Seward Park – Project Approach

Presentation to Manhattan Community Board 3
Land Use, Zoning, Public and Private Housing Committee
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NYCEDC
New York City Economic Development Corporation

NYC
Department of
Housing Preservation
& Development

NYCPLANNING
DEPARTMENT OF CITY PLANNING CITY OF NEW YORK

Agenda

- Project Approach – Overall Timeline
  - Urban Design
  - EIS Scoping
  - EIS Development
  - ULURP
  - Requests for Proposals
- Other Items

Project Approach – Overall Timeline

CB3 Guidelines	Urban Design	EIS Scoping	EIS Development	ULURP	RFPs
Jan. 2011	Feb. – May 2011	Summer – Fall 2011	Fall 2011 – Spring 2012	Spring 2012 ~ 7 months	Early 2013

Project Approach – Urban Design

CB3
Guidelines | **Urban Design** | **EIS Scoping** | **EIS Development** | **ULURP** | **RFPs**

- CB3 guidelines provide a framework for the initial physical layout

- Goal of current urban design process is to determine general urban design recommendations that will inform environmental analysis

- More specific urban design elements are likely to be included as part of RFPs

Project Approach – EIS Scoping

CB3 Guidelines → **Urban Design** → **EIS Scoping** → **EIS Development** → **ULURP** → **RFPs**

- An Environmental Impact Statement (EIS) is a formal analysis of the potential adverse impacts of a development

- Critical first step: Develop the Scope of Work
  - Project purpose, characteristics and objectives
  - Technical areas to be analyzed for possible impacts

- The EIS studies a Reasonable Worst Case Development Scenario (RWCDS)
  - Development program that captures maximum environmental consequences
  - Identifies which elements may have adverse impacts, but allows for flexibility in what eventually gets built

Project Approach – EIS Scoping

CB3 Guidelines	Urban Design	EIS Scoping	EIS Development	ULURP	RFPs

EIS Scoping process

- The City releases a Draft Scope of Work to the public
- The City holds a public hearing to receive comments
- Applicable comments are addressed and a Final Scope of Work is released

Project Approach – EIS Development

CB3 Guidelines → **Urban Design** → **EIS Scoping** → **EIS Development** → **ULURP** → **RFPs**

- The City will hire a consultant to complete the EIS
- The EIS will study:
  - Proposed land use/zoning actions
  - General development parameters
  - Impact areas to be analyzed include:
    - Land Use
    - Traffic
    - Air Quality and Noise
    - Socioeconomic Conditions
    - Community Facilities/Open Space
    - Infrastructure
    - Historic/Cultural Resources
    - Construction
    - Neighborhood Character
    - Alternatives

Project Approach – ULURP

CB3 Guidelines ▸ **Urban Design** ▸ **EIS Scoping** ▸ EIS Development ▸ **ULURP** ▸ RFPs

- The Uniform Land Use Review Procedure (ULURP) is a 7 month process required to authorize City actions on the sites

- The ULURP application will include an overall program, with an illustrative plan for each site

- The application is reviewed by:
  - Local Community Board
  - Borough President
  - City Planning Commission
  - City Council
  - Mayoral Review

- ULURP includes final approval of the EIS

Project Approach – Requests for Proposals

| CB3 Guidelines | Urban Design | EIS Scoping | EIS Development | ULURP | RFPs |

- After ULURP approval, the City will release Requests for Proposals (RFPs)

- The RFPs will include a series of requirements based on the approved ULURP application, and ask developers to propose buildings within those parameters

- The RFPs will allow the selection of developers who will carry out the shared vision for the sites