

# FOREWORD<sup>1</sup>

This document is the Final Environmental Impact Statement (FEIS) for the proposed Zoning for Quality and Affordability Text Amendment. The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), issued a Notice of Completion for the Draft Environmental Impact Statement (DEIS) on September 21, 2015. CPC held a duly noticed public hearing on the DEIS on December 16, 2015, at the National Museum of the American Indian at the historic Alexander Hamilton U.S. Custom House located at One Bowling Green, in Manhattan. Public comments were accepted at that hearing and throughout the comment period which remained open until December 28, 2015.

This FEIS addresses all substantive comments made on the DEIS during the public hearing and subsequent comment period. Those comments are summarized and responded to in Chapter 27, “Responses to Comments on the DEIS.”

The principal changes between the DEIS and this FEIS are as follows:

- Chapter 22, “Alternatives,” has been revised to include a new “Modified Text Amendment Alternative” in response to public comments on the Proposed Action since the issuance of the Draft Environmental Impact Statement. This alternative incorporates changes to allowable base heights in R9 and R10 contextual districts on narrow streets; the applicability of ground floor rear yard accessory spaces for Inclusionary Housing; and the discretionary action for Long Term Care Facilities in R1 and R2 districts, regardless of lot size. The principal conclusions for all alternatives have been elaborated.
- Appendix F, “The Proposed Text Amendment,” has been replaced by Appendix F, “The Modified Proposed Text Amendment.” The Proposed Text Amendment which was formerly included in its entirety in Appendix F of the DEIS is now incorporated into the FEIS by reference. The Modified Text Amendment Alternative which is under active consideration by the City Planning Commission is included in its entirety in Appendix F of this FEIS.
- Chapter 2, “Analytical Framework,” has been revised to clarify the effects the Proposed Action and to update the text with respect to City Environmental Review Process. Corrections have also been made to Prototype 21 (number of parking spaces has been added) and Prototype 22 (the With-Action image has been corrected).
- Chapter 27, “Responses to Comments on the DEIS,” has been added to the document.
- Appendix G, “Written Comments Received on the DEIS,” has been added to the document.
- “Executive Summary,” has been revised to include the principal conclusions for Conceptual Analysis and the newly added Modified Proposed Text Amendment Alternative.
- “Executive Summary” and Chapter 1, “Project Description” have been revised to correct the proposed maximum base height in R8A district, and existing maximum base height in R10A (wide street).
- “Executive Summary” and Chapter 1, “Project Description” have been revised to correct the proposed maximum base heights in R6, R7 and R8 non contextual districts for Affordable Independent Residences for Seniors and Long Term Care Facilities.
- Chapter 1, “Project Description”, and Appendix B, “Conceptual Analysis of the Discretionary Actions Created Under the Proposed Action,” have been revised to replace references to “Continuing Care Retirement Communities” with “Long Term Care Facilities” within “CPC Authorization to allow Long-Term Care Facilities on lots greater than 10 acres in R1 and R2 districts”.
- Chapter 7, “Shadows,” has been revised to correct the references to figures.

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<sup>1</sup> This Foreword is new to the FEIS.

- Chapter 3, “Land Use, Zoning and Public Policy,” has been revised to eliminate the reference to the Proposed Text Amendment.
- Chapter 1, “Project Description,” has been revised to reference the Proposed Text Amendment.

All text changes since the publication of the DEIS are marked by double-underlining in this FEIS. No double-underlining is used for the Foreword or Chapter 27, which, as noted above, are entirely new to the EIS.