

September 18, 2015

**PUBLIC NOTICE OF A SCOPING MEETING &
NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT
STATEMENT (CEQR No. 16HPD001X)**

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 & Development (HPD) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Lambert Houses Redevelopment project (CEQR No. 16HPD001X). The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b), Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review), and 24 CFR Parts 58 and 1502 (National Environmental Policy Act).

A public scoping meeting has been scheduled for Wednesday, October 21st, 2015 at 4:00pm in the Daly Community Room located at 921 E. 180th Street, Bronx, NY. Written comments will be accepted by the lead agency until the close of business on November 2, 2015.

The proposal involves an application HPD, on behalf of the project sponsor, Phipps Houses, for several discretionary actions (collectively, the "Proposed Actions") to redevelop Lambert Houses, an existing residential and commercial development occupying approximately 12 acres in the East Tremont neighborhood of the Bronx, New York (the "Proposed Project"). The Project Area includes parcels 1, 3, 5, and 10 in the northern section of the Bronx Park South LSRD. In total, the approximately 12-acre Project Area currently contains five groupings of six-story buildings containing 731 residential units, and one two-story building containing approximately 39,490 square feet (sf) of retail use and 375 parking spaces.

Parcel 1 (Block 3138, Lot 1) is an approximately 2.9-acre parcel located along the west side of Boston Road between East 180th Street and Bronx Park South and is comprised of a group of four interconnected six-story buildings containing 237 residential units. Parcel 3 (Block 3132, Lot 1) is an approximately 4.5-acre parcel located along the west side of Boston Road between East 179th and East 180th Streets which currently contains 325 residential units in seven interconnected six-story buildings. Parcel 5 (Block 3140, Lot 7) is an approximately 1.8-acre parcel located at the southeast corner of Boston Road and East 180th Street which currently contains 169 residential units in a group of three interconnected six-story buildings. Parcel 10 (Block 3139, Lots 1 and 19) is an approximately 2.5-acre parcel bounded to the west by Boston Road, to the south by East Tremont Avenue, to the east by the Bronx River and proposed Bronx River Greenway, and to the north by East 179th Street. Parcel 10 currently contains one two-story building containing approximately 39,490 sf of retail uses and a 375-space parking garage. An approximately 3,720-sf City-owned lot (Block 3139, Lot 50) just south of Parcel 10 would be



conveyed to Phipps Houses and become part of Parcel 10. This lot currently contains seating, trees and plantings.

Construction of the Proposed Project has a Build Year of 2029, as construction would occur over a build out period of approximately 15 years. During construction of the Proposed Project, current tenants would be relocated from buildings to be demolished to other locations within the Lambert Houses development. Once relocated, the unoccupied buildings would be demolished and construction of new buildings would proceed. Tenants of the next buildings to be demolished would be relocated within the Lambert Houses Project Area to the newly constructed buildings, and the demolition and construction process would begin again. This process would be repeated through completion of the Proposed Project. Overall, the Proposed Project would redevelop the Project Area with the following:

- A total of approximately 1,665 residential units at the completion of the project, for an increment of approximately 934 units over the No Action condition. The proposed residential units would all be affordable.
- Approximately 61,100 sf of retail, for an increment of 21,610 sf over the No-Action condition.
- A new public school of approximately 86,608 sf on a portion of Parcel 10. It is expected that this school would be a 500-seat elementary school.
- A reduction in the amount of parking at the site, for a total of 110 spaces.

In order to address a projected shortfall of seats in the project area's public schools, the New York City School Construction Authority (SCA) will be given an option to acquire the site for proposed school for a nominal fee. If SCA were to decline to exercise this option and construct the school, a residential building with approximately 55 units would be constructed in its place. The environmental impacts of the scenario in which a residential building would replace the school will be analyzed in the Alternatives chapter of the EIS.

In order to facilitate the proposed mixed-use redevelopment project, discretionary approvals from the City Planning Commission (CPC) would be required including the disposition of City-owned property, zoning map and text amendments, special permits, and establishment of a new Large Scale Residential Development (LSRD). These discretionary approvals by the City of New York are subject to review under the City's Uniform Land Use Review Procedure (ULURP), which requires a determination pursuant to City Environmental Quality Review (CEQR).

In addition to the proposed actions subject to CPC approval, site plan approval by the Mayor and City Council pursuant to SCA requirements for the proposed school on Parcel 10 would also be required. The Proposed Project may also seek funding from HPD, the New York City Housing Development Corporation (HDC), New York State Homes and Community Renewal (HCR), and other State agencies for affordable housing construction. In addition, the Proposed Project would require approval by HUD of the reassignment of project-based rental assistance contracts, and may also seek HOME funds or other federal funding originating from HUD. The HUD approvals are subject to review under the National Environmental Policy Act (NEPA).

The EIS will be a NEPA-compliant document intended to satisfy requirements of federal environmental statutes. In accordance with specific statutory authority applicable to HUD's



Section 8 project-based rental assistance program and HOME program, and HUD's regulations at 24 CFR part 58 (Environmental Review Procedures for Entities Assuming HUD Environmental Responsibilities), HUD has provided for assumption of its NEPA authority and NEPA lead agency responsibility by the City of New York. The EIS will be a CEQR document intended to satisfy State and City environmental statutes as described above.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the New York City Department of Housing Preservation & Development, Division of Building and Land Development Services – Environmental Planning Unit, 100 Gold Street, New York, New York 10038, Patrick Blanchfield, AICP, Executive Director; or from the Mayor's Office of Sustainability, 100 Gold Street, 2nd Floor, New York, New York 10038, Nilda Mesa, Director. The Draft Scope of Work and scoping protocol will also be made available for download at HPD's environmental review webpage:
<http://www1.nyc.gov/site/hpd/developers/environmental-review.page>

Public comments are requested with respect to issues to be addressed in the DEIS.

