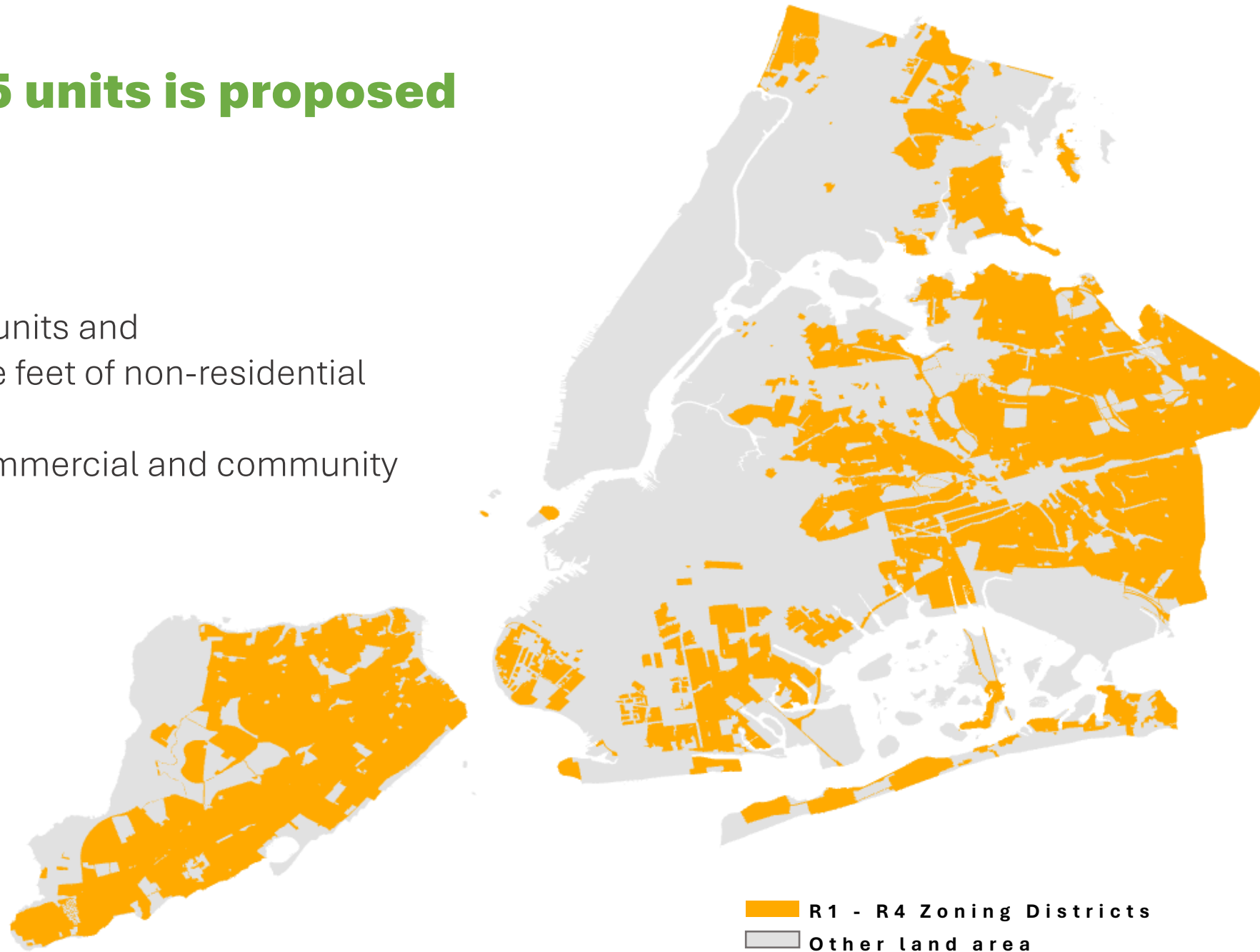
- 1 to 250 new dwelling units
- Up to 35K gross square feet of non-residential uses
- Individual limits to commercial or community facility use
- Regulatory agreement in commercial & manufacturing districts
- Meet all other criteria



An increment of 175 units is proposed for R1 – R4 districts

Must have:

- 1 to 175 new dwelling units and
- Up to 20K gross square feet of non-residential uses
- Individual limits on commercial and community facility use
- Meet all other criteria



The Green Fast Track would support climate goals



Buildings must have electric heating and hot water



Excludes proposals in vulnerable coastal areas



The Green Fast Track would promote environmental justice and exclude projects near polluting sources



Require protection in high ambient noise areas



Exclude areas near major roads



Exclude areas with industrial emissions



Require remediation of areas with environmental hazards



The Green Fast Track would preserve key safeguards to public spaces and resources



Required LPC review
and protection for historic sites



Excludes projects next to parks
or containing natural resources

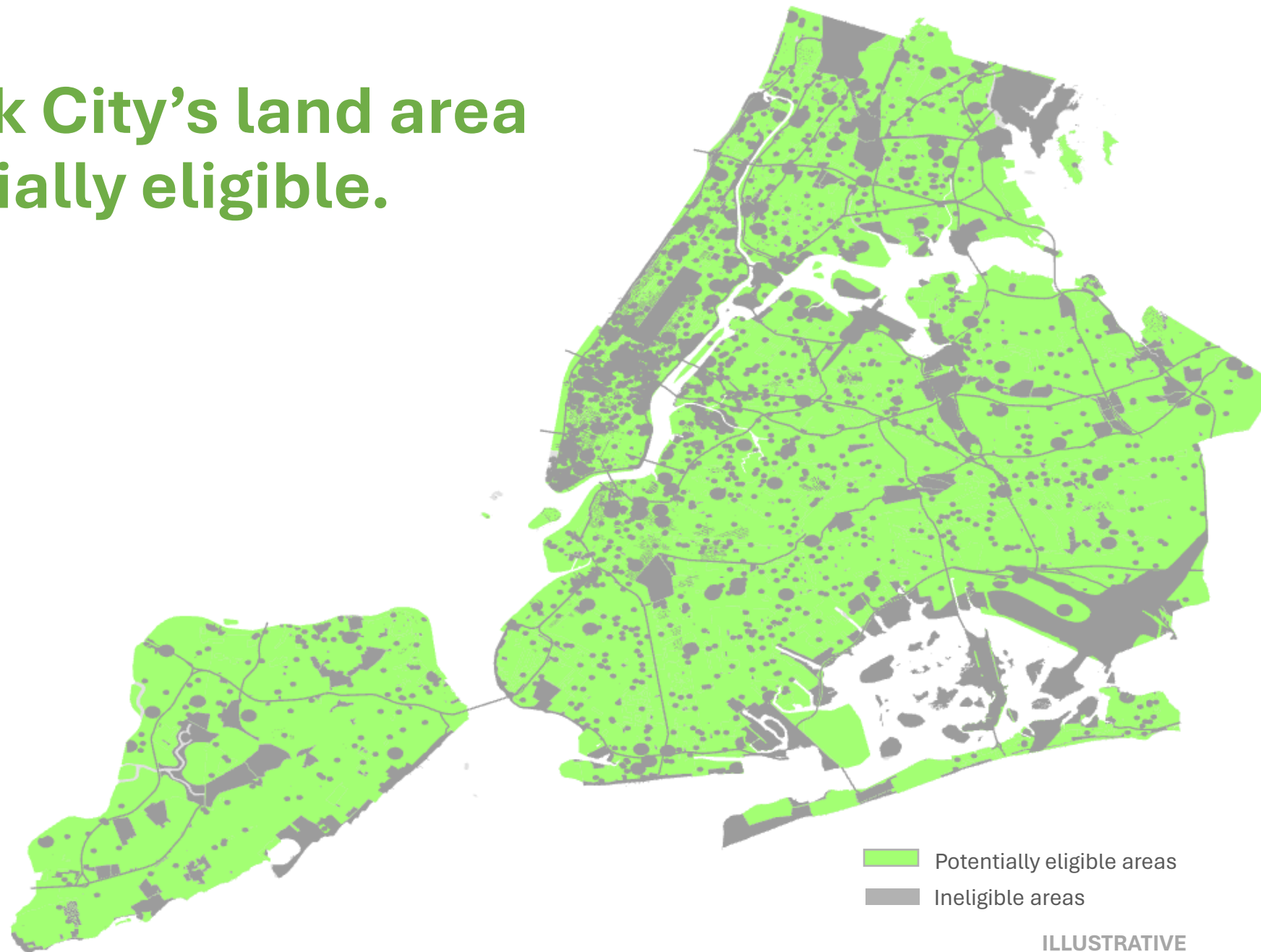


Our research indicates that the net effect of these Type II eligibility rules would be substantial

If these rules had been in effect 10 years ago, approximately 12,000 new housing units could have been built more quickly and efficiently.



Most of New York City's land area would be potentially eligible.



ILLUSTRATIVE

These types of projects would benefit from the Green Fast Track



Northeastern Towers

Seventh-day Adventists, FAC, and Mega. 160 income-restricted senior units and a senior center.

No environmental impacts



3285 Fulton Street

MHANY and Cypress Hills Local Development Corp. 33 senior units and a daycare.

No environmental impacts



The Hannigan

HPD, CUCS, and Breaking Ground. 117 permanent supportive housing units and on-site services.

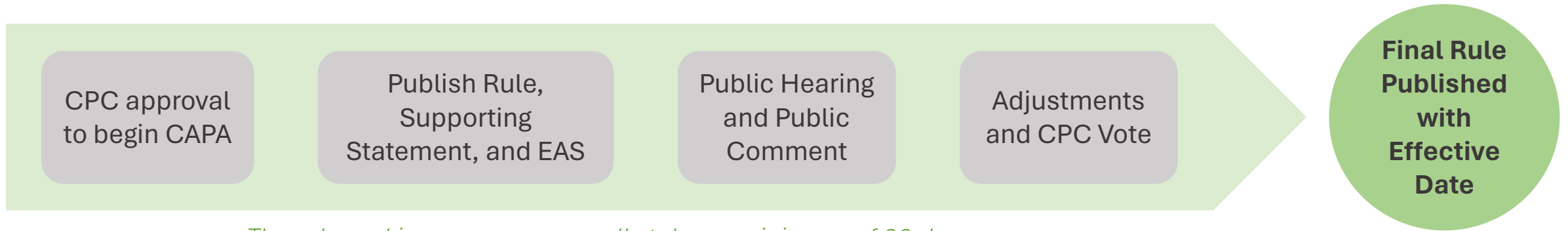
No environmental impacts

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Timeline and Implementation

The City Administrative Procedure Act (CAPA) is the way that City agencies create or amend rules

CAPA encourages engagement with the public and transparency in the rulemaking process.



The rule making process generally takes a minimum of 60 days.



Implementation tools are in development

Goal

These tools will help applicants and DCP teams identify eligible proposals **as early as possible** in the pre-certification process.



Some criteria will be geographically-based and easily **verified with automated tools**.

Other criteria will require **confirmations from lead or involved agencies** (*like processes that happen today*).

Green Fast Track takeaways



Data-Driven

This proposal is led by research of involving 10-years of projects.



Environmentally Sound

This path will address density-related and site-specific environmental concerns.



Public Involvement

Public review will remain robust in the process.



Housing Issues Addressed

The expanded Type II list will lead to efficient approval of sustainable housing projects.

