



City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency ([see instructions](#))**Part I: GENERAL INFORMATION****PROJECT NAME** Gowanus Neighborhood Rezoning and Related Actions**1. Reference Numbers**CEQR REFERENCE NUMBER (to be assigned by lead agency)
19DCP157K

BSA REFERENCE NUMBER (if applicable)

ULURP REFERENCE NUMBER (if applicable)
PendingOTHER REFERENCE NUMBER(S) (if applicable)
(e.g., legislative intro, CAPA)**2a. Lead Agency Information**

NAME OF LEAD AGENCY

NYC Department of City Planning

2b. Applicant Information

NAME OF APPLICANT

NYC Department of City Planning

NAME OF LEAD AGENCY CONTACT PERSON

Olga Abinader, Acting Director-DCP EARD

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Winston Von Engel, Director-DCP Brooklyn Office

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ADDRESS 16 Court Street, 7th Floor

CITY New York

STATE NY

ZIP 10271

CITY Brooklyn

STATE NY

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3. Action Classification and Type**SEQRA Classification**☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): 617.4(b)(2)**Action Type** (refer to [Chapter 2](#), "Establishing the Analysis Framework" for guidance)☐ LOCALIZED ACTION, SITE SPECIFIC☒ LOCALIZED ACTION, SMALL AREA☐ GENERIC ACTION**4. Project Description**

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (NYC Parks), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City map amendments, and the establishment of a Large-Scale General Development (collectively, the "Proposed Actions") to implement land use and zoning recommendations in the Gowanus Neighborhood Plan (the "Neighborhood Plan" or "Plan"). The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of Gowanus as a sustainable, mixed-use neighborhood anchored by a vibrant and resilient waterfront that can support the housing and economic needs of the community, surrounding neighborhoods and the City. The Project Area is generally bounded by Bond, Hoyt, and Smith Streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th, and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north within Brooklyn, Community Districts 2 and 6. See Figure 1 and Attachment A for more details.

Project Location

BOROUGH Brooklyn

COMMUNITY DISTRICT(S) 2,6

STREET ADDRESS N/A

TAX BLOCK(S) AND LOT(S) See Figure 2

ZIP CODE 11231, 11215, and 11217

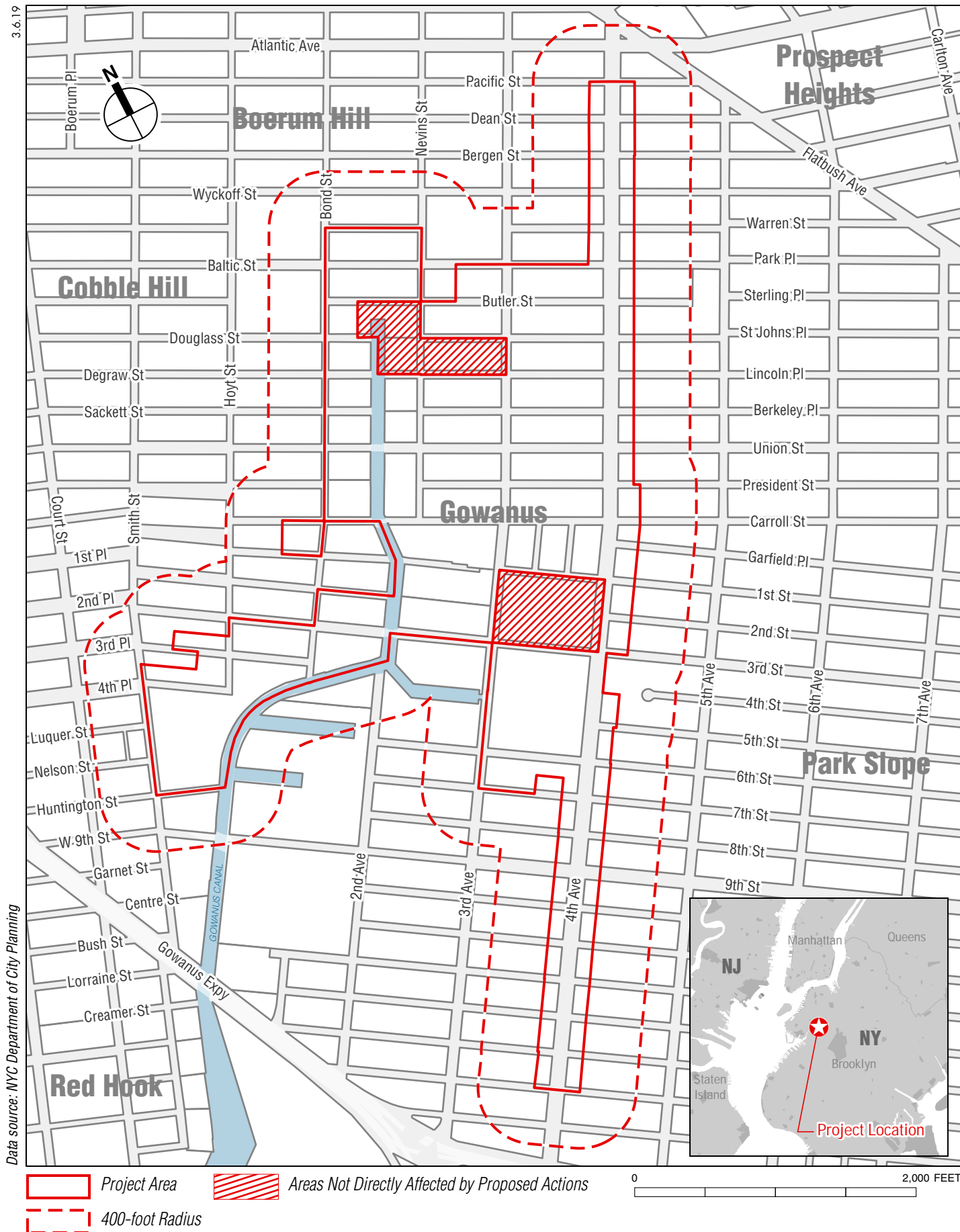
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Bond, Hoyt and Smith Streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th and 15th Streets to the south and Warren, Baltic and Pacific Streets to the north

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY See Figure 3

ZONING SECTIONAL MAP NUMBER 16c and 16d

5. Required Actions or Approvals (check all that apply)**City Planning Commission:**☒ YES☐ NO☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)☒ CITY MAP AMENDMENT☐ ZONING CERTIFICATION☐ CONCESSION☒ ZONING MAP AMENDMENT☐ ZONING AUTHORIZATION☒ UDAAP☒ ZONING TEXT AMENDMENT☐ ACQUISITION—REAL PROPERTY☐ REVOCABLE CONSENT☐ SITE SELECTION—PUBLIC FACILITY☒ DISPOSITION—REAL PROPERTY☐ FRANCHISE☐ HOUSING PLAN & PROJECT☐ OTHER, explain:☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION



GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Project Location
Figure 1

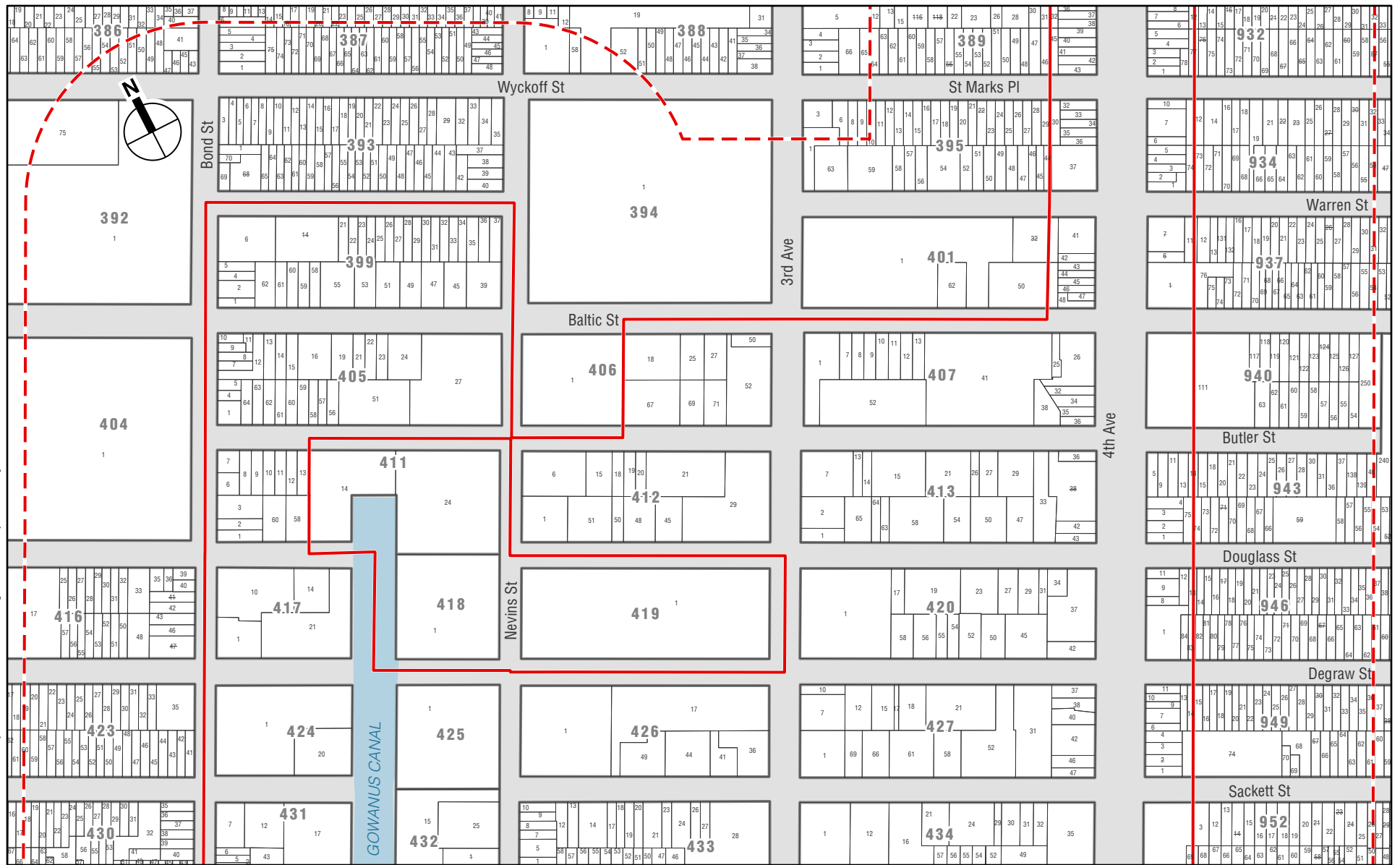


Project Area
 Tax Block Boundary
 400-foot Radius
 Tax Lot Boundary

0 400 FEET

2.28.19

Data source: NYC Department of Finance Digital Tax Map, January 2019

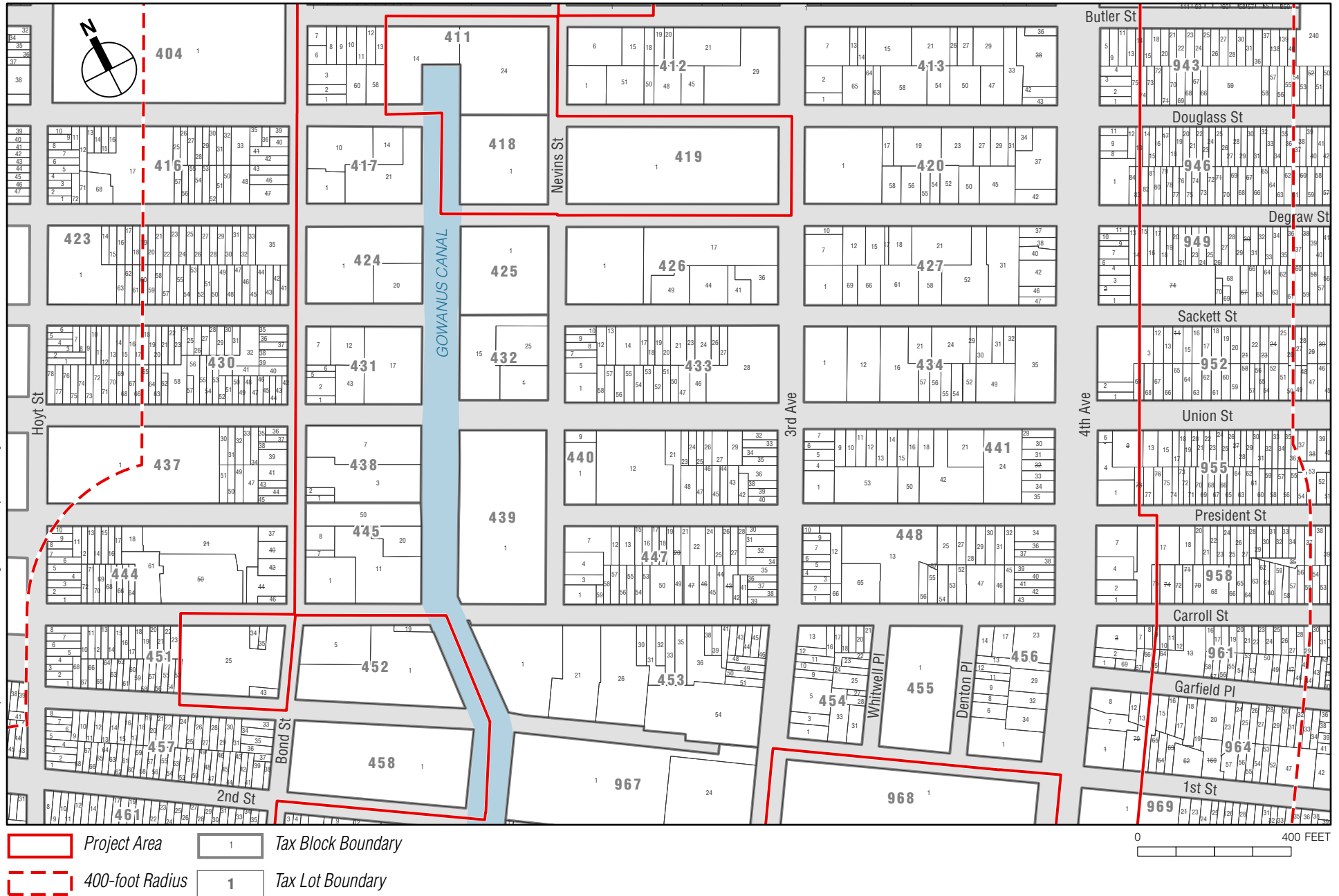


- Project Area
- Tax Block Boundary
- 400-foot Radius
- Tax Lot Boundary

0 400 FEET

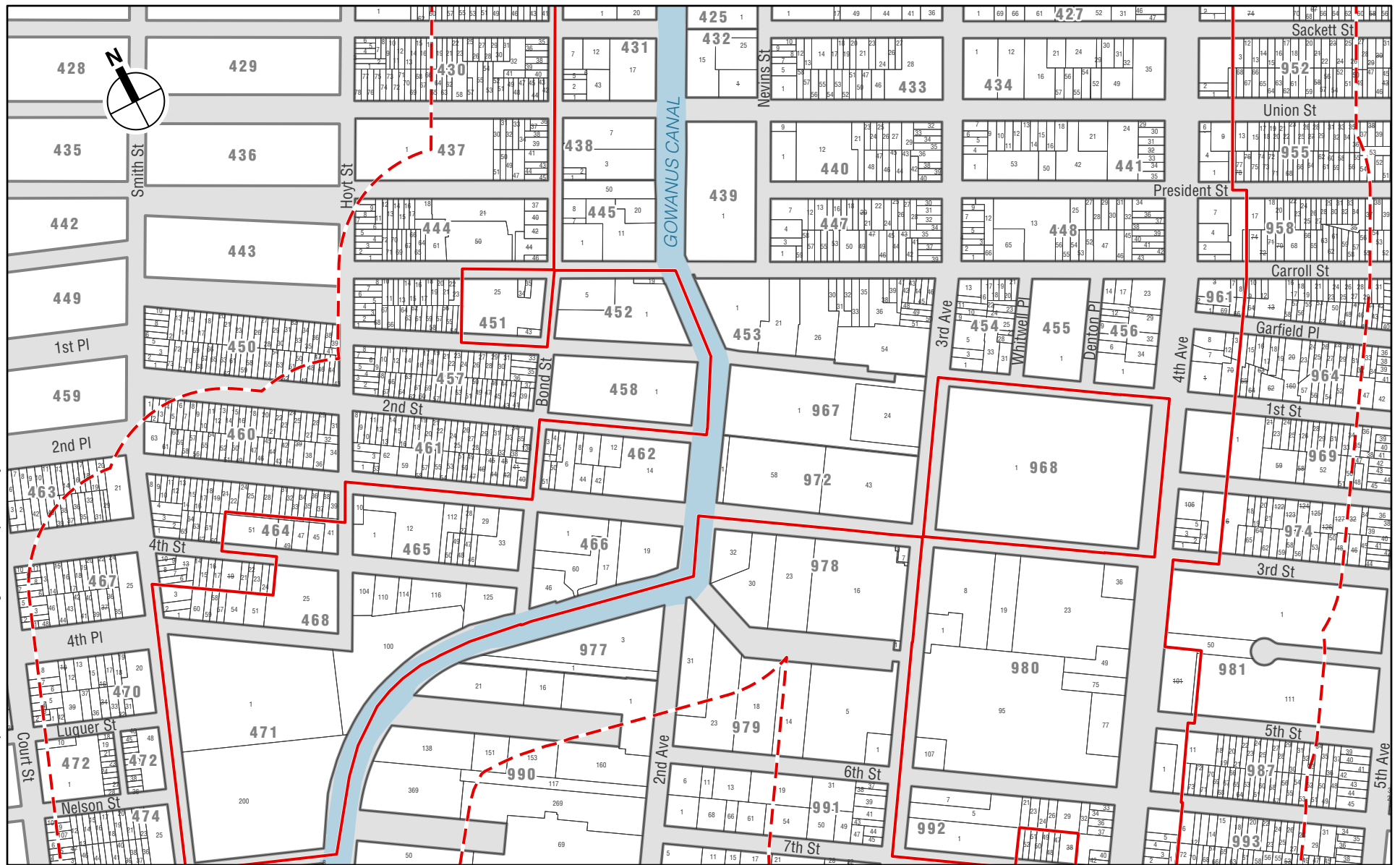
GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Tax Map
Figure 2b



GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

Tax Map
Figure 2c

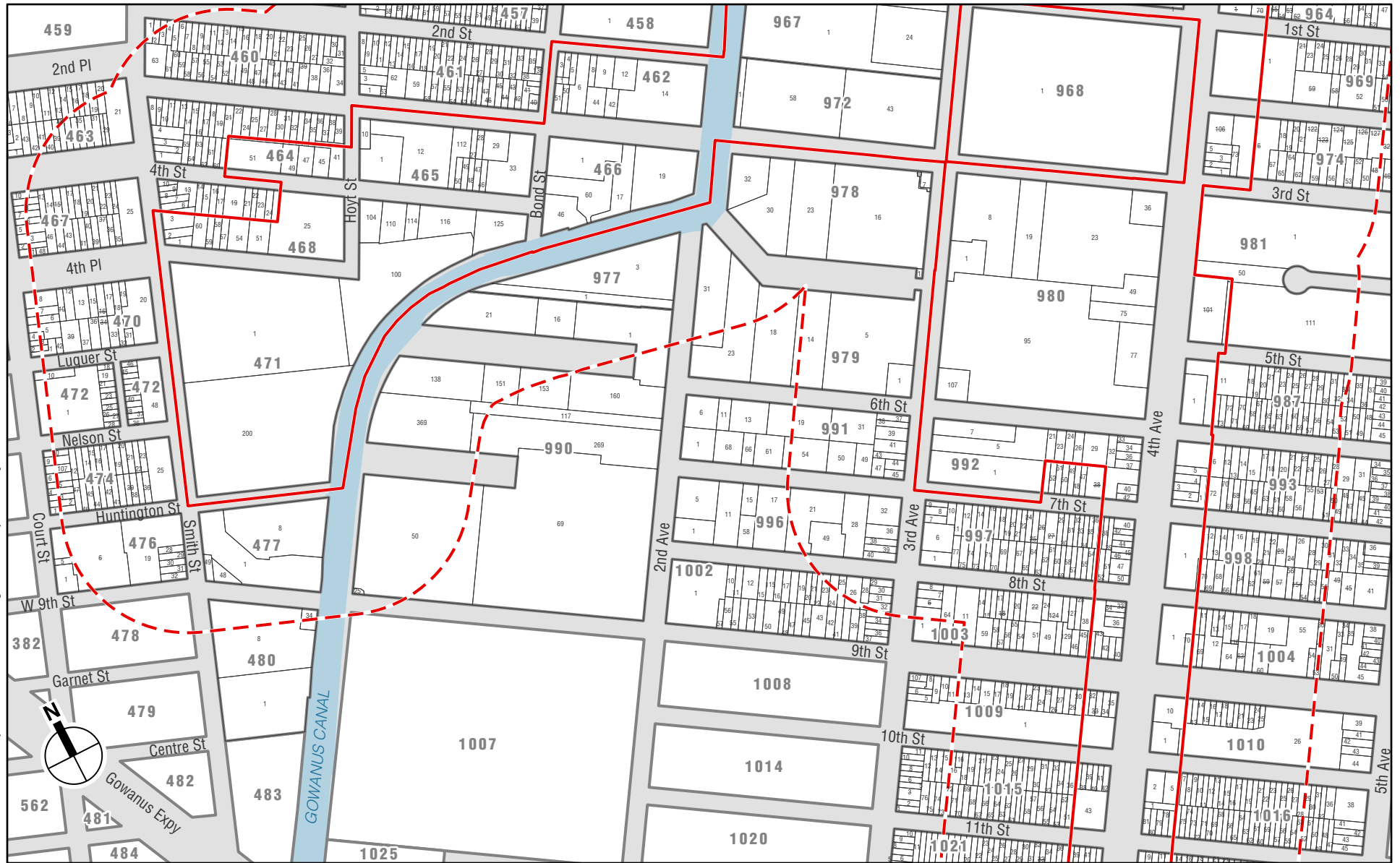


- Project Area
- Tax Block Boundary
- 400-foot Radius
- Tax Lot Boundary

0 400 FEET

GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

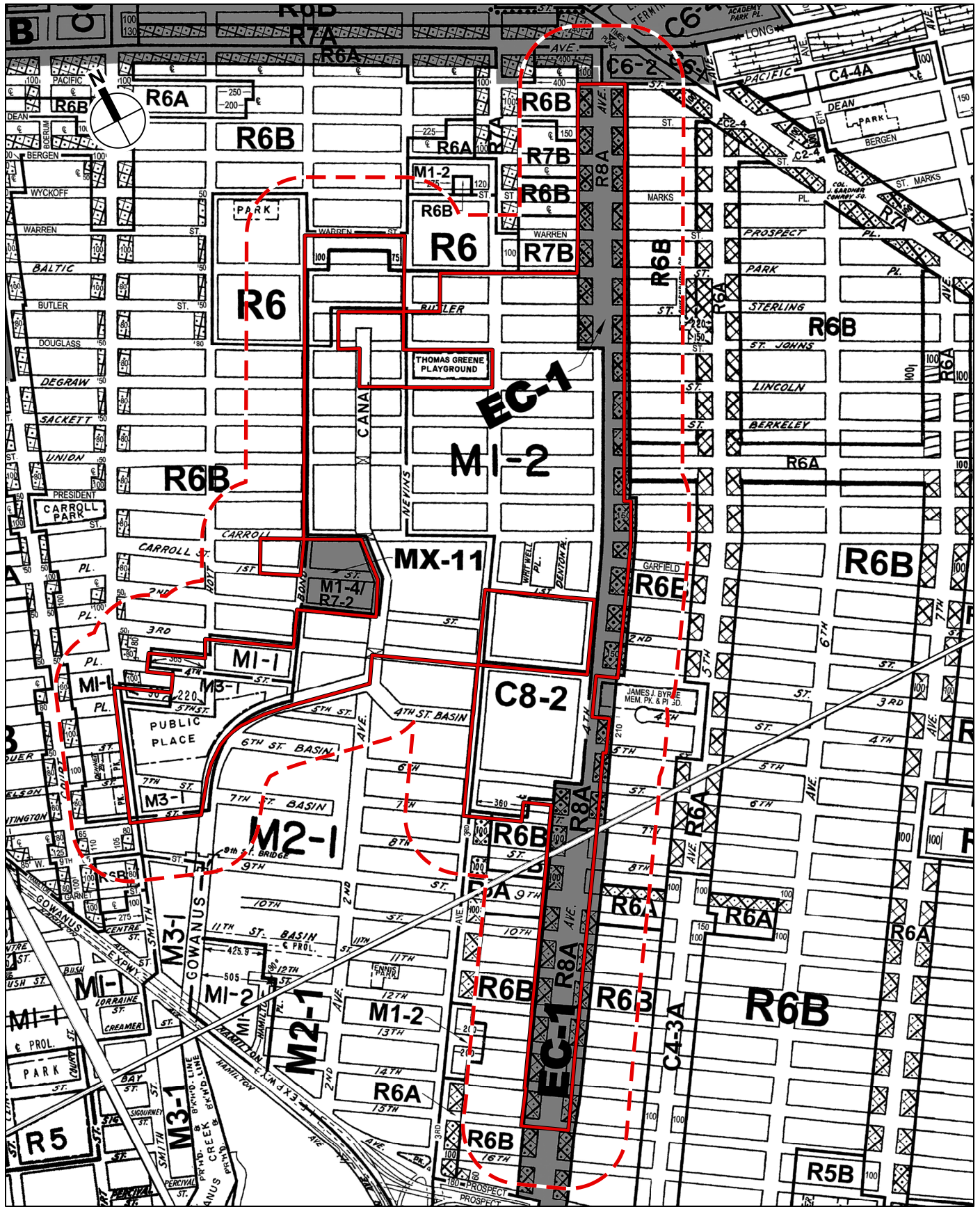
**Tax Map
Figure 2d**



GOWANUS NEIGHBORHOOD REZONING AND RELATED ACTIONS

**Tax Map
Figure 2e**





- Project Area
- 400-foot Radius

Board of Standards and Appeals: ☐ YES ☒ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

Department of Environmental Protection: ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION

☐ RULEMAKING

☐ CONSTRUCTION OF PUBLIC FACILITIES

☐ 384(b)(4) APPROVAL

☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:

☐ POLICY OR PLAN, specify:

☐ FUNDING OF PROGRAMS, specify:

☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION
AND COORDINATION (OCMC)

☐ LANDMARKS PRESERVATION COMMISSION APPROVAL

☐ OTHER, explain:

State or Federal Actions/Approvals/Funding: ☐ YES ☒ NO If "yes," specify:

6. Site Description: The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.

Graphics: The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.

☒ SITE LOCATION MAP

☒ ZONING MAP

☒ SANBORN OR OTHER LAND USE MAP

☒ TAX MAP

☒ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)

☐ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 8,147,898 sf (187.05 acres)

Waterbody area (sq. ft.) and type: 248,292 sf (5.7 acres)

Roads, buildings, and other paved surfaces (sq. ft.): 7,899,606 sf
(181.35 acres)

Other, describe (sq. ft.): NA

7. Physical Dimensions and Scale of Project (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): Refer to table on page 3 for the RWCDS summary

NUMBER OF BUILDINGS:

GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):

HEIGHT OF EACH BUILDING (ft.):

NUMBER OF STORIES OF EACH BUILDING:

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO

If "yes," specify: The total square feet owned or controlled by the applicant: N/A

The total square feet not owned or controlled by the applicant: N/A

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☒ YES ☐ NO

If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):

AREA OF TEMPORARY DISTURBANCE: N/A sq. ft. (width x length)

VOLUME OF DISTURBANCE: N/A cubic ft. (width x length x depth)

AREA OF PERMANENT DISTURBANCE: N/A sq. ft. (width x length)

8. Analysis Year [CEQR Technical Manual Chapter 2](#)

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2035

ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: N/A

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☐ YES ☒ NO IF MULTIPLE PHASES, HOW MANY? N/A

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: N/A

9. Predominant Land Use in the Vicinity of the Project (check all that apply)

☒ RESIDENTIAL

☒ MANUFACTURING

☒ COMMERCIAL

☒ PARK/FOREST/OPEN SPACE

☒ OTHER, specify:
VACANT

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type of residential structures	Apartment Houses	Apartment Houses	Apartment Houses	
No. of dwelling units	223	816	9,029	8,212
No. of low- to moderate-income units	101	109	3,016	2,997
Gross floor area (sq. ft.)	204,838	714,645	7,697,731	6,983,086
Commercial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Varies; to be described in the EIS	Varies; to be described in the EIS	Varies; to be described in the EIS	
Gross floor area (sq. ft.)	368,366	845,230	1,541,377	696,146
Manufacturing/Industrial	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," specify the following:				
Type of use	Varies; to be described in the EIS.	Varies; to be described in the EIS.	Varies; to be described in the EIS.	
Gross floor area (sq. ft.)	389,891	387,975	98,571	(289,404)
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
Type	House of Worship	Varies; to be described in the EIS	Varies; to be described in the EIS	
Gross floor area (sq. ft.)	9,000	217,067	468,480,	251,413
Vacant Land	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
Publicly Accessible Open Space	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):	Varies; to be described in the EIS.	Varies; to be described in the EIS.	Varies; to be described in the EIS.	6.4 acres of new publicly accessible open space, including 1.5 acres of mapped City parkland
Other Land Uses	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	
If "yes," describe:				
PARKING				
Garages	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	To be described in the EIS.	To be described in the EIS.	To be described in the EIS.	
No. of accessory spaces	To be described in the EIS.	To be described in the EIS.	To be described in the EIS.	
Operating hours				
Attended or non-attended				
Lots	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. of public spaces	To be described in the EIS.	To be described in the EIS.	To be described in the EIS.	
No. of accessory spaces	To be described in the EIS.	To be described in the EIS.	To be described in the EIS.	
Operating hours				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Other (includes street parking)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," describe:				
POPULATION				
Residents	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify number:	488	1,788	19,773	17,985
Briefly explain how the number of residents was calculated:	Assumes 2.19 persons per DU for residential units in Brooklyn Community District 6.			
Businesses	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If "yes," specify the following:				
No. and type	Varies; to be described in EIS	Varies; to be described in EIS	Varies; to be described in EIS	
No. and type of workers by business	Commercial: 429 CF: 9 Mfg/Ind: 202 Residential: 9	Commercial: 2,504 CF: 449 Mfg/Ind: 154 Residential: 33	Commercial: 5,446 CF: 577 Mfg/Ind: 79 Residential: 361	Commercial: 2,942 CF: 128 Mfg/Ind: (75) Residential: 329
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	Estimate of workers based on standard industry rates, as follows: 1 employee per 250 sf of office; 1 employee per 333 sf of local retail, 1 employee per 1,000 sf of destination retail, 1 employee per 25 DU, 1 employee per 2.67 hotel rooms (400 sf per hotel room), 1 employee per 1,000 sf of industrial, 1 employee per 15,000 sf of warehouse uses, 1 employee per 450 sf of medical office, and 1 employee per 1,000 sf of all other community facility uses, 1 employee per 50 parking spaces			
Other (students, visitors, concert-goers, etc.)	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	Special 4th Avenue Enhanced Commercial District, M3-1, M2-1, M1-2, C8-2, R6, R6B, C2-4 Commercial Overlay	Special 4th Avenue Enhanced Commercial District, M3-1, M2-1, M1-2, C8-2, R6, R6B, C2-4 Commercial Overlay	Gowanus Special District, R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7A, M1-4/R72, M1-4/R7-X, C4-4D, and M1-4	
Maximum amount of floor area that can be developed				
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	Manufacturing, Commercial, Residential, Open Space, Community Facility	Manufacturing, Commercial, Residential, Open Space, Community Facility	See Attachment A.	
Attach any additional information that may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. LAND USE, ZONING, AND PUBLIC POLICY: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete a PlaNYC assessment and attach. An assessment will be provided in the EIS.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," complete the Consistency Assessment Form . A portion of the Project Area is within the New York City's Coastal Zone and an assessment will be provided in the EIS.		
2. SOCIOECONOMIC CONDITIONS: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
o Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer both questions 2(b)(ii) and 2(b)(iv) below.		
o Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
o Directly displace more than 100 employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
o Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
o If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
ii. Indirect Residential Displacement – See "Socioeconomic Conditions" section of Attachment B.		
o Would expected average incomes of the new population exceed the average incomes of study area populations?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes:" To be determined based on EIS analysis.		
▪ Would the population of the primary study area increase by more than 10 percent?	<input type="checkbox"/>	<input type="checkbox"/>
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	<input type="checkbox"/>	<input type="checkbox"/>
o If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	<input type="checkbox"/>	<input type="checkbox"/>
iii. Direct Business Displacement – See "Socioeconomic Conditions" section of Attachment B.		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>

	YES	NO
<ul style="list-style-type: none"> Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it? 	<input type="checkbox"/>	<input type="checkbox"/>
iv. Indirect Business Displacement – See “Socioeconomic Conditions” section of Attachment B.		
<ul style="list-style-type: none"> Would the project potentially introduce trends that make it difficult for businesses to remain in the area? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Effects on Industry – See “Socioeconomic Conditions” section of Attachment B.		
<ul style="list-style-type: none"> Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? 	<input type="checkbox"/>	<input type="checkbox"/>
3. COMMUNITY FACILITIES: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
<ul style="list-style-type: none"> Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Indirect Effects		
i. Child Care Centers		
<ul style="list-style-type: none"> Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
ii. Libraries		
<ul style="list-style-type: none"> Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project increase the study area population by 5 percent or more from the No-Action levels? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the additional population impair the delivery of library services in the study area? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
iii. Public Schools		
<ul style="list-style-type: none"> Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6) 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario? To be determined based on EIS analysis. 	<input type="checkbox"/>	<input type="checkbox"/>
iv. Health Care Facilities		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project affect the operation of health care facilities in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
v. Fire and Police Protection		
<ul style="list-style-type: none"> Would the project result in the introduction of a sizeable new neighborhood? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project affect the operation of fire or police protection in the area? 	<input type="checkbox"/>	<input type="checkbox"/>
4. OPEN SPACE: CEQR Technical Manual Chapter 7		
<ul style="list-style-type: none"> Would the project change or eliminate existing open space? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project generate more than 50 additional residents or 125 additional employees? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island? 	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<ul style="list-style-type: none"> If “yes,” would the project generate more than 350 additional residents or 750 additional employees? 	<input type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees? 	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<ul style="list-style-type: none"> If “yes” to questions (c), (e), or (f) above, attach supporting information to answer the following: To be determined based on EIS analysis. 		

	YES	NO
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	<input type="checkbox"/>	<input type="checkbox"/>
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	<input type="checkbox"/>	<input type="checkbox"/>
5. SHADOWS: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year. To be determined based on EIS analysis.		
6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources. See "Historic and Cultural Resources" section of Attachment B.		
7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, please provide the information requested in Chapter 10 . To be provided in EIS.		
8. NATURAL RESOURCES: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources. Gowanus Canal; The extent to which natural resources would be affected will be determined in the EIS analysis.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions .		
9. HAZARDOUS MATERIALS: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: To be determined as part of the EIS analysis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) Based on the Phase I Assessment, is a Phase II Investigation needed? To be determined as part of the EIS analysis.	<input checked="" type="checkbox"/>	<input type="checkbox"/>
10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual Chapter 13		

	YES	NO
(a) Would the project result in water demand of more than one million gallons per day?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project located in a separately sewer area , would it result in the same or greater development than that listed in Table 13-1 in Chapter 13 ?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas , including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewer or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation. See "Water and Sewer Infrastructure" section of Attachment B.		
11. SOLID WASTE AND SANITATION SERVICES: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14 , the project's projected operational solid waste generation is estimated to be (pounds per week): 530,366		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
12. ENERGY: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15 , the project's projected energy use is estimated to be (annual BTUs): 1,480,788,129		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
13. TRANSPORTATION: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions: Refer to Draft Scope of Work.		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.</i>	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
14. AIR QUALITY: CEQR Technical Manual Chapter 17		
(a) <i>Mobile Sources:</i> Would the proposed project result in the conditions outlined in Section 210 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources:</i> Would the proposed project result in the conditions outlined in Section 220 in Chapter 17 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17 ? (Attach graph as needed) Refer to Draft Scope of Work.	<input type="checkbox"/>	<input type="checkbox"/>
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts? To be described in the EIS.	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in the EIS.		
15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual Chapter 18		

	YES	NO
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18 ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008 ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation. To be provided in the EIS.	<input type="checkbox"/>	<input type="checkbox"/>
16. NOISE: CEQR Technical Manual Chapter 19 Refer to Draft Scope of Work.		
(a) Would the proposed project generate or reroute vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation. To be provided in the EIS.		
17. PUBLIC HEALTH: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20 , "Public Health." Attach a preliminary analysis, if necessary. Refer to Draft Scope of Work.		
18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21 , "Neighborhood Character." Attach a preliminary analysis, if necessary. Refer to Draft Scope of Work.		
19. CONSTRUCTION: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its services?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22 , "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination. Refer to Draft Scope of Work.		
20. APPLICANT'S CERTIFICATION		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		

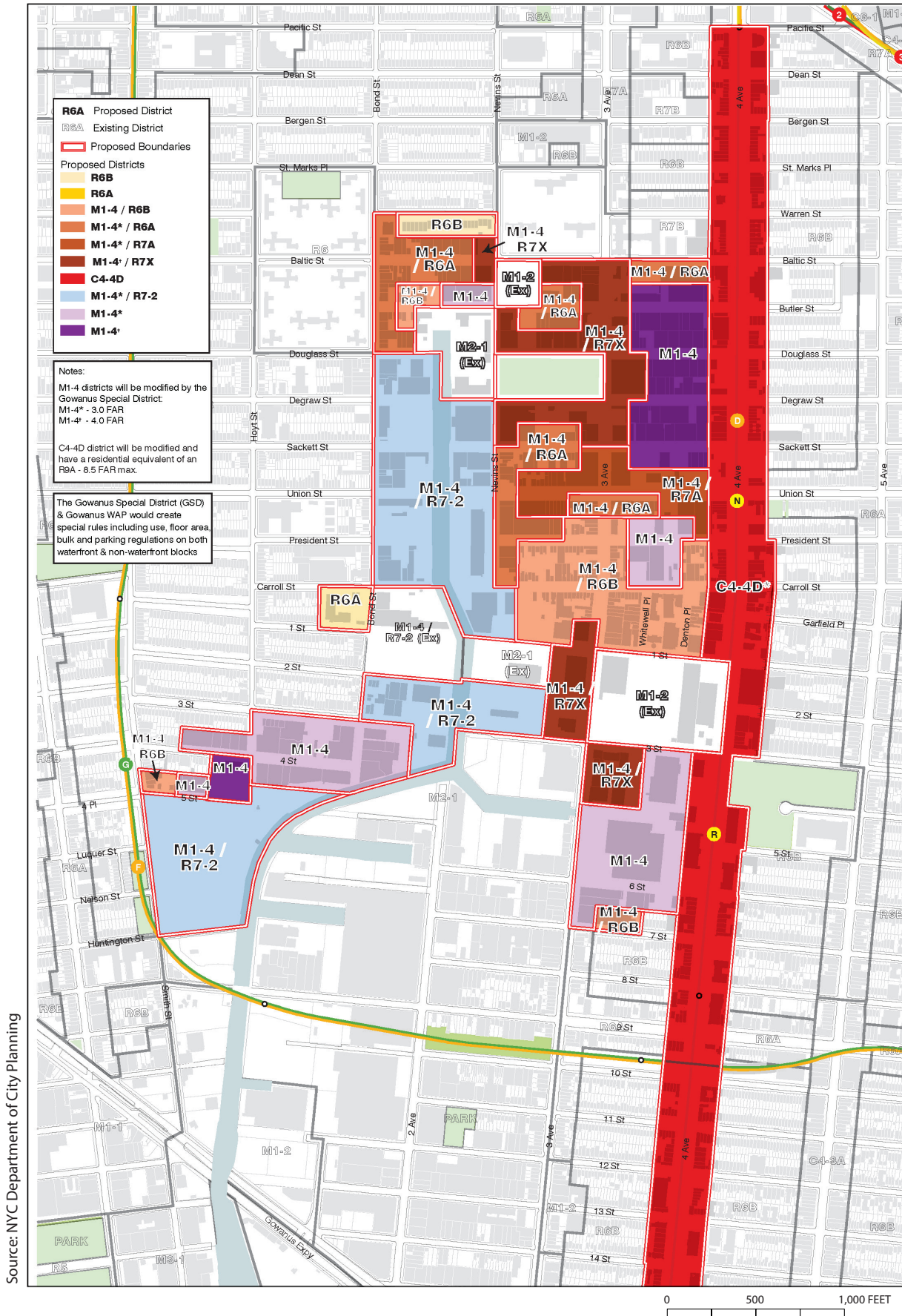
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME

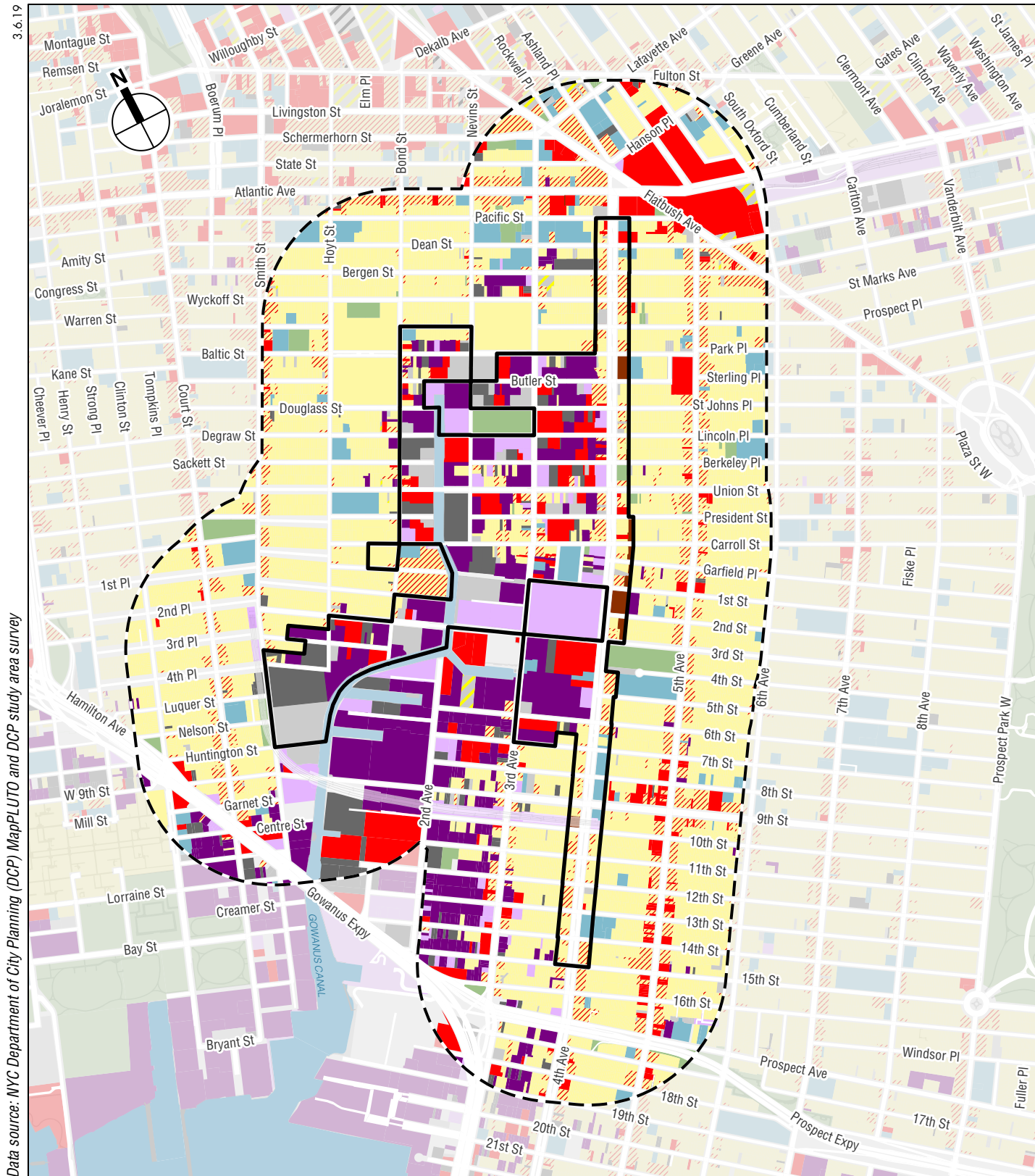
SIGNATURE

DATE

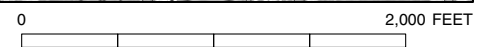
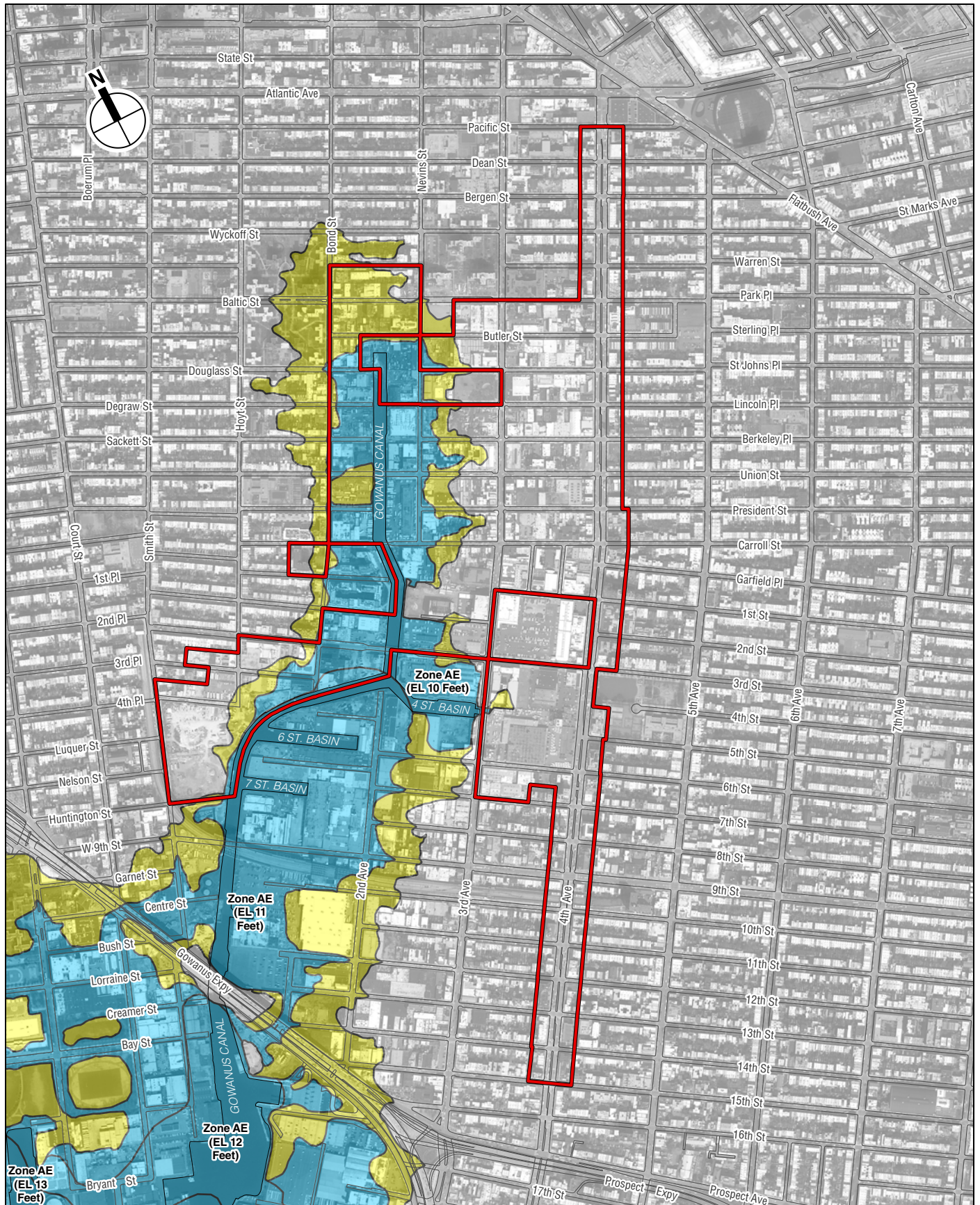
PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.



Source: NYC Department of City Planning



Existing Land Use



Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

**Potentially
Significant
Adverse Impact**

IMPACT CATEGORY**YES****NO**

Land Use, Zoning, and Public Policy

☒☐

Socioeconomic Conditions

☒☐

Community Facilities and Services

☒☐

Open Space

☒☐

Shadows

☒☐

Historic and Cultural Resources

☒☐

Urban Design/Visual Resources

☒☐

Natural Resources

☒☐

Hazardous Materials

☒☐

Water and Sewer Infrastructure

☒☐

Solid Waste and Sanitation Services

☒☐

Energy

☒☐

Transportation

☒☐

Air Quality

☒☐

Greenhouse Gas Emissions

☒☐

Noise

☒☐

Public Health

☒☐

Neighborhood Character

☒☐

Construction

☒☐

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials?

☒☐

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☒ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☐ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded *Negative Declaration* on the next page.

4. LEAD AGENCY'S CERTIFICATION

TITLE	Acting Director, Environmental Review and Assessment	LEAD AGENCY	NYC Department of City Planning
NAME	Olga Abinader	DATE	March 22, 2019

SIGNATURE



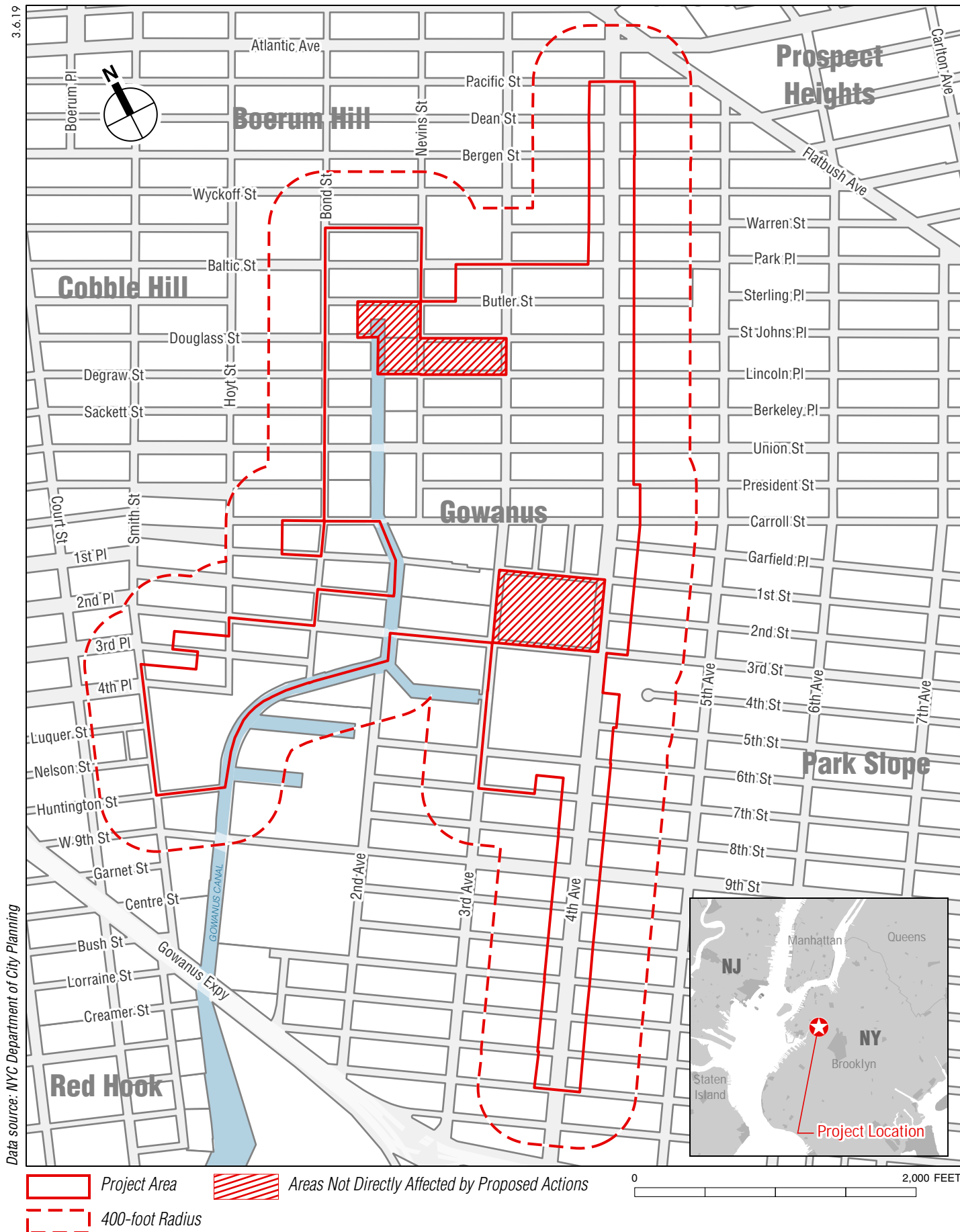
A. INTRODUCTION

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (NYC Parks), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City map amendments, disposition of City-owned property, and the establishment of a Large-Scale General Development (collectively, the “Proposed Actions”) to implement land use and zoning recommendations in the Gowanus Neighborhood Plan (the “Neighborhood Plan” or “Plan”). The area subject to the Proposed Actions (the “Project Area”) is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south; and Warren, Baltic, and Pacific Streets to the north (see **Figure A-1**). The Proposed Actions would affect an approximately 80-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6.

The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers can participate in civic, cultural, and economic activities and where a wholly unique resource—the Gowanus Canal—can thrive and play an active role in that equitable and sustainable growth. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,200 dwelling units (DUs) (a With-Action scenario of approximately 9,000 DUs); 696,000 square feet (sf) of commercial space; 251,000 sf square feet of community facility space; and 6.4 acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of 104,000 sf of warehouse space; 125,000 sf of self-storage space; and 60,000 sf of other industrial space. On privately-owned sites the Proposed Actions could result in a net increase of approximately 7,200 dwelling units (DUs) (a With Action scenario of 8,000 DUs), including approximately 2,000 permanently affordable homes for lower-income New Yorkers per MIH.¹ On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes (see Section G, “Analysis Framework,” for discussion of the Reasonable Worst-Case Development Scenario [RWCDS]). This Draft Scope provides a description of the Proposed Actions, the projected and potential development that is reasonably expected to result from those actions, and the technical areas and approaches to be used for analysis in preparing the EIS.

Over the past two years, thousands of stakeholders, residents, workers, business owners, and elected officials have participated in over 100 hours of meetings and workshops, including large public events and 26 working group meetings covering five broad topics (Arts and Culture,

¹ A minimum percentage of housing created would be permanently affordable under the Mandatory Inclusionary Housing (MIH) Program. The number of affordable units would be determined by a number of factors, including the MIH option ultimately selected for the Proposed Actions. The number of affordable units shown here is approximate and based on a percentage of floor area under the RWCDS, which is assumed to be MIH Option 1 (25 percent of residential floor area).



Gowanus Neighborhood Rezoning and Related Actions

Housing, Industry and Economic Development, Public Realm, and Sustainability and Resiliency). Coupled with DCP's first online public engagement platform (*PlanGowanus.com*), members of a broad cross-section of the community have articulated challenges and needs that Gowanus faces today and in the future. The Proposed Actions evolved from the Gowanus PLACES Study (the "Study"). In October 2016, DCP, together with other City agencies, launched a study of the neighborhood surrounding the Gowanus Canal. The Study builds upon a number of previous reports and planning efforts, including *Bridging Gowanus*, which was led by New York City Council Members (CM) Brad Lander and Stephen Levin from 2013 to 2015.

The Study is a collaboration between the City of New York and local elected officials and community members that takes a broad, comprehensive look at ways to support existing and future resiliency and sustainability efforts; encourage and expand neighborhood services and amenities; improve streetscapes, pedestrian safety, and access along the Canal; explore ways to support and develop space for job-generating uses—including industrial, arts, and cultural uses; promote opportunities for new housing with required permanently affordable housing and protect residential tenants against harassment and displacement; and coordinate necessary infrastructure improvements throughout the area to support the continued cleanup of the Gowanus Canal and to accommodate existing and future needs.

Based on an iterative process of engagement and feedback, DCP in cooperation with other City agencies developed *Gowanus: A Framework for a Sustainable, Inclusive, Mixed-use Neighborhood* (the "Framework"), a comprehensive framework of goals and strategies, including recommended land use changes that would be developed into a comprehensive rezoning proposal and implemented as part of an overall Gowanus Neighborhood Plan. The Framework was released in June 2018.

Through refinement and community input on the Framework, a draft Neighborhood Plan and draft zoning proposal were developed and then shared with the public in February 2019. In the months following the release of the draft zoning proposal, DCP presented the rezoning proposal. DCP will continue to work with local elected officials and community stakeholders in refining the proposal based on the ongoing community process and advancing aspects of the Framework toward a Neighborhood Plan. A Neighborhood Plan is designed to implement a shared vision by aligning community and government resources and effectuating zoning and land use changes through the City's Uniform Land Use Review Procedure (ULURP) process where the community and stakeholders will continue to have many opportunities to provide comments and input and shape the final Neighborhood Plan.

The Proposed Actions are the culmination of many years of planning work in and around Gowanus by local community members, elected officials and City agencies, and reflect DCP's ongoing engagement process with community boards, residents, business owners, community-based organizations, elected officials, and other stakeholders, to achieve the following land use objectives:

- Support existing clusters of economic activity and promote development of new job-generating uses through increased industrial and commercial density and updated parking and loading regulations in key areas;
- Provide opportunities for the creation of new, permanently affordable housing with options for low- and moderate-income households, while bringing existing residences into conformance with zoning;

- Facilitate the creation of new waterfront open space and neighborhood parks along the Canal through the establishment of a Waterfront Access Plan (WAP) and changes to the city map;
- Facilitate several shared neighborhood-wide goals, including promoting a walkable, vibrant, mixed-use neighborhood, brownfield remediation and activation of key areas through allowing higher densities and a broader range of uses and incentivizing or requiring non-residential uses in select areas;
- Create special rules to establish limits for height, bulk envelope and density that consider neighborhood context as well as other shared goals, including encouraging variation and diversity of future programming, open spaces, site planning, and design along the canal; and
- Support a successful Neighborhood Plan by institutionalizing a comprehensive planning framework that is inclusive of relevant capital infrastructure needs and services to support current demand and future growth.

B. REQUIRED APPROVALS AND REVIEW PROCEDURES

The Proposed Actions include discretionary land use approvals that are subject to review under ULURP, Section 200 of the City Charter, and the CEQR process. The discretionary approvals are summarized below.

- ***Zoning Map Amendments.*** The Proposed Actions would replace all or portions of existing R6, R6B, R8A, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7A, M1-4/R7-2, M1-4/R7X, M1-4, and C4-4D zoning districts. The Proposed Actions would also eliminate existing C2-4 overlays along 4th Avenue within the Project Area, which would be replaced with the C4-4D district within the Special Gowanus Mixed-Use District (GSD).
- ***Zoning Text Amendments.*** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish the GSD within the Project Area, create the Gowanus WAP for waterfront blocks within the Project Area, and to amend Appendix F of the ZR to apply the MIH program to proposed R6A, M1-4/R6A, M1-4/R6B, M1-4/R7A, M1-4/R7-2, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created.
- ***City Map Amendments.*** The Proposed Actions include amendments to the City Map to map portions of Block 471, Lots 1 and 100 as parkland and streets, to remove the "Public Place" designation on Block 471, and to de-map 7th Street between Smith Street and the Gowanus Canal, and de-map a portion of Bond Street south of 4th Street and re-establish it as mapped parkland.
- ***Disposition Approval and Urban Development Action Area Project (UDAAP) Designation.*** UDAAP designation of HPD-owned property on Block 471 and 1028 and project approval for the purpose of disposition and development pursuant to the proposed zoning is sought by HPD to facilitate the Gowanus Green Development.

The land use approvals included under the Proposed Actions are described in more detail in Section F, "Description of the Proposed Actions."

C. BACKGROUND TO THE PROPOSED ACTIONS

STUDY AREA HISTORY

OVERVIEW

Once referred to as Gowanus Creek, the Gowanus Canal was originally a wide tidal creek with numerous small tributaries that extended northeast from its mouth at Lower New York Bay south of Red Hook. The creek system included Coles Mill Pond, Dentons Mill Pond, and Freeks Mill Pond. The head of the Gowanus Creek once was home to a native village named Werpos and in 1679, a Dutch missionary wrote of eating the best oysters in the region along the Gowanus Canal.

In 1846, the Brooklyn Common Council engaged Major David B. Douglass to draw up plans to drain “the Gowanus Meadow” to “accommodate a population of 200,000 inhabitants.” Before these residential development plans were set in motion, Daniel Richards, an upstate developer who founded the Atlantic Dock Company in 1840, received permission to fill, dredge, and install a bulkhead to create the approximately one-mile-long Gowanus Canal. That plan was approved in 1849 by the Brooklyn Common Council and authorized by the State of New York a month later, setting the stage for the transformation of the Canal.

By 1870, the waterbody had been transformed to resemble its current configuration and was serving as a major industrial waterway by which materials arrived to support area industries. By the 1880s, the banks of the Canal had transitioned from gristmills and oyster exporters to a wide range of industrial activities, including heavy manufacturing of coal and oil, foundries, paint and ink factories, electroplating shops, and paper mills, as well as the storage and distribution of materials used to build and maintain adjacent residential neighborhoods. Peak industrial activity occurred roughly around the end of World War II when approximately six million tons of cargo per year were handled by the Canal. However, by 1950, the Canal was handling a fraction of its previous freight volume. Structural changes, including suburbanization, decentralization, and containerization—combined with larger ships and global changes in production—led to a decline in industrial activity throughout the City and around the Canal.

The short-term industrial success of the Canal came with a long-term downside: sewage and industrial wastes from the surrounding drainage area were discharged directly into the Canal without treatment, and the natural marshlands and freshwater streams were replaced with combined sewers and storm drains.

The urbanization of the drainage area also contributed to an estimated three-fold increase in the annual runoff volume and a six-fold increase in peak runoff rate to the waterbody. Without the surrounding marshland buffer or freshwater flow, the Canal lacked natural response mechanisms that might have helped absorb the increased hydraulic and pollutant loads resulting from the local industrial toxins, untreated sewage, and increasing car and truck pollution. The Canal’s limited tidal circulation and exchange with New York Harbor waters allowed pollutants to accumulate and water quality deteriorated to such an extent that the Canal became notorious as a polluted waterway.

From its inception, wet weather events proved too much for the Canal, and coupled with the growth of Brooklyn and the resulting changes in drainage to the Canal, it became flooded with mud and sediments, making it difficult to navigate outside of high tide. Efforts to address water quality in the Gowanus Canal date back to the late 1800s, when the City contracted for the design of a tunnel between the head of the Canal and Buttermilk Channel to improve circulation and flush

pollutants from the Canal. In 1911, the 6,280-foot Gowanus Canal Flushing Tunnel to Buttermilk Channel was constructed. The Gowanus Canal Flushing Tunnel (or “Flushing Tunnel”) pumped tidal water from Buttermilk Channel to the Canal with the objective of flushing the stagnant canal water out to New York Harbor.

The reactivation of the Flushing Tunnel in 1999 under the New York City Department of Environmental Protection’s (DEP) Inner Harbor Combined Sewer Overflow (CSO) Facility Plan resulted in an improvement in the Canal’s water quality and aquatic habitat. At this time, the direction of flow was reversed to bring more highly oxygenated water from Buttermilk Channel to the head of the Canal.

From 1970 to 1990, the Gowanus neighborhood saw its population drop from approximately 33,000 to 24,000, reflecting an overall decrease of the City’s population. In more recent decades, broad economic and demographic trends have led to a resurgence in nearby communities and interest in both working and living in and around the Canal area. However, the nature of activity along the Canal has changed.

The Canal’s designation as a Federal Superfund Site in 2010 and Superstorm Sandy in 2012 led to increased attention and community engagement on the potential to remediate and improve the infrastructure in the Gowanus area and advanced discussions about the Gowanus’ future among members of the community, elected officials, and City, state, and federal agencies.

Remedial efforts are currently underway at three former manufactured gas plants (MGP) along the Canal. The remedy calls for the removal of contaminated sediment that has accumulated as a result of industrial and sewer discharges from the bottom of the Canal by dredging. The dredged areas would then be capped. In 2014, the EPA issued an order to National Grid (the company that acquired the legal liability for the three former MGP sites), the City of New York, and other potentially responsible parties requiring them to design the selected remedial action in the Canal. EPA has also mandated the installation of underground tanks to reduce discharges from combined sewer overflows (CSO) into the Canal. New York State’s Department of Environmental Conservation (DEC) and NYC Office of Environmental Remediation (OER) have developed remedial programs and incentive programs to facilitate the investigation and remediation of brownfield sites.

On September 27, 2013, EPA issued a Record of Decision (ROD) identifying actions to be undertaken by various parties to remediate contamination in the Canal. As part of the EPA ROD, EPA mandated the design and construction of two CSO facilities. The first of the two CSO facilities, the “Head End Facility,” would include an 8-million-gallon (mg) underground tank that would increase CSO capture for overflows that would otherwise be discharged from CSO outfall RH-034 at the “head end,” or northernmost portion of the Canal. Construction of the Head End Facility would require the lease or acquisition of three privately owned parcels adjacent to the Canal, and is proposed to be located at 242 Nevins Street (Block 418, Lot 1) and 234 Butler Street (Block 411, Lot 24), with an area for construction staging located at 270 Nevins Street (Block 425, Lot 1).

The second facility, the “Owls Head Facility,” would include a 4-mg tank that would increase capture for overflows that would otherwise be discharged from CSO outfall OH-007. The Owls Head Facility would be located at the middle of the Canal (approximately one-half mile south of the northernmost portion of the Canal) near the northern terminus of 2nd Avenue near the 4th Street turning basin. Construction of the Owls Head Facility would require the use of one City-owned parcel (Block 977, Lot 3) and the lease or acquisition of up to four privately owned parcels

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adjacent to the Canal. The Owls Head Facility is proposed to be located at 2 2nd Avenue, 110 5th Street (Block 990, Lot 21), 122 5th Street (Block 990, Lot 16), 22 2nd Avenue (Block 990, Lot 1), and 5th Street (Block 977, Lot 1), with portions of this area used for construction staging. Collectively, the Project includes the lease or acquisition of up to seven properties to support the facilities and construction staging areas.

Alternative plans to address the demand for additional CSO capacity are currently under consideration, including the construction of a tunnel instead of the two tanks described here between the Head End site and the Owls Head site. A tunnel to capture CSO during overflow events would require use of the same properties described above for tunnel shafts, construction, and ancillary facilities.

In 2014, DEP completed additional improvements to the Flushing Tunnel and installed new pumps that delivered an average flow of 200 million gallons per day (mgd) to improve water circulation. Improvements in water quality also resulted from more stringent discharge standards, local community stewardship efforts and interest in the Canal.

Consistent with Citywide trends over the past three decades, interest in working and living in older industrial neighborhoods, such as the area surrounding the Canal, has returned. Strong demand for housing Citywide has played out locally by pushing up prices and limiting housing that is affordable for households at lower incomes. At the same time, the City has experienced a rapidly growing and diversifying economy. Although a small portion of the land around the Canal remains industrial in character, manufacturing and industrial uses are no longer present in most locations adjacent to the Canal. Commercial businesses, offices, and other uses that serve the surrounding residential communities have increased alongside long-time artists and a small number of remaining industrial tenants. The reinvestment in and reactivation of older loft buildings for a variety of commercial office and artist spaces indicate a growing local demand for new office and other workspaces.

COMMUNITY ENGAGEMENT AND INTERAGENCY PARTICIPATION

In May 2014, Mayor Bill de Blasio released *Housing New York*, the Mayor's plan to build and preserve affordable housing throughout New York City in coordination with strategic infrastructure investments to foster a more equitable and livable New York City through an extensive community engagement process. In 2018, *Housing New York 2.0* was released, detailing progress and updates since 2014 on the construction and preservation of affordable housing in New York City. *Housing New York* calls for neighborhood studies to be undertaken in communities across the five boroughs that offer opportunities for new affordable housing.

Gowanus was selected based on previous planning efforts the community has engaged in over the past decade, including previous DCP studies in 2009 and *Bridging Gowanus* from 2013 to 2015, which was led by local elected officials to create shared goals and priorities for the area's future development. Gowanus has unique assets and features that could be leveraged to accomplish many local and Citywide goals to address contaminated land and develop housing, including a significant amount of permanently affordable housing, new commercial and industrial space, services, jobs, and open space in an area with excellent transit access.

In October 2016, the City launched the Study of the neighborhood surrounding the Gowanus Canal. The planning process was a collaboration with local elected officials, community boards, community members, and City agencies—including HPD, NYC Parks, Department of Transportation (DOT), School Construction Authority (SCA), Department of Education (DOE),

DEP, Small Business Services (SBS), Economic Development Corporation (EDC), Mayor's Office of Recovery and Resiliency, Mayor's Office of Sustainability (MOS), New York City Department of Emergency Management (NYCEM), and the Department of Cultural Affairs (DCA).

The Study sought to foster a thriving neighborhood by encouraging a robust local economy anchored by a mix of uses and businesses while creating opportunities for new housing with affordable housing in appropriate locations. Because of the unique characteristics of the Gowanus area, including the prominence of the Canal and implications of its Superfund designation, and at the request of community members, a multi-pronged outreach approach was developed to undertake the Study.

Thousands of community stakeholders, residents, workers, business owners, and elected officials participated in over 100 hours of meetings and workshops that began in 2016, including large public events and working group meetings covering five broad topics (Arts and Culture; Housing, Industry, and Economic Development; Public Realm; Sustainability; and Resiliency). Coupled with *PlanGowanus.com*, a broad cross-section of community members articulated challenges and needs that Gowanus faces today and in the future. Participants set goals and objectives and generated ideas about policies and investments to achieve a thriving, more resilient neighborhood. Through this iterative process of engagement and feedback, DCP and its partner agencies developed the Framework, including recommended land use changes that would be developed into a comprehensive rezoning proposal and implemented as part of an overall Gowanus Neighborhood Plan.

The Framework was released in June 2018 and is a roadmap for identifying goals and strategies, with recommended land use changes, to be developed and implemented as part of the Neighborhood Plan. It is the product of the extensive community engagement process to solicit ideas and input that began when the Study was launched in October 2016. It is also informed by previous reports and studies, including *Bridging Gowanus*, and ongoing community efforts by government agencies and community stakeholders and organizations. The Framework is a product of all those voices and ideas, bringing them together in objectives and proposed strategies in seven categories including Sustainability and Resiliency; Environmental Remediation; Community and Cultural Resources; Housing, Economic, and Job Development; Transportation; and Land Use and Urban Form. The Framework is comprised of goals and strategies to make Gowanus a cleaner, greener, and more inclusive neighborhood. The policies and proposals aim to support the evolution of Gowanus into an eco-neighborhood where existing and future residents and workers can live, work, and play with a minimal carbon footprint and impacts on climate change.

The land use framework outlined in the broader Framework is a set of guiding principles related to use, density, bulk, and waterfront access, and was intended to provide standards for developing and evaluating proposals for future land use changes. These principles were shaped by shared goals, the opportunities and challenges of achieving those goals, and an understanding of the entire Gowanus neighborhood.

The parameters of the land use framework were developed to encourage cleanup and redevelopment of sites while balancing a variety of goals. The parameters include:

- Strengthen existing clusters of light industrial and commercial activity and promote new, job-generating uses—including industrial, arts, and cultural uses;
- Encourage and reinforce a vibrant, live-work neighborhood by balancing the preservation of neighborhood scale and encouraging growth that promotes a mix of uses and allows for

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improvements to the public realm and local services while affirming the qualities that make the neighborhood distinct; and

- Promote the creation of an active, accessible, resilient, and diverse waterfront esplanade that celebrates the unique nature of the Canal and is flanked by a mix of uses that includes new permanently affordable housing as well as commercial, artist, and manufacturing space.

WATERFRONT PUBLIC ACCESS

Redevelopment of sites on the Canal creates an opportunity to achieve public access at the Canal's edge. The framework identified parameters for the creation of public open space along the Canal in conjunction with residential and non-residential development. The parameters are intended to:

- Encourage street end design that is flood-resilient and ensures continuity of public access across sites;
- Allow and promote a mix of uses on ground floors leading to and along the Canal to support an active and lively waterfront;
- Relate the height of new buildings to the lower-scale neighboring context along upland frontages such as Bond Street;
- Set back higher portions of buildings to ensure light and air to side streets and the Canal;
- Ensure continuity of public access at bridge crossings with grade-change constraints; and
- Ensure access of light and air to inner courtyards and the Canal by staggering building heights and keeping street wall heights low.

USE, DENSITY, AND HEIGHT

In order to facilitate a dynamic, mixed-use neighborhood that considers block-specific conditions, the Framework identified parameters for use, density, and height. The land use framework recommended areas suitable for new residential or mixed-use development, in addition to areas proposed to be maintained primarily for continued industrial and commercial activity. The Framework broke these into three broad areas each with its own recommendations: Industrial and Commercial, Enhanced Mixed-Use, and the Canal Corridor. The interconnectedness of these areas to each other and to the adjacent neighborhoods, which include thriving residential communities and active retail corridors (e.g., 4th Avenue and Smith Street), and the vision of a mixed-use neighborhood were taken into consideration. Recommendations within these three areas were partly derived from and respond to block- and neighborhood-wide characteristics—including current and past land use patterns, market trends, site contamination, and block and lot size and orientation—and are mutually supportive in contributing to the overall objective of a dynamic, mixed-use neighborhood.

Analysis of existing land use and business activity revealed that while much of the former industrial neighborhood is no longer comprised of heavy manufacturing uses, clusters of light industrial, commercial, and arts-related activity remain in portions of the midblocks between 3rd and 4th Avenues and west of the Canal along 4th and Hoyt Streets. Therefore, in some of the Framework subareas, it was determined that the maintenance of the current restriction on residential use is necessary to support the continuation of these uses. Other areas are characterized by lower levels of industrial and commercial activity, higher levels of vacancy and underutilization, and existing pockets of residential uses. DCP proposes to rezone these areas to permit a mix of uses, including residential, commercial, retail, light industrial, community facility, and artist spaces.

DRAFT ZONING PROPOSAL

Building upon the Framework, DCP held an open house and presented the draft zoning proposal to the public in February 2019, and in the subsequent months continued to work with local elected officials and community stakeholders in further refining the draft zoning proposal. The draft zoning proposal is now being considered as part of the Proposed Actions for the Gowanus Neighborhood Rezoning and Related Actions.

PROJECT AREA

The Proposed Actions affect an approximately 80-block area (see **Figure A-1**) surrounding the Gowanus Canal and a segment of 4th Avenue. The area directly affected by the Proposed Actions, or Project Area, is generally bounded by Bond, Hoyt and Smith Streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th, and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north. The area encompasses approximately 200 acres, and is defined by the 1.8-mile-long, man-made Gowanus Canal, which splits the neighborhood, and the major north–south and east–west corridors that connect the upland areas to the surrounding neighborhoods. Major corridors and areas of the neighborhood are described below.

GOWANUS CANAL

The approximately 100-foot-wide Canal defines the eastern edge of the Project Area from Huntington Street to 3rd Street and divides the Project Area from 3rd Street to Butler Street where it terminates at Butler Street. The former industrial waterfront is a mix of commercial activity, parking lots, storage, and light industrial uses interspersed with vacant buildings and land. The recently completed 363-365 Bond Street residential developments, which were facilitated by a rezoning in 2010, are the first new residences along the Canal, and include a publicly accessible esplanade, community facility space, and affordable housing, all with an emphasis on resilient design. Connections across the Canal are limited within the Project Area, with only three bridges traversing the waterbody, including only one (at 3rd Street) that allows westbound traffic. The area surrounding the Gowanus Canal is currently zoned M1-2, M2-1, and M3-1.

Designated as a Superfund Site in 2010 by the United States Environmental Protection Agency (EPA), remediation and cleanup of the Canal's contaminant-contributing upland sites are critical to the neighborhood's future. A high water table increases the risk of cross-property contamination and the cost of remediation and construction. Because most waterfront sites are under private ownership, access and views to the Canal are limited to public street ends, bridges, and recently constructed waterfront esplanades. Local water-based recreational enthusiasts have limited access to the Canal other than the street end of 2nd Street. As part of the Superfund remedy, two former lateral canals that have been filled with contaminated material over time would be reused. The former lateral canals are located at 1st Street, between the Canal and 3rd Avenue, and at 5th Street (east of the 3rd Avenue Bridge). Formerly used by boats and barges for turning movements, these basins would increase the amount of shoreline in the community.

4TH AVENUE

At 120 feet wide, 4th Avenue is the widest street corridor running through the neighborhood and is one of the main thoroughfares in Brooklyn. The D/N/R subway lines run below 4th Avenue and include local stops at Union Street and 4th Avenue/9th Street, which is also an F/G subway stop. Uses along 4th Avenue vary and include one-story semi-industrial uses, various commercial uses (including local retail shops), and residential apartment and walk-up buildings.

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A portion of 4th Avenue was rezoned in 2003 to R8A/C2-4. That rezoning was implemented at the request of the community to protect the scale of development in Park Slope and to allow for housing growth along 4th Avenue. The rezoning leveraged 4th Avenue's width and access to transit to accommodate new housing, albeit without any zoning tools to encourage or require the inclusion of affordable housing. New residential developments are not currently required to provide affordable housing.

In response to new housing construction with blank walls along 4th Avenue and no retail or services as a result of the rezoning, at the request of the community, DCP initiated a follow-up zoning text amendment in 2011 to map the first Enhanced Commercial District in the City to require commercial and community facility uses on the ground floor, and apply transparency and curb cut location requirements for ground floors in new developments to enhance the pedestrian streetscape. The remaining portion of 4th Avenue within the Project Area, between Douglass Street and 6th Street, is currently zoned M1-2 and C8-2 (a full description of each existing zoning district is provided below).

3RD AVENUE

3rd Avenue is a major corridor in the Project Area and one of two truck routes that serve Gowanus and the Southwest Brooklyn Industrial Business Zone (IBZ) to the south of the Project Area. The width and uses along 3rd Avenue vary within the Project Area.

The northern portion of 3rd Avenue from Baltic to Union Streets is a narrow, 70-foot-wide street. Uses along this portion include a hotel and parking lot, a gas station, former industrial buildings reused for commercial activities, and industrial or commercial businesses (including distribution/warehousing, contractor's storage yards, or fuel oil truck parking and repair).

Between Union Street and 1st Street, 3rd Avenue continues as a narrow street lined with multi-family and mixed-use walkup apartment buildings. As 3rd Avenue gently curves, it widens to 80 feet at 3rd Street. Uses along this segment become more industrial and commercial with self-storage, utility facilities, the Old American Can Factory (a repurposed former industrial loft building containing manufacturing, arts-related, and event space), a hotel, and a school.

EAST–WEST CORRIDORS

Bridge connections across the Canal and neighborhood are limited, with three bridges traversing the waterbody, including only one (at 3rd Street) that allows westbound traffic. Below are descriptions of the key corridors that provide important connections between and within neighborhoods.

Baltic Street between Bond Street and 4th Avenue

Baltic Street is a key corridor that traverses the Project Area and neighborhood north of the Canal. Baltic Street from Bond Street to 4th Avenue varies considerably in land use, street conditions, and width. Uses along this stretch include distribution/warehouses, bicycle and auto repair shops, and commercial uses, such as hotel uses. Despite its importance, Baltic Street lacks an inviting pedestrian streetscape and supportive uses for the three NYCHA communities it connects.

Union Street

One of the few major east–west commercial corridors in the neighborhood, Union Street is a wide street that crosses the Canal. Traffic is one way eastbound between Bond Street and 3rd Avenue

and two-way further east to 4th Avenue. The uses and built context vary along Union Street with low-rise former industrial buildings converted to commercial retail and catering uses mixed with former manufacturing facilities and distribution/warehousing, and a gas station. Non-conforming residences are interspersed along the corridor along with some of the only new construction buildings in the Project Area, which is primarily hotel development.

3rd Street

3rd Street is a wide street that runs from Hoyt Street to 4th Avenue in the Project Area and is the only cross-canal connector that allows westbound traffic. Both sides of 3rd Street are currently industrial or commercial in nature with distribution/warehousing, parking lots, and a utilities facility interspersed with former loft buildings that have been renovated and reused for office or a convergence of uses, like the Old American Can Factory. A portion of 3rd Street is within the IBZ and includes a large supermarket with an accessory parking lot.

Carroll Street

Carroll Street is a narrow cross-canal corridor with traffic moving east to west. Restored in 1989, the Carroll Street Bridge is a Landmarks Preservation Commission (LPC)-designated landmark and is just north of the 363-365 Bond Street redevelopment. Between Nevins and 4th Avenue, legal, non-conforming residential walk-up buildings of two to five stories are mixed with former industrial buildings, many of which have been reused for residential use. Residential use has been allowed by way of variances and other approvals issued by the New York City Board of Standards and Appeals (BSA). Many lots in this area have frontage of twenty feet or less, which makes future use or development for industrial or manufacturing space unlikely and infeasible under the current M1-2 zoning. Other properties along the corridor include light industrial uses, such as warehouses, artist/maker space, or commercial uses like retail and entertainment. There are also a number of older residences and a neighborhood institution, 505 Carroll Street, which is undergoing an expansion of its light industrial and artist space.

AROUND THOMAS GREENE PLAYGROUND

Thomas Greene Playground is a unique neighborhood park that provides relief to nearby residents and businesses as an oasis in the heart of the former industrial landscape and is heavily used by the community. Thomas Greene Playground is proposed to be remediated and reconstructed as part of the overall effort to clean up the Canal and surrounding neighborhood. Surrounding the park is vacant or underutilized land interspersed with high lot coverage former industrial buildings that have been reused for truck repair and storage, commercial retail and office, small-scale artisanal manufacturing, and arts-related uses. Recent new construction includes a hotel. Properties within this area are some of the most heavily polluted in the neighborhood due to past industrial activities² and soil composition, coupled with a high-water table that has allowed contaminants to migrate underground from tanks and spills to nearby properties. Redevelopment plays a critical role in cleaning up these properties, which would otherwise remain as-is and contaminated.

² Record of Decision, K - Fulton Works Operable Unit Number 01: Plant Site and Near Off-site Brooklyn, Kings County Site No. 224051 (NYS Department of Environmental Conservation, July 2015)

BLOCK 471 AND PUBLIC PLACE

Two large properties are located directly adjacent to the Smith and 9th Street and Carroll Street F/G stations—one is a privately owned site and the other is a City-owned site. The City-owned site (the “site”) is referred to as “Public Place” (or the “Public Place Site”). The sites are separated from the residential neighborhood to the west and the more industrial context to the south and east by the elevated train line and the Canal, respectively. The City-owned site is approximately six acres and occupies Block 471, Lots 1 and 100. It is bounded by 5th Street to the north, Smith Street to the west, and the Canal to the east. It is bounded to the south by an approximately four-acre, privately owned parcel on Block 471, Lot 200. In total, the sites contain approximately 10 acres of highly underutilized land, which is currently vacant or, in the case of the privately owned site (Lot 200), used in connection with Superfund remediation activities (dredging and staging work). Both sites require extensive remediation from prior uses including a former manufactured gas plant. Block 471 is currently zoned M3-1.

The City-owned site is commonly referred to as Public Place after a technical term for locations mapped on the City Map for a public purpose. “Public Places” are mapped throughout New York City. They may or may not be zoned or generate development rights and are typically established to allow flexibility in use. In 1974, the site was designated as a Public Place on the City Map to allow a future public purpose compatible with the surrounding residential community and to provide open space for public use.

The major defining characteristics of the City-owned site include its waterfront boundary and its significant slope from the intersection of Smith and 5th Streets to the intersection of 5th and Hoyt Streets. It has 523 linear feet of frontage along the Canal, and is constrained by below-grade infrastructure that limits the location of development. The 72-inch diameter Bond Street combined sewer runs diagonally across the eastern portion of the site. In addition, an easement for an existing high-pressure gas main and related gas shed bisect the proposed waterfront open space. Until recently, the site was used by a construction company and concrete batching plant. Today, the City-owned site is largely vacant.

The area across 5th Street is currently zoned M1-1 and M3-1, and contains a mix of low-scale warehouses and multi-story, loft-style buildings with various commercial and light industrial uses. Recently, former loft buildings have been reused and converted to space for artist studios, co-working, technology, media and design firms, and other newly emerging business sectors—a trend that has led to property reinvestment and spurred employment growth. Most lots in this area are smaller and built with full lot coverage buildings with active businesses. At 3rd and 4th Streets, the area abuts the residential neighborhood of Carroll Gardens, which contains primarily three- to five-story rowhouses.

D. EXISTING ZONING

Existing zoning districts within the Project Area include M1-1, M1-2, M2-1, M3-1, C8-2, and R8A/C2-4 districts (see **Figure A-2**). Most of the zoning has remained unchanged since 1961, when the current zoning was established.

Three zoning map or text amendments have been adopted since 2000. A portion of 4th Avenue was rezoned in 2003 from R7A/C2-4 (north of President Street) and R6 (south of President Street) to R8A/C2-4 and the Park Slope Rezoning also rezoned the superblocks between 3rd and 4th Avenues from M1-2 to C8-2 to better reflect the existing land uses and broaden the permitted range of commercial activities. As stated above, the Park Slope rezoning was at the request of the



Existing Zoning
Figure A-2

local community to protect the scale of development in Park Slope and to allow for housing growth along 4th Avenue. The rezoning leveraged the 4th Avenue corridor's width and transit accessibility for housing, albeit without any zoning tools to encourage or require the inclusion of affordable housing. New residential developments are not required to provide affordable housing under the current zoning.

In response to new housing construction with blank walls and a lack of ground floor retail space along 4th Avenue as a result of the Park Slope Rezoning, in 2011 DCP mapped the first Enhanced Commercial District (EC) in the City to require commercial and community facility uses on the ground floor, and apply transparency and curb cut location requirements to new developments along 4th Avenue to enhance the pedestrian streetscape.

The 363-365 Bond Street Rezoning, adopted in 2009, changed an M2-1 zoning district to an M1-4/R7-2 zoning district on two blocks bounded by Bond Street, 2nd Street, Carroll Street, and the Canal. The rezoning facilitated the remediation and redevelopment of an approximately three-acre site of a former waterfront industrial warehouse with residential space, including affordable housing, commercial, and community facility uses and a publicly accessible waterfront open space. Currently, it is the only area mapped for Inclusionary Housing within Community District 6 and has generated 140 affordable units to house low-income New Yorkers.

Existing zoning districts are summarized below in **Table A-1**, shown in **Figure A-2**, and discussed below.

Table A-1

Summary of Existing Allowable Densities – Gowanus Canal Corridor Rezoning Area

Zoning District	Residential FAR	Industrial/Commercial FAR	Community Facility FAR
M1-1	-	1.0	2.4
M1-2	-	2.0	4.8
M2-1	-	2.0	-
M3-1	-	2.0	-
C8-2	-	2.0	4.8
R8A/C2-4	6.02	2.0	6.50

E. PURPOSE AND NEED FOR THE PROPOSED ACTIONS

DCP, together with HPD and NYC Parks, are proposing land use actions in response to recommendations identified in the Framework and an extensive community planning process. The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of Gowanus as a sustainable, mixed-use neighborhood anchored by a vibrant and resilient waterfront that can support the housing and economic needs of the community, the surrounding neighborhoods, and the City as a whole. Within this context, the Proposed Actions are intended to work in unison with the comprehensive set of strategies put forth in an overall Gowanus Neighborhood Plan, which seeks to foster a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers are able to participate in civic, cultural, and economic activities, and where a wholly unique resource—the Gowanus Canal—can thrive and play an active role in that equitable and sustainable growth.

The Proposed Actions are necessary because existing land use patterns and zoning do not permit for the implementation of the Neighborhood Plan. Current land use and development patterns have been shaped by the Canal and the existing zoning that has been in place since 1961. Without

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zoning changes, much of Gowanus will likely remain underdeveloped and underutilized and nearby neighborhoods will continue to become more costly. Strong demand for housing Citywide along with a rapidly growing and diversifying economy will continue to play out locally by pushing up housing prices and limiting housing that is affordable for households at lower incomes.

Originally designed to support many of the industrial uses in the immediately surrounding area with water access to shipping lanes, the utilization of the Canal as an industrial waterway has waned over the years and has disappeared north of the 9th Street Bridge. Today, Gowanus is significantly changed from the peak of its industrial past and is characterized by a mix of building forms and uses, including one- to two-story former industrial buildings, vacant or underutilized lots that are primarily used for open storage or parking, and larger loft-style buildings, many of which have been adaptively reused for commercial and arts-related uses. The waterfront blocks contain a mix of commercial activity, parking lots, storage facilities, and light industrial facilities interspersed with vacant buildings and land. While the Canal is no longer used for industrial or commercial transport, it is accessed and used for recreational, educational and stewardship purposes. Many of the properties are contaminated from former industrial waste or through subsurface migration of pollutants.

Current zoning around the Canal allows industrial and some commercial uses with no new residential uses or affordable housing permitted. However, new non-residential development has been precluded by the existing zoning's relatively low permitted densities coupled with high parking, loading, and other requirements. The combination of outdated zoning and broader economic and demographic conditions has resulted in few new buildings constructed within the Project Area in the last few decades other than hotels and self-storage facilities. Since new commercial and industrial construction is mostly infeasible, former industrial buildings have been adaptively reused for commercial, light industrial, and arts-related uses. Two new apartment buildings were recently constructed after a private rezoning was approved in 2010 to allow a mix of uses, including residential.

Absent the Proposed Actions, future development in Gowanus would occur in a piecemeal manner and without the benefit of a comprehensive plan to coordinate redevelopment activities, infrastructure investments, and appropriate densities and urban design controls. New residential development along 4th Avenue would continue without any requirements to provide needed affordable housing. The Proposed Actions seek to avoid a haphazard approach to neighborhood development and would facilitate the implementation of the Plan by comprehensively updating the zoning on an approximately 80-block area to allow a wide range of uses including residential, commercial, retail, light industrial, arts-related, community facilities, and new open space.

The Proposed Actions would support new housing and jobs in a neighborhood with strong public transit access and in close proximity to the Central Business Districts of Downtown Brooklyn and Lower Manhattan. In addition, the Proposed Actions would work in tandem with the remediation activities in Gowanus by allowing new residential use where it is currently prohibited, by increasing density at select locations, and by requiring appropriate safeguards during construction and operation to protect the health and safety of workers and future occupants of new mixed-use developments from contamination. These changes are expected to spur the cleanup and redevelopment of Brownfield sites. The creation of a WAP as part of the zoning changes and proposed mapping of new parkland would create new waterfront public open space along the Canal, providing a recreational amenity for current and future residents.

Specifically, the Proposed Actions would create opportunities for new housing in mixed-use developments, particularly along major north-south (3rd and 4th Avenues) and east-west

corridors (Union, Carroll, and 3rd Streets), around Thomas Greene Playground and along the Canal. In these areas, the Proposed Actions would provide significant amounts of new housing for current and future residents. The affordable housing that would be produced through the application of MIH would promote a diverse and inclusive mixed-income neighborhood.

The Proposed Actions would also create opportunities for new light industrial space, commercial space, arts-related space, and community facility space. The Proposed Actions would promote these opportunities in both new mixed-use buildings throughout the Project Area and, more directly, in portions of the Project Area that would be reserved exclusively for non-residential activity (portions of the midblocks between 3rd and 4th Avenues and an area around 4th and Hoyt Streets). In mixed-use buildings, the Proposed Actions would promote the integration and mixing of uses through ground floor use requirements at key locations and floor area incentives. Throughout the Project Area, zoning changes to allow a wider range of uses and flexibility for evolving business and land use types would be made along with promoting new community resources for civic, arts, and cultural organizations. The Proposed Actions would support the mixed-use character of the neighborhood and support the generation of new job opportunities. Taken as a whole, the Proposed Actions are expected to bring people to jobs and jobs to people.

The development that would occur on waterfront blocks pursuant to the Proposed Actions would achieve a variety of shared goals such as reactivating contaminated, vacant, and underutilized land, facilitating the creation of new housing, including permanently affordable housing, facilitating the creation of publicly accessible open space at the water's edge, facilitating the creation of new non-residential space and balancing the unusual physical conditions of Canal-front blocks. Development along the waterfront would also be required to raise the shoreline based on future projections of sea level rise, which would support on-going neighborhood-wide resiliency efforts.

The Proposed Actions would encourage a range of heights and building forms, allowing sufficient flexibility for building heights to achieve the development goals identified for the area while addressing unique site conditions and reflecting the existing built character of the Gowanus neighborhood. The range of permitted heights would address the existing low-scale context of certain adjacent areas while allowing limited portions of buildings to rise higher only on certain blocks and frontages. In order to provide an active and varied pedestrian experience, help foster a mixed-use neighborhood and respond to site conditions and constraints, the proposal includes provisions that would require active ground floor uses in key locations, reducing or eliminating parking requirements, and screening parking and inactive ground floor portions of buildings, where appropriate. The Proposed Actions would also encourage new community resources and facilities through special floor area regulations and new open space through the mapping of parkland to support planning for a growing neighborhood.

The Proposed Actions include approvals necessary to facilitate development of two City-owned sites. One is a nearly six-acre site commonly referred to as Public Place. The site is a major community asset and a brownfield site in need of substantial remediation. The Proposed Actions would facilitate new mixed-use development consisting of affordable housing, commercial, and community facility space and new waterfront open space and advance many community priorities elevated during the neighborhood planning process. The other site is located on 4th Avenue and 12th Street and was the focus of prior discretionary action to facilitate affordable housing in 2002. The site was never developed and remains vacant. The Proposed Actions would facilitate the development of more affordable units on the site than was originally contemplated.

In addition, although not part of the proposed land use and zoning approvals described below, the Plan calls for strategic infrastructure and community investments, such as renovating and

Gowanus Neighborhood Rezoning and Related Actions

reopening the Gowanus Houses Community Center, or reconstruction of key street ends along the Canal, which would support the envisioned new level of activity and the overall Plan, but they are not directly tied to the Proposed Actions. While the Proposed Actions are integral to the implementation of the overall Plan, they are not dependent on these additional components and as such are not part of a coordinated environmental review. Moreover, there are components of the Plan which are not yet known to a sufficient level of detail to include in this analysis.

The Proposed Actions reflect DCP's on-going engagement process with community boards, residents, business owners, community-based organizations, elected officials, and other stakeholders, to achieve the following land use objectives:

- Support existing clusters of economic activity and promote development of new job-generating uses through increased industrial and commercial density and updated parking and loading regulations in key areas;
- Provide opportunities for the creation of new, permanently affordable housing with options for low- and moderate-income residents, while bringing existing residences into conformance with zoning;
- Facilitate the creation of new waterfront open space and neighborhood parks along the Canal through establishing a WAP and changes to the city map;
- Facilitate several shared neighborhood-wide goals, including promoting a walkable, vibrant, mixed-use neighborhood, brownfield remediation and activating key areas through permitting higher densities and a broader range of uses and incentivizing or requiring non-residential uses in select areas;
- Create special rules to establish limits for height, bulk envelope and density that consider neighborhood context as well as other shared goals, including encouraging variation and diversity of future programming, open spaces, site planning, and design along the canal; and
- Support a successful neighborhood plan by institutionalizing a comprehensive planning framework that is inclusive of relevant capital infrastructure needs and services to support current demands and future growth.

DETAILED OBJECTIVES OF THE PROPOSED ACTIONS

SUPPORT EXISTING CLUSTERS OF ECONOMIC ACTIVITY AND PROMOTE DEVELOPMENT OF NEW JOB-GENERATING USES THROUGH INCREASED INDUSTRIAL AND COMMERCIAL DENSITY AND UPDATED PARKING AND LOADING REGULATIONS IN KEY AREAS

Current zoning in most of the Project Area allows industrial and some commercial uses and prohibits new residential uses. New non-residential development has generally been disincentivized by the existing zoning's relatively low permitted densities and high parking, loading and other requirements. The combination of outdated zoning and broader economic and demographic shifts has resulted in few new buildings constructed within the Project Area in the last few decades other than hotels and self-storage facilities. In certain areas, this has led to the adaptive reuse and conversion of former loft buildings to space for artist studios, co-working, technology, media and design firms, and other newly emerging business sectors as well as traditional distribution/warehousing and other light industrial uses. This trend has led to property reinvestment and spurred employment growth.

Overall, these trends and the resulting use mix have played a key role in creating Gowanus' existing character and vitality. While the Proposed Actions envision non-residential uses mixing with residential uses in some areas, other areas have been designated to remain exclusively for non-residential uses in order to support the existing, unique business and use ecology. These areas were carefully selected based on the number and types of businesses, locations, and unique site conditions. These areas have key characteristics that can help support job-generating uses, including larger and more flexible properties, and are existing hubs of light industrial, commercial and arts-related uses as well as being geographically situated near transit and major corridors.

The Proposed Actions seek to strengthen and promote these areas by maintaining them for industrial, commercial, and community facility uses, and by increasing the allowable density for job-generating uses and removing onerous requirements such as required accessory parking and loading, that act as barriers to redevelopment and enlargements.

Through the establishment of the GSD, the Proposed Actions would modify maximum FARs for industrial, commercial, and community facility uses in portions of the Project Area, including the midblocks between 3rd and 4th Avenues and portions of the area bounded by 4th and Hoyt Streets, both of which are transit-accessible and adjacent to residential neighborhoods with strong walk-to-work rates.

PROVIDE OPPORTUNITIES FOR THE CREATION OF NEW, PERMANENTLY AFFORDABLE HOUSING WITH OPTIONS FOR LOW- AND MODERATE-INCOME RESIDENTS, WHILE BRINGING EXISTING RESIDENCES INTO CONFORMANCE WITH ZONING

As New York City's economy and population continues to grow steadily, with a population expected to approach nine million by 2030, the City is challenged with addressing a shortage of all types of housing, especially apartments affordable to low- and moderate-income New Yorkers. In recent decades, areas in neighboring Carroll Gardens, Boerum Hill, and Park Slope were contextually rezoned to limit development in keeping with the existing prevailing built form. At the same time, these neighborhoods experienced an increase in the number and size of historic landmarks and districts, which has dramatically escalated the neighborhoods' desirability and value. This in turn placed mounting pressure for new residential development in the relatively small areas of Gowanus where residential space exists.

Currently, most of the Gowanus area is zoned for industrial and commercial uses, which does not allow residential uses as-of-right. Over the past century, industrial and manufacturing uses that historically defined the area have steadily declined, leaving vacant buildings/lots, storage, and parking facilities along with the environmental consequences of industrial use, which requires costly remediation.

In areas proposed to allow residential use, the Proposed Actions would promote the development of housing, including permanently affordable housing, and facilitate mixed-income communities by requiring permanently affordable housing units, through the application of MIH, to be included in any new residential development, which is not required by zoning today. The Proposed Actions include zoning updates to allow mixed-use residential and commercial development at high densities in some areas and medium density development along key corridors served by transit to significantly expand the supply of housing.

The Canal blocks, portions of 3rd Avenue, Union and 3rd Streets, the area around Thomas Greene Playground, and 4th Avenue present the greatest opportunities for the development of affordable housing. These areas have some key characteristics including underutilized or vacant properties

Gowanus Neighborhood Rezoning and Related Actions

that are adjacent to or near planned major public realm improvements, existing parks, transit, and major corridors. The width of the streets and Canal, access to transit, and presence of a number of significant sites with potential for redevelopment provide these areas with the capacity to support significant growth.

Zoning changes to allow residential development at higher densities would make possible the construction of affordable apartment buildings and would greatly expand the neighborhood's supply of affordable housing. In addition, clusters of legal non-complying residential buildings, built prior to the 1961 ZR, exist on the east side of the Canal around Carroll Street and 3rd Avenue. The residential use of these buildings would become conforming under the Proposed Actions. Bringing these homes (many of which are located in the flood plain) into conformance with zoning would remove a significant barrier to financing and renovation for current and future owners, which, in turn, would remove impediments to flood resilient adaptations.

Within the Project Area, it is expected that the housing market is strong enough to result in new multi-family construction without the need for a variety of City and State financing programs for affordable housing. The application of MIH would guarantee that new market rate housing construction provides permanent affordable housing to address the needs of residents at lower income levels. New development is expected to produce significant amounts of affordable housing for low- and moderate-income households in a transit-rich area adjacent to thriving neighborhoods.

FACILITATE THE CREATION OF NEW WATERFRONT OPEN SPACE AND NEIGHBORHOOD PARKS ALONG THE CANAL THROUGH A WAP AND CHANGES TO THE CITY MAP

Today, access to the waterfront and its edge is limited and inconsistent. To support the vision for this area, the Proposed Actions would establish a WAP that includes a set of rules and regulations to facilitate the creation of high quality public open space through future redevelopment along the waterfront. The WAP would specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the configuration and varied conditions along the Canal's edge. The WAP would also modify certain design standards for public access to address the unique character of the Canal.

The WAP and the GSD would ensure that new development creates welcoming access to the Canal, responds to its distinct character and creates a resilient shoreline that supports neighborhood-wide resiliency and adaption strategies for climate change and sea level rise.

The Proposed Actions also include a series of City Map changes to eliminate certain streets and street segments and map new streets. The Proposed Actions would demap a portion of Bond Street and map it as parkland to promote a continuous waterfront network of neighborhood parks and open space. New mapped parkland would establish acres of open space along the Canal, and new mapped streets would provide access to new developments and venues for civic, economic, and public realm activities along active, mixed-use streets.

FACILITATE SEVERAL SHARED NEIGHBORHOOD-WIDE GOALS, INCLUDING PROMOTING A WALKABLE, VIBRANT, MIXED-USE NEIGHBORHOOD, BROWNFIELD REMEDIATION AND ACTIVATING KEY AREAS THROUGH PERMITTING HIGHER DENSITIES AND A BROADER RANGE OF USES AND INCENTIVIZING OR REQUIRING NON-RESIDENTIAL USES IN SELECT AREAS

The existing zoning within the Project Area discourages redevelopment and brownfield remediation by restricting residential use and the total amount of allowed development. Zoning changes to allow medium- to higher-density development and a greater variety of uses along the key corridors of 3rd and 4th Avenues, Union and 3rd Streets, and along the Canal and around Thomas Greene Playground would promote mixed-use development with housing, commercial, light industrial, arts-related, and community facility space. Allowing new residential uses at medium to higher densities in key locations would encourage the redevelopment and remediation of sites that have been contaminated by former industrial uses. Remediation would be implemented through the placement of E-Designations or comparable binding mechanisms that require the approval of appropriate testing and remedial measures prior to the issuance of construction permits and Certificates of Occupancy by the Department of Buildings (DOB).

In addition, the Proposed Actions would help bring a critical mass of residents and workers to the area that would support a greater diversity of retail offerings, activate streetscapes, and public spaces. The Proposed Actions would allow for a wide range of uses including commercial, industrial, arts-related, community facility, and residential uses. The Proposed Actions would help transform the existing waterfront to one that offers a diversity of housing options, shopping, entertainment, jobs, and services to the surrounding neighborhood and draws visitors from the broader region.

The Proposed Actions would require non-residential ground floor uses (i.e., commercial space, light industrial space, arts-related space, or community facilities) along key corridors and around certain planned investments and improvements and require active ground floor uses at Canal crossings, which are critical junctures for east-west travel and the envisioned new public esplanade. The Proposed Actions would promote active ground floors and second-story non-residential uses along main thoroughfares, canal crossings, and around Thomas Greene Playground, which would support the shared goals of a mixed-use neighborhood and promote job-generating uses. The broad range of uses would allow existing businesses to continue to operate, expand, and grow within the neighborhood while allowing a greater range of uses within new mixed-use developments.

CREATE SPECIAL RULES TO ESTABLISH LIMITS FOR HEIGHT, BULK ENVELOPE, AND DENSITY THAT CONSIDER NEIGHBORHOOD CONTEXT AS WELL AS OTHER SHARED GOALS, INCLUDING ENCOURAGING VARIATION AND DIVERSITY OF FUTURE PROGRAMING, OPEN SPACES, SITE PLANNING, AND DESIGN ALONG THE CANAL

The Proposed Actions would encourage a range of heights and building forms, allowing sufficient flexibility for building heights to achieve the many goals for development in the area while addressing unique site conditions and reflecting the existing built character of the Gowanus neighborhood. The range of permitted heights would address the existing low-scale context of certain adjacent areas while allowing limited portions of buildings to rise higher on blocks with sufficient depth to achieve a transition among building heights

Along Bond Street, between Douglass and 3rd Streets, the base of new buildings would be limited to five stories, and along Nevins Street, between Degraw and Carroll Streets, the base of new buildings would be limited to between six and eight stories. By limiting base heights adjacent to existing low-scale residential areas and allowing buildings to rise higher towards the midblock (up to 22 stories), the effect of the proposed maximum building heights would be minimized at street level and along the Canal. In other locations, building heights would generally relate to the width of streets: along narrow streets, building heights would be approximately five stories (in the

vicinity of Carroll Street and Third Avenue); buildings along Union Street would have heights ranging between seven and nine stories; and buildings around Thomas Greene Playground, where the open space provides an opportunity for additional height, buildings would rise to 14 stories. At 120 feet wide, 4th Avenue is the widest street in the Project Area. New developments along 4th Avenue would include affordable housing and would have building heights up to 17 stories.

Development on waterfront blocks would achieve a variety of goals such as reactivating vacant and underutilized land; facilitating the creation of new housing, including affordable housing; facilitating the creation of publicly accessible open space at the canal's edge; and balancing the unusual physical conditions of Canal-front blocks, which are subject to flood zone limitations and public access requirements. Consistent with the requirements of waterfront zoning, the Proposed Actions would also require the development and maintenance of publicly accessible open spaces at the Canal's edge as a condition of new residential or commercial development on sites adjacent to the Canal. The special rules would shape a built form that responds to the waterfront condition and adjacent context and promote a variety of built forms. The proposed zoning changes would also require active ground floor uses at certain locations, such as canal crossings, which are critical junctures for east–west travel and the envisioned new public esplanade. The Proposed Actions would help transform the waterfront to one that offers a diversity of housing options, shopping, entertainment, jobs, and services to the surrounding neighborhood and draw visitors from the broader region.

SUPPORT A SUCCESSFUL NEIGHBORHOOD PLAN BY INSTITUTIONALIZING A COMPREHENSIVE PLANNING FRAMEWORK THAT IS INCLUSIVE OF RELEVANT CAPITAL INFRASTRUCTURE NEEDS AND SERVICES TO SUPPORT CURRENT DEMANDS AND FUTURE GROWTH

Without zoning changes, much of Gowanus would remain underdeveloped and underutilized and the vision outlined in the Plan would not be realized. In the future, some property owners in Gowanus may seek discretionary land use approvals to allow for development that contains a mix of uses, including residential development, and others may choose to develop their sites on an as-of-right basis under existing zoning. Absent the Proposed Actions, future development would occur in a piecemeal manner and without the benefit a comprehensive plan to coordinate redevelopment activities, infrastructure investments, and appropriate densities and urban design controls across the neighborhood. The Proposed Actions are intended to address community concerns about insufficient infrastructure and poor building design that is not reflective of the neighborhood's existing character.

The Proposed Actions would catalyze new development and modify and enhance the character of the Project Area. As a part of the Neighborhood Study, it was essential to coordinate not only with community partners, but also multi-agency partners to ensure that the Plan was inclusive of the relevant capital infrastructure needs and services to support growth within the Project Area.

Although many of the infrastructure and service needs are outside of the purview of zoning, they are crucial to the planning and development of the community. The Framework, through its recommendations, highlighted a number of community needs. It has been used as a guide to inform the ongoing engagement process and work between the community and the City and has been instrumental in formulating the planning framework. DCP, in coordination with other City agencies, continues to work with community members, stakeholders and elected officials to address as many of the recommendations, as feasible, to ensure that relevant infrastructure and service needs are a part of the overall planning process.

F. DESCRIPTION OF THE PROPOSED ACTIONS

The Proposed Actions are intended to help implement the objectives of a Gowanus Neighborhood Plan and a shared long-term vision for the future of the neighborhood to create affordable housing; spur economic and job growth; facilitate brownfield remediation; foster safer, active streets; create a vibrant, accessible and resilient waterfront; and generate new community resources. To accomplish these goals, DCP is proposing zoning map amendments, zoning text amendments, and changes to the City Map that would affect approximately 80 blocks surrounding the Gowanus Canal and a segment of 4th Avenue. These areas include or are adjacent to portions of the Gowanus, Carroll Gardens, Boerum Hill, and Park Slope neighborhoods in Brooklyn, Community Districts 2 and 6. The affected area is generally bounded by Bond, Hoyt, and Smith streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th, and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north. In addition, HPD is seeking UDAAP designation, project approval and disposition of City-owned property for sites under its jurisdiction on Blocks 471 and 1028. NYC Parks is proposing the mapping of new parkland on a portion of the City-owned site on Block 471 and at the street end of Bond Street and the Canal.

DCP will be acting as lead agency on behalf of the CPC and will conduct a coordinated environmental review. HPD will be the applicant for the UDAAP applications on City-owned sites. NYC Parks will be applicant for the parkland mapping action. HPD and NYC Parks will serve as involved agencies under CEQR.

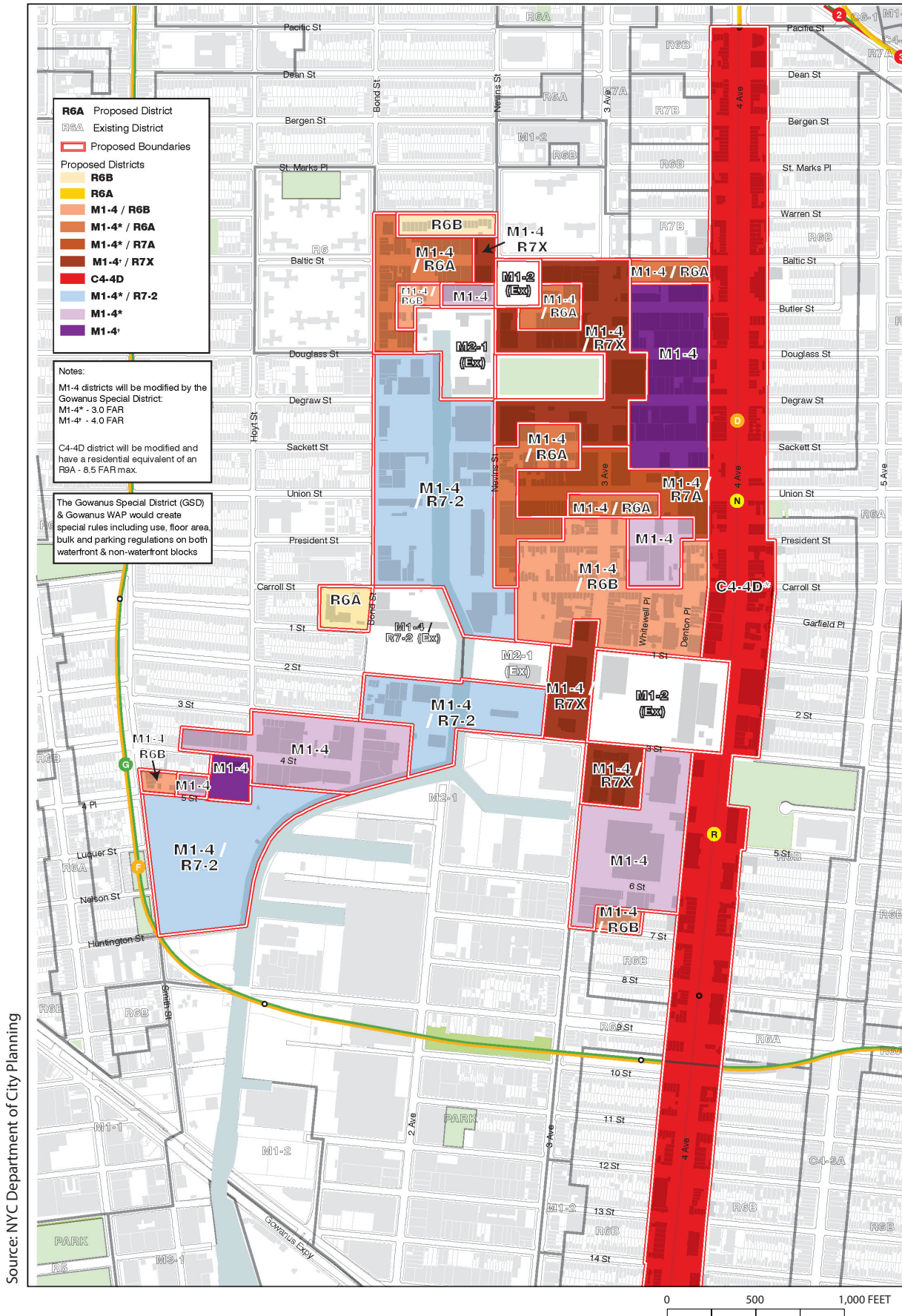
The Proposed Actions include discretionary land use approvals that are subject to review under ULURP, Section 200 of the City Charter, and the CEQR process. The Proposed Actions consist of the following discretionary approvals:

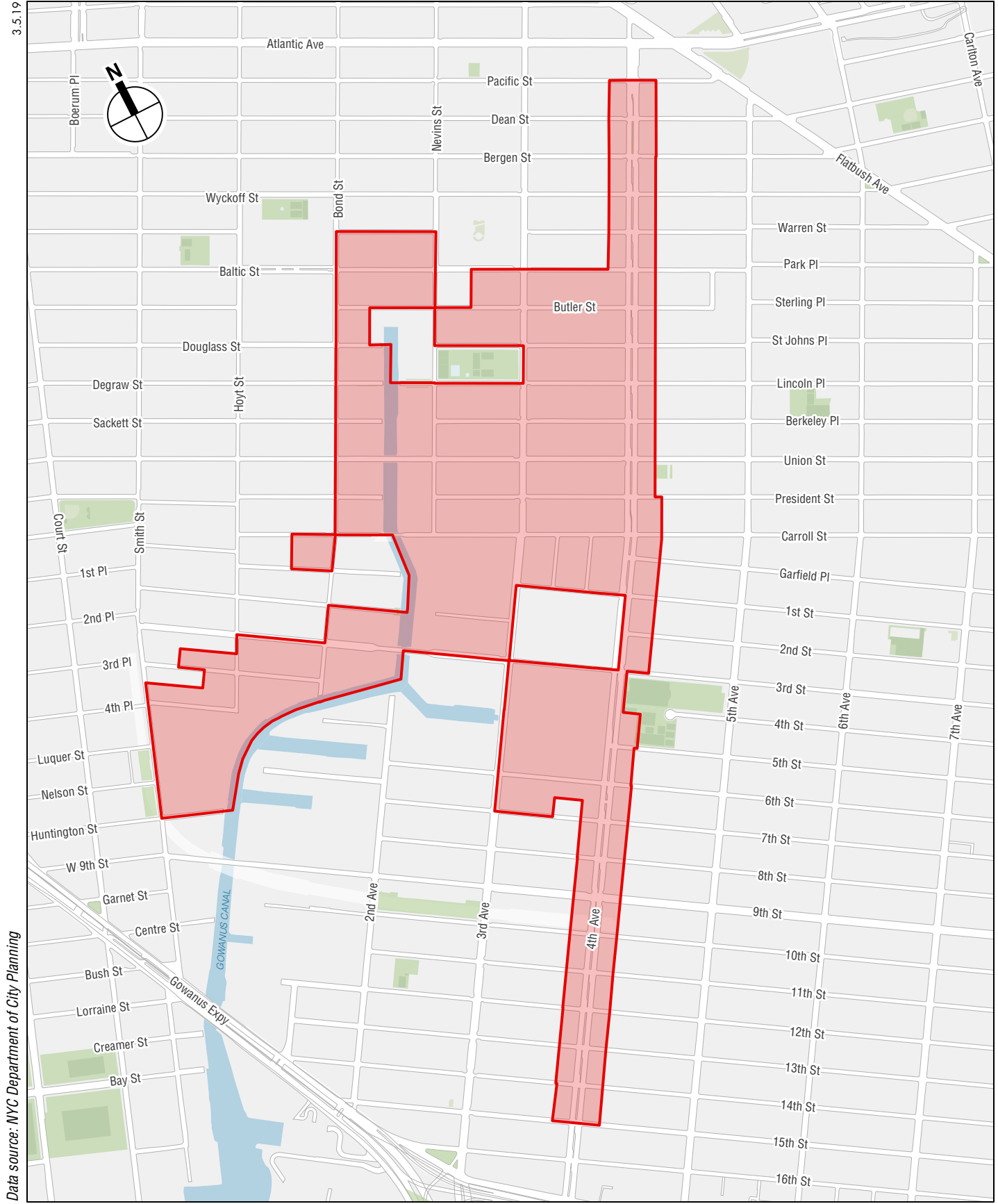
Zoning Map Amendments. The Proposed Actions would change the zoning in an approximately 80-block area of Gowanus. The proposed zoning districts are shown in **Figure A-3**. The Proposed Actions include Zoning Map Amendments to:

- Rezone all or portions of existing R6, R6B, R8A, C8-2, M1-2, M2-1, and M3-1 zoning districts with R6B, R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, C4-4D, and M1-4 zoning districts.
- Eliminate an existing C2-4 overlay along 4th Avenue and replace with a C4-4D district within the GSD.

Zoning Text Amendments. The Proposed Actions include Zoning Text Amendments to:

- Establish the GSD within the Project Area (see **Figure A-4**). The proposed special district would create special use, floor area, bulk, and parking regulations on both waterfront and non-waterfront blocks and would establish special height and setback regulations for buildings on waterfront blocks and on select corridors among other special rules;
- Create the Gowanus WAP for the waterfront blocks within the Project Area. The proposed WAP would specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the configuration of and varied conditions along the Canal. The WAP would also modify requirements and standards for public access to address the unique character of the Canal; and
- Amend Appendix F of the ZR to apply the MIH program to the proposed M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, and C4-4D zoning districts to require a share of





- Project Area
- Special Gowanus Mixed-Use District

Special Gowanus Mixed-Use District
Figure A-4

new housing to be permanently affordable where significant new housing capacity would be created.

City Map Amendments. The Proposed Actions include City Map Amendments to:

- Map portions of Block 471, Lots 1 and 100 as parkland;
- De-map Bond Street south of 4th Street and re-establish it as mapped parkland;
- Remove the Public Place designation on Block 471;
- Map new public streets on Block 471; and
- De-map 7th Street between Smith Street and the Gowanus Canal.

Disposition Approval and Urban Development Action Area Project Designation. The Proposed Actions includes UDAAP designation of HPD-owned property on Block 471 and project approval for the purpose of disposition and development pursuant to the proposed zoning. The UDAAP disposition actions and related approvals are described in more detail below under “Actions Necessary to Support the Gowanus Green Development.” In addition, HPD is seeking UDAAP designation and disposition approval of a City-owned site at 485-487 4th Avenue (Block 1028, Lot 7). The CPC approved the disposition of the site on August 21, 2002 (Calendar 11; N 020634 HAK). The approval was for the development of a two-story, 8-bed affordable group home for young people with disabilities. The site was never developed and remains vacant. HPD is proposing a new UDAAP designation to permit an affordable mixed-use residential development pursuant to the proposed zoning to facilitate the development of more affordable units than originally contemplated.

PROPOSED ZONING MAP AMENDMENTS

The Proposed Actions would replace all or portions of existing R6, R6B, R8A, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6B, R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, C4-4D, M1-4 and M1-4 zoning districts. The proposed rezoning would also establish the GSD boundaries within the Project Area. The proposed special district would create the WAP and special use, bulk, and parking regulations on both waterfront and non-waterfront blocks and would establish special height and setback regulations for buildings on waterfront blocks and on select corridors. The proposed rezoning would also eliminate existing C2-4 districts mapped with existing R8A districts along 4th Avenue from 15th Street to Pacific Street. The proposed rezoning would replace the R8A/C2-4 district and Enhanced Commercial District along 4th Avenue within the Project Area with the proposed C4-4D district and the GSD. **Figure A-4** presents the proposed zoning map changes, which are discussed in greater detail below.

The special district would modify certain regulations of underlying proposed zoning districts. These proposed districts are described below, including a brief description of the existing regulations in comparison to the modifications proposed through the special district. A more detailed description of the provisions of the proposed special district can be found in the below section “Proposed Text Amendments - Special Gowanus Mixed-Use District.”

PROPOSED M1-4 (WITHIN THE GSD)

(Existing M1-1, M1-2, M3-1, and C8-2 Districts)

M1-4 district are proposed on approximately 15 full or partial blocks in four areas:

- On portions of five blocks along 3rd, 4th and 5th Streets between Smith and Bond Streets currently zoned M1-1 and M3-1;
- On portions of two blocks bounded by 3rd and 4th Avenues, 6th and 7th Streets and 3rd Street currently zoned C8-2;
- On Butler Street, between Bond and Nevins Streets;
- On portions of two blocks along President Street, between 3rd and 4th Avenues currently zoned M1-2;
- On portions of five blocks along Butler, Douglass, Degraw, and Sackett Streets between 3rd and 4th Avenues currently zoned M1-2; and
- On a portion of the block bounded by Hoyt, 4th, and 5th Streets currently zoned M3-1.

Typically, M1-4 districts permit commercial and light industrial uses up to 2.0 FAR and community facility uses up to 6.5 FAR. Building height and setbacks in M1-4 districts are controlled by a sky exposure plane, and commercial and community facility buildings can be constructed as towers. No off-street accessory parking is required in M1-4 zoning districts.

The Proposed Actions would establish M1-4 districts within the Project Area. The GSD would modify the M1-4 district to fill the need for a medium density contextual district that allows commercial, industrial, and community facility uses at a moderate density in appropriate locations. As modified, the proposed M1-4 district would support the goals and objectives of the Gowanus Neighborhood Plan by being mapped throughout the Project Area in isolation and paired with residential districts, which are described individually below.

Specifically, M1-4 districts, as modified, would allow retail and entertainment uses at a maximum FAR of 2.0 and industrial, community facility and other commercial uses, such as office and arts-related uses at an FAR of 3.0 or 4.0, depending on the location. The 3.0 FAR district would allow buildings to rise to 65 feet before setting back and rising to a maximum height of 85 feet. The 4.0 FAR district would allow buildings to rise to 95 feet before setting back and rising to a maximum height of 115 feet. An additional 30 feet would be allowed for sites larger than 20,000 sf. Use groups 3-14, 16, 17, and 18 would be allowed. No new residential use would be permitted. No off-street accessory parking is required in M1-4 zoning districts.

A more detailed description of the provisions of the proposed special district can be found in the below *section* “Proposed Text Amendments - Special Gowanus Mixed-Use District.”

PROPOSED R6B

(Existing R6 District)

An R6B district is proposed for one partial block along Warren Street between Bond and Nevins Street currently zoned R6.

R6B is a typical row house district that includes height limits and street wall lineup provisions to ensure that new buildings are consistent with the scale of the existing built context. R6B permits residential and community facility uses to a maximum FAR of 2.0 (2.2 residential FAR in areas designated as part of the Inclusionary Housing program). Building base heights must be between 30 and 40 feet, with 10-foot setbacks on a wide street and a 15-foot setback on a narrow street, before rising to a maximum height of 50 feet. New development in the proposed R6B district would be required to lineup with adjacent structures to maintain a continuous street wall. Under the proposed GSD, accessory off-street parking would be required for 20 percent of market-rate DUs. No accessory parking would be required for affordable DUs.

PROPOSED R6A

(Existing R6B District)

An R6A district is proposed for one partial block along Bond Street between Carroll and 1st Streets currently zoned R6B.

R6A districts allow residential and community facility uses up to 3.0 FAR (3.6 FAR in areas designated as part of the Inclusionary Housing program). The district allows up to 3.90 FAR for affordable independent residences for seniors (AIRS). The building form requires a street wall between 40 and 60 feet, a setback above the maximum base height of 60 feet, and a maximum building height of 70 feet. The proposed GSD would reduce the underlying R6A district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs. No accessory parking would be required for affordable DUs.

PROPOSED M1-4/R6B

(Existing M1-1, M1-2, M2-1 and C8-2 Districts)

M1-4/R6B districts are proposed for 12 full or partial blocks in four areas:

- Along Bond Street between Baltic and Douglass Streets currently zoned M1-2 and M2-1;
- Along 3rd Avenue between Nevins Street and 4th Avenue currently zoned M1-2 and M2-1;
- Along 7th Street between 3rd and 4th Avenues currently zoned C8-2; and
- Along Smith Street between 4th and 5th Streets currently zoned M1-1.

M1-4/R6B districts allow a maximum FAR of 2.2 for residential uses with MIH, and 2.0 for industrial, community facility, and commercial uses. Residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 30 to 45 feet, a setback above the street wall and a maximum building height of 55 feet. No accessory parking are required for non-residential uses or affordable DUs.

The GSD would modify the bulk regulations so that both non-residential and residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program may have a street wall of 30 to 45 feet, a setback above the street wall and a maximum building height of 55 feet (which currently would only apply to residential buildings). The proposed GSD would reduce the underlying R6B district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

A description of the provisions of the proposed special district can be found in the below section "Proposed Text Amendments - Special Gowanus Mixed-Use District."

PROPOSED M1-4/R6A

(Existing M1-2 and M2-1 Districts)

M1-4/R6A districts are proposed for eleven full or partial blocks in four areas currently zoned M1-2:

- Along blocks between Warren and Douglass Streets and between Bond and Nevins Streets;
- Along the midblock of Baltic Street between 3rd and 4th Avenues;

- Along the east side of Nevins Street between Union and Carroll Streets and portions of the midblocks between Sackett and President Streets;
- Along the southern portion of Union Street at the intersection of 3rd Avenue; and
- Along the midblock of Butler Street between Nevins Street and 3rd Avenue.

M1-4/R6A districts allow a maximum FAR of 3.6 for residential uses with MIH, 3.0 for community facility uses and 2.0 for commercial and manufacturing uses. Residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 40 feet to 65 feet, a setback above the street wall and a maximum building height of 85 feet. No accessory parking is required for non-residential uses or affordable DUs.

The GSD would modify the bulk regulations so that both non-residential and residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 40 feet to 65 feet, a setback above the street wall and a maximum building height of 85 feet (which currently would only apply to residential buildings). The proposed GSD would reduce the underlying R6A district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

A description of the provisions of the proposed special district can be found in the below section "Proposed Text Amendments - Special Gowanus Mixed-Use District."

PROPOSED M1-4/R7A

(Existing M1-2 District)

An M1-4/R7A district is proposed for four partial blocks along Union Street between Nevins Street and 4th Avenue currently zoned M1-2.

M1-4/R7A districts allow a maximum FAR of 4.6 for residential uses with MIH, 3.0 for community facility uses and 2.0 for commercial and manufacturing uses. Residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 40 feet to 75 feet, a setback above the street wall and a maximum building height of 95 feet. No accessory parking is required for non-residential uses or affordable DUs.

The GSD would modify the bulk regulations so that both non-residential and residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 40 feet to 75 feet, a setback above the street wall and a maximum building height of 95 feet. The proposed GSD would reduce the underlying R7A district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

A description of the provisions of the proposed special district can be found in the below section "Proposed Text Amendments - Special Gowanus Mixed-Use District."

PROPOSED M1-4/R7X

(Existing M1-2, M2-1, and C8-2 Districts)

M1-4/R7X districts are proposed for 11 full or partial blocks in two areas:

- Between Baltic and Sackett Streets along 3rd Avenue, and around Thomas Greene Playground;
- On portions of two block frontages at the intersection of Baltic and Nevins Streets; and

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- Along 3rd Avenue between 1st and 3rd Streets.

M1-4/R7X districts allow a maximum FAR of 6.0 for residential uses with MIH, 5.0 for community facility uses and 2.0 for commercial and manufacturing uses. Residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 60 to 105 feet, a setback above the street wall and a maximum building height of 145 feet. No accessory parking would be required for non-residential uses or affordable DUs.

The GSD would establish a maximum FAR of 5.6 for residential uses with MIH and would modify the height and setback regulations so that both non-residential and residential buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a street wall of 60 to 105 feet, a setback above the street wall and a maximum building height of 145 feet. The proposed GSD would reduce the underlying R7X district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

A description of the provisions of the proposed special district can be found in the below section "Proposed Text Amendments - Special Gowanus Mixed-Use District."

PROPOSED M1-4/R7-2

(Existing M2-1 and M3-1 Districts)

M1-4/R7-2 districts are proposed on approximately 13 full or partial blocks in three areas:

- On waterfront blocks between Douglass and Carroll Streets on the west side of the Canal, and Degraw Street and 1st Street on the east side of the Canal;
- On waterfront blocks that front 3rd Street on the west side of the Canal and between 2nd and 3rd Streets on the east side of the Canal; and
- On a waterfront block that fronts Smith and 5th Streets along the west side of the Canal.

M1-4/R7-2 districts allow a maximum FAR of 3.44 for residential uses with MIH, 6.5 for community facility uses and 2.0 for commercial and manufacturing uses. No accessory parking is required for non-residential uses or affordable DUs.

The GSD would establish a maximum FAR of 4.4 for residential uses and a total maximum built FAR for any development site would be 5.0. Special street wall, height, and bulk envelope regulations would be controlled by the proposed GSD along with other special urban design and parking provisions, which are described in more detail below. The proposed GSD would reduce the underlying R7-2 district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

A description of the provisions of the proposed special district can be found in the below section "Proposed Text Amendments - Special Gowanus Mixed-Use District."

PROPOSED C4-4D WITHIN GSD

(Existing M1-2, C8-2, and R8A Districts)

C4-4D district is proposed on 50 partial block frontages along 4th Avenue between Pacific and 15th Streets currently zoned R8A, M1-2, and C8-2.

C4-4D is typically an R8-equivalent district that permits residential development up to 7.2 with MIH, commercial uses up to 3.4 FAR, and community facilities up to 6.5 FAR. Typically,

buildings in C4-4D districts require a base height between 60 and 85 feet and a maximum building height of 120 feet. No accessory parking is required for or affordable DUs.

The GSD would establish a maximum FAR of 8.5 for residential uses with MIH (R9A equivalent) and modify the height and setback regulations so that buildings with qualifying ground floors developed pursuant to the Inclusionary Housing Program have a maximum base height of 125 feet and a maximum building height of 175 feet on wide streets. The proposed GSD would eliminate the non-residential parking requirement and reduce the underlying C4-4D district's accessory off-street parking requirement, such that parking would be required for 20 percent of market-rate DUs.

PROPOSED ZONING TEXT AMENDMENTS

DCP proposes a series of text amendments to facilitate the land use objectives of the Gowanus Neighborhood Plan. The following is a description of the proposed text amendments.

SPECIAL GOWANUS MIXED-USE DISTRICT

A special district known as the GSD would be mapped within the Project Area and on waterfront blocks affected by the Proposed Actions (see **Figure A-4**). The proposed GSD would create special use, floor area, bulk, and parking regulations on both waterfront and non-waterfront blocks and establish special height and setback regulations for buildings on waterfront blocks and key corridors. A summary of the provisions of the proposed GSD follows:

*Modify the established M1-4, M1-4 (with R6B), and C4-4D districts throughout the Project Area to support the overall goals and objectives of the Gowanus Neighborhood Plan (see **Table 2**).*

Table 2
Proposed Modification to Certain Manufacturing Districts

	M1-4 (w/ R6B)	M1-4*		C4-4D
Use Groups	3-14, 16, 17, 18			1-6, 8-10, 12
Maximum FAR	2	3	4	8.5
Industrial	2	3	4	-
Community Facility	2	3	4	6.5
Commercial	2	3	4	3.4
Retail / Entertainment	2	2	2	
Parking Requirements				
Non-Residential	None			
Affordable Units				
Market Rate Units	20%	-	-	20%

*M1-4 would allow the following depending on the location. See **Figure A-3**.

Use Regulations

As described above, the GSD would allow a mix of compatible light industrial, commercial, community facility, and residential uses, expand the types of community facility and commercial uses permitted as-of-right and allow for additional flexibility for location of uses within the same building. The GSD would establish certain streetscape requirements to encourage a pedestrian-friendly environment, including requirements for ground floor use in key locations, like cross-canal connectors, on a percentage of building frontages, and screening requirements for off-street parking facilities.

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The GSD would include supplemental ground floor use regulations in key locations to require active non-residential or commercial uses and minimum levels of transparency as well as limit curb cuts, where appropriate. Non-residential ground floor uses (i.e., commercial space, light industrial space, arts-related space, or community facilities) would be required along key corridors (4th and 3rd Avenues, Union and 3rd Street) and around certain planned investments and improvements (Thomas Green Playground) and would require active ground floor use requirements at Canal crossings within the rezoning area, which are critical junctures for east-west travel and the envisioned new public esplanade space. Overall, the controls would foster a safe, varied, and walkable pedestrian experience along major corridors and at key locations where access to the waterfront esplanade should be encouraged. The ground floor requirements would also help activate and create a mixed-use neighborhood in other areas where major private and public investments are planned for the public realm.

Floor Area Regulations

In key locations, the GSD would apply special FAR regulations to ensure a desirable mix of residential, commercial, light industrial, arts-related and production uses that support the objectives of the Plan. Incentives would be applied to districts that are primarily proposed along the Canal and around Thomas Green Playground to promote mixed-use residential buildings which include a diversity of non-residential uses. One would incentivize the inclusion of a wide range of non-residential uses allowed in the proposed districts. The other would incentivize inclusion of a more specific set of uses that include light industry, arts-related, cultural, and civic uses; and repair and production services. Along 4th Avenue, the GSD would modify the underlying C4-4D district to have a R9A equivalent maximum residential FAR of 8.5 FAR. The GSD would also apply special FAR regulations to promote community resources such as schools.

Street Wall Location and Bulk Envelope

The GSD would require a five-foot sidewalk setback on both sides of Nevins Street from Degraw to Carroll Streets, and a five-foot sidewalk widening on both sides of 3rd Avenue from Baltic to Union Streets. Additional street wall location requirements would be required at certain bridge crossings. The GSD would modify typical yard regulations to allow rear yards to be provided at a height of 30 feet, as opposed to 23 feet, to accommodate higher floor to ceiling heights that commercial and industrial uses typically require, increasing the viability of these spaces in mixed-use buildings. The GSD would remove the location requirement of rear yard equivalents in through lots, which would allow rear yard equivalents to be located anywhere within the lot, provided that the dimensional requirements are met.

In addition to the zoning requirements of the underlying districts, the GSD would create the special rules for the Canal blocks. Along the frontages of Bond Street, the base of a building would be limited to a height of 55 feet followed by a required setback of 15 feet. Along the frontages of Nevins Street and the Canal, the base of a building would be limited to a height of 65 feet followed by a required setback of 15 feet. Within a distance of 65 feet from Bond Street, building heights would be limited to a height of 65 feet. Beyond these frontages, building heights would be limited to a maximum of 85 feet. Building portions above a height of 85 feet would be considered a “tower” with a maximum height of 215 feet after a setback of 15 feet above the base height and 30 feet from the waterfront yard. Certain side streets would have a base height of 85 feet. An additional 30 feet of height would be allowed for developments on lots greater than 20,000 sf in the modified M1-4 districts to accommodate larger office buildings.

Public Access Area

In key locations, the GSD would support public access to existing or future neighborhood resources, like the waterfront, which is proposed to be daylighted as part of the Canal Superfund remedy. Public access to neighborhood resources would help facilitate key goals of the neighborhood plan including the future development of new public open spaces and a continuous waterfront public access area.

Parking and Loading Regulations

As detailed in the descriptions of each proposed district, the GSD would modify the underlying accessory residential parking requirements to 20 percent of market-rate DUs. The modification would address site conditions and facilitate active ground floor use for a percentage of site frontage. To encourage a more vibrant, active and safe 4th Avenue, the GSD would allow for existing ground floor parking to be replaced by active ground floor uses. Loading requirements would be modified to better reflect modern business needs.

Transit Easement Zones

Under the proposed GSD, owners of lots adjacent to subway stations along 4th Avenue within the Project Area would be required to coordinate with the Metropolitan Transportation Authority (MTA) and with the City Planning in order to obtain a CPC Chairperson Certification prior to any development. This process will determine whether an easement, zoning relief or other interventions on the zoning lot would be needed to allow for station improvements. Any floor area utilized by the MTA for station circulation improvements would be exempted from FAR calculations and any development required to provide an easement for an improvement would be allowed to rise an additional story (10 feet).

Waterfront Access Plan

The GSD would establish the Gowanus Waterfront Access Plan (WAP) in order to institutionalize a framework by which a continuous shore public walkway would be constructed over time through a mix of public and private investment. The WAP would cover the waterfront blocks within the Project Area. Redevelopment, enlargements and/or changes of use on the waterfront would be required to comply with waterfront zoning regulations.

Standard Waterfront Access Area (WPAA) guidelines generally require a minimum 40-foot shore public walkway on typical sites and a minimum of 30-foot shore public walkway on certain constrained sites, and on larger sites supplemental public access areas that ensure that 20 percent of the lot is devoted to waterfront public access. WPAA guidelines are broad guides for waterfront open space that apply throughout the City. In the case of unique places, like the Gowanus Canal, standard application of WPAA guidelines is often challenging if not impossible and may not respond to the unique nature of the local waterfront context. Moreover, simply applying the existing WPAA guidelines will not support the community vision for a unique open space with a diversity of experiences along the Canal. The Gowanus WAP would modify the underlying standard WPAA requirements to address the unique character of the Canal and support the overall goals outlined in the Gowanus Plan.

Specifically, the WAP, in conjunction with the proposed zoning districts and GSD, would establish the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the varied lot configurations and conditions along the Canal's edge. The WAP

would modify requirements and standards for public access. It would also modify typical dimensional and grading requirements, permitted obstructions and design standards for public access, to allow and encourage unique design solutions that are impossible under standard WPPA regulations, such as flood-resilient esplanades. The WAP would ensure long-term continuity of public access across all sites along the Canal, including at street ends, and at bridge crossings, with maximum grade-change constraints.

MANDATORY INCLUSIONARY HOUSING PROGRAM

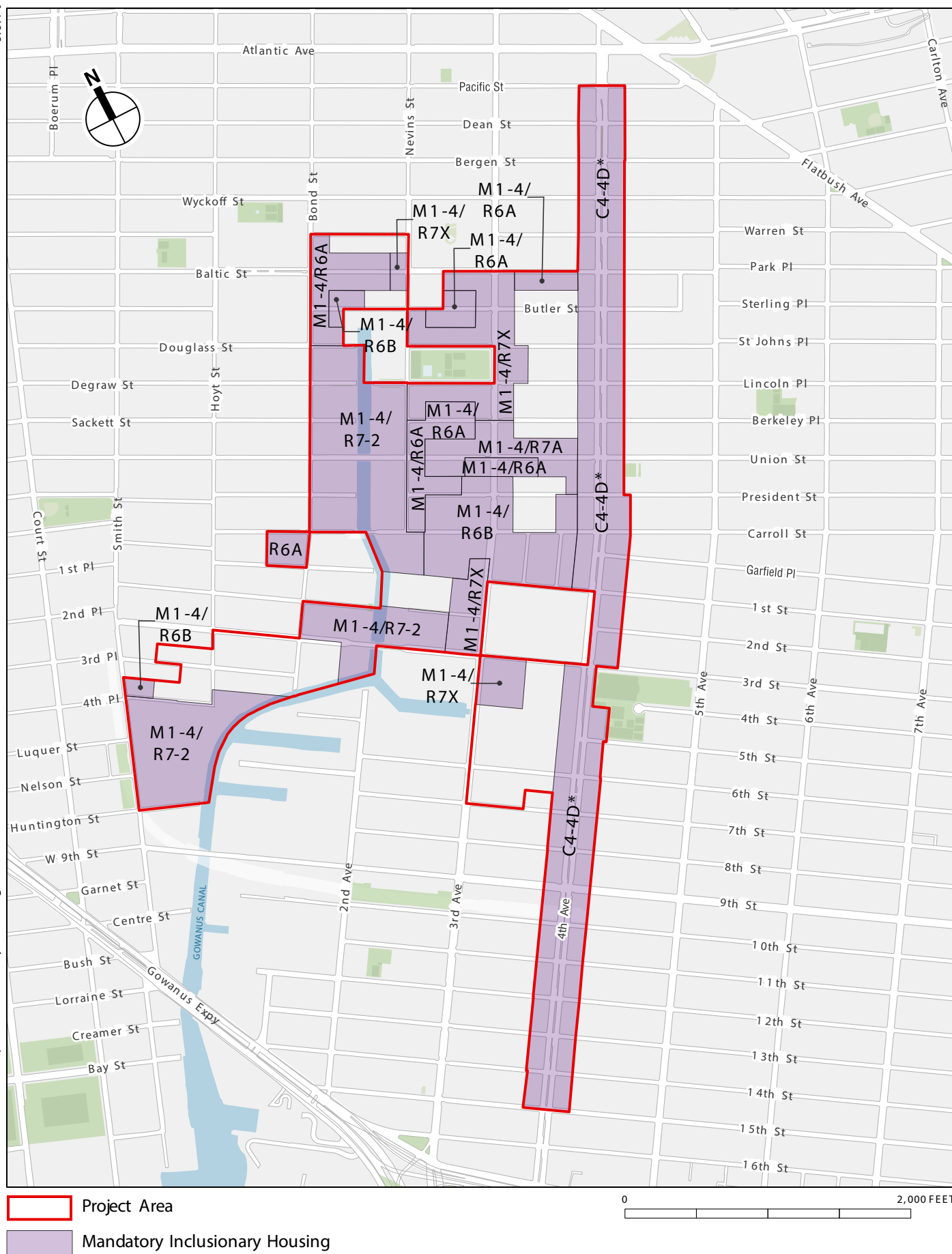
As detailed in the descriptions of the proposed zoning districts, the Proposed Actions would amend Appendix F of the ZR to apply MIH to the proposed R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created (see **Figure A-5**).

The MIH program requires permanently affordable housing within new residential developments, enlargements, and conversions from non-residential to residential use within the mapped “Mandatory Inclusionary Housing Areas” (MIH Areas). The program requires permanently affordable housing set-asides for all developments over 10 units or 12,500 zoning square feet within the MIH Areas or, as an additional option for developments between 10 and 25 units, or 12,500 sf to 25,000 sf, a payment into an Affordable Housing Fund. In cases of hardship, where these requirements would make development financially infeasible, developers may apply to the Board of Standards and Appeals (BSA) for a special permit to reduce or modify the requirements. Developments, enlargements, or conversions that do not exceed either 10 units or 12,500 sf of residential floor area would be exempt from the requirements of the program.

The MIH program includes two primary options that pair set-aside percentages with different affordability levels to reach a range of low and moderate incomes while accounting for the financial feasibility trade-off inherent between income levels and size of the affordable set-aside. Option 1 would require 25 percent of residential floor area to be for affordable housing units for households with incomes averaging 60 percent of the Area Median Income (AMI). Option 1 also includes a requirement that 10 percent of residential floor area be affordable at 40 percent of AMI. Option 2 would require 30 percent of residential floor area to be for affordable to households with an average of 80 percent of AMI. Additionally, an Option 3 could also be applied in conjunction with Options 1 or 2. Option 3 would require that 20 percent of the residential floor area be affordable to residents at 40 percent AMI. The City Council and CPC could decide to apply an additional, limited Option 4 for markets where moderate- or middle-income development is marginally financially feasible without subsidy. For all options, no units could be targeted to residents with incomes above 130 percent AMI.

PROPOSED AMENDMENT TO THE SPECIAL ENHANCED COMMERCIAL DISTRICT – 1

The Proposed Actions would modify the EC, which was mapped along portions of 4th Avenue in 2011 to enhance the vitality of emerging commercial districts ensuring that a majority of the ground floor space within buildings is occupied by commercial establishments that enliven the pedestrian experience along the street. The Proposed Actions would remove the EC from Pacific Street to 15th Street and replace it with similar and additional controls required through the GSD. The EC would continue to control development outside of the GSD and Project Area.



Mandatory Inclusionary Housing Area

PROPOSED CITY MAP AMENDMENTS

The Proposed Actions include changes to the City Map to:

- Remove the Public Place designation to facilitate development of housing, community resources and new open space;
- De-map Bond Street south of 4th Street and re-establish it as mapped parkland;
- Map portions of Block 471, Lots 1 and 100 as parkland to provide a major new neighborhood park that would anchor major nearby mixed-use developments on Lot 100. The City-owned parcel is located at the end of 5th Street adjacent the west side of the Gowanus Canal;
- Map new public streets on Blocks 471 to coordinate private and public improvements and to provide access to new mixed-use developments and neighborhood open space; and
- De-map 7th Street between Smith Street and the Gowanus Canal.

The proposed changes to the City Map (see in **Figure A-6**) are intended to reconnect the community to the Gowanus Canal, improve neighborhood livability by increasing access to publicly accessible open space and the waterfront, and facilitate public realm improvements in connection with planned private and public investments. The proposed demapping of a Public Place designation and mapping of new streets and parkland would facilitate the redevelopment of City-owned property for a mix of uses including significant amounts of affordable housing along with community facility, commercial, light manufacturing, open space or other uses allowed under the proposed zoning. The proposed mapping and de-mapping actions on Block 471 would reconnect the area to the street grid and surrounding communities and support the redevelopment and remediation of large vacant and underutilized sites. The proposed de-mapping of a portion of Bond Street south of 4th Street and its re-establishment as parkland would provide new open space and help connect new parkland and waterfront open space along the Canal.

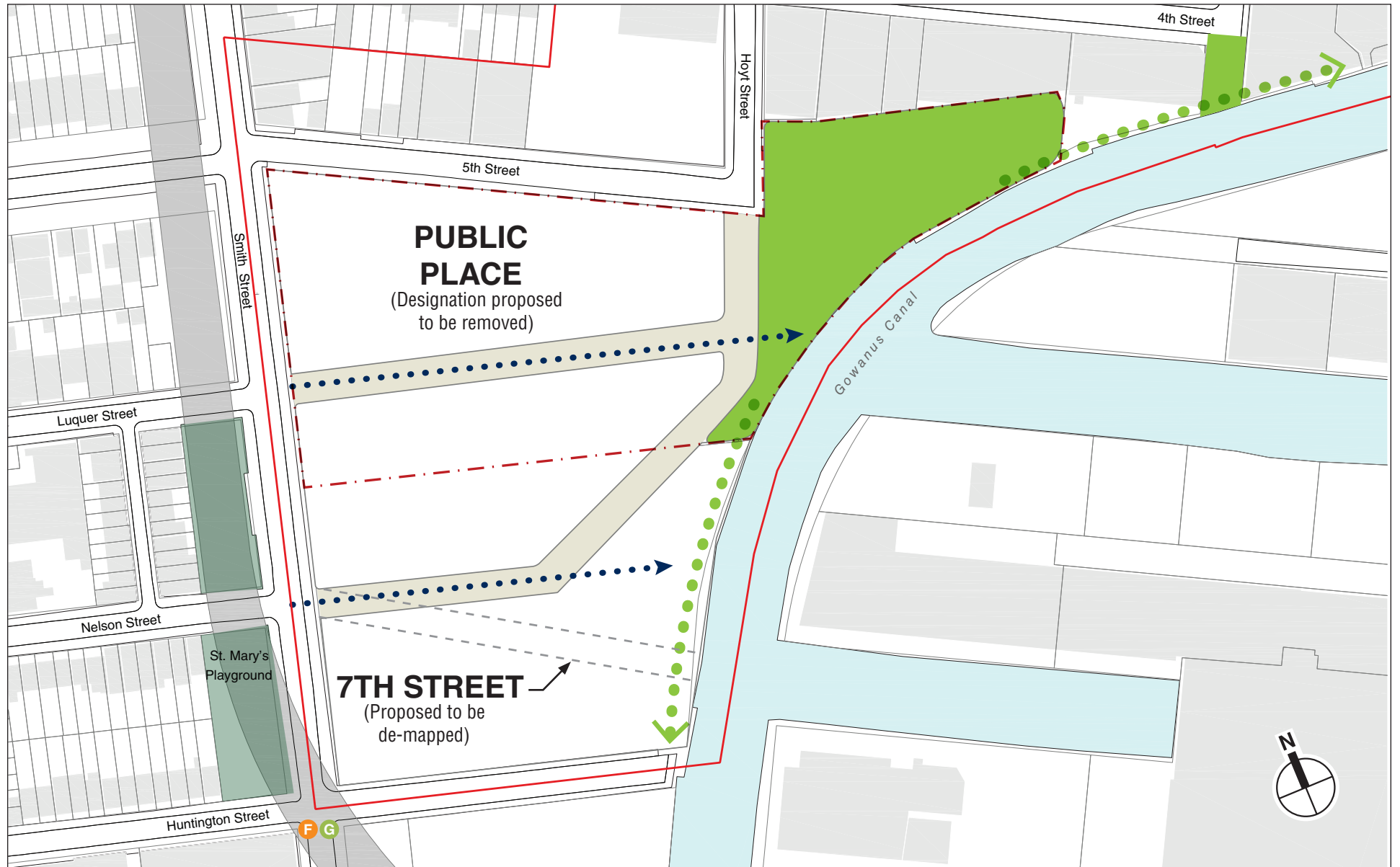
WATERFRONT REVITALIZATION PROGRAM (WRP)

Portions of the Project Area are within the coastal zone and would therefore be reviewed by CPC, in its capacity as the City Coastal Commission (CCC) to determine if the Proposed Actions are consistent with WRP policies.

ACTIONS NECESSARY TO SUPPORT THE GOWANUS GREEN DEVELOPMENT

The Proposed Actions would support the proposed development of the City-owned site on Block 471 with a mixed-use development to be known as Gowanus Green (or the “Gowanus Green Development”) by rezoning the site of the proposed development from M3-1 to M1-4/R7-2, and mapping new streets and parkland. The Gowanus Green Development would include new housing, including a substantial amount of affordable housing, and a variety of non-residential space, open space or other uses allowed under the proposed zoning.

In 2008, HPD designated a development team, Gowanus Green Partners, LLC, assuming a set of development programs and economic conditions that have changed substantially since that designation. HPD will continue to finance affordable housing on City-owned sites, but its development programs are subject to change if the availability of subsidy or other financing incentives at the city, state, and federal level shifts or if there are significant changes in the residential real estate market based on development or financing costs. For the purposes of a conservative CEQR analysis, it is assumed that the Gowanus Green Development would be a 100 percent affordable project for the publicly funded daycare analysis in the Community Facilities



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chapter; however, in the Socioeconomic Conditions chapter, 50 percent affordability will be assumed, as this is a more conservative analysis approach for the indirect residential displacement analysis. HPD intends to fund a 100 percent affordable housing project at Gowanus Green. Currently HPD programs finance affordable housing at a range of incomes, from 30 percent of AMI (approximately \$28,170 for a family of three) to 130 percent of AMI (approximately \$122,070 for a family of three). CEQR methodology for publicly funded childcare analyses defines affordable units as those units that are affordable to households earning up to 80 percent of AMI.

In addition to the land use actions described above, approvals necessary to facilitate the Gowanus Green Development include UDAAP designation and disposition approval. Background on the site and a description of the proposed discretionary actions needed to facilitate the Gowanus Green Development is provided below.

HISTORY

From the late 1860s until 1958, the City-owned site was a manufactured gas plant operated by Brooklyn Union Gas and its successor organizations, including Citizens Gas, Keyspan and National Grid. In 1970, the City of New York adopted the first Gowanus Industrial Development Plan, an Urban Renewal Plan (URP) which designated the boundaries of an Urban Renewal Area (URA) along the Canal that included the site. The URP sought to redevelop the Gowanus URA by removing substandard and deteriorating non-industrial land uses, removing impediments to land disposition and development, creating job opportunities, and establishing appropriate industrial land uses to strengthen and support the area's industrial character. The URP permitted a mix of industrial uses, commercial uses, and public facilities and improvements on City owned sites.

In 1974, the site was designated as a "Public Place" on the City Map to allow a future public purpose compatible with the surrounding area and to provide open space for public use. Public Places have been mapped throughout the New York City on sites the City intends to reserve for a public purpose. They may or may not be zoned and may not generate development rights. Typically, they are established to allow for flexibility in use. In 1975, the City of New York acquired both of the lots that today comprise the City-owned site through eminent domain.

As a result of the community's desire for more community or residential uses, the Gowanus Industrial Development Plan was amended in 1976 and the City-owned site was removed from the URA. The First Amended Plan removed the area between Smith and Bond Streets, from 4th to 9th Streets, from the Urban Renewal Area. Lots 1 and 100 have remained under City control since their acquisition in 1975. Both Lot 1 and Lot 100 are currently vacant. Both lots are under HPD jurisdiction.

Due to its historical use as a manufactured gas plant, the Site will be the subject of a substantial remediation to be undertaken by National Grid, the successor organization to the responsible parties that operated the Site since the 1860s.

DISPOSITION APPROVAL AND UDAAP DESIGNATION

HPD is seeking approval of a UDAAP designation, project approval and disposition of a City-owned parcel to Project Sponsor to facilitate the development of Gowanus Green. The Disposition Area consists of portions of two City-owned lots. The requested approval would permit the construction of a mixed-use development that could include housing, community facility,

commercial, light-manufacturing and other uses allowed under the proposed zoning. Pursuant to UDAAP, development rights would be transferred along with the Disposition Area. Affordability requirements would be contained within HPD's Land Disposition Agreement (LDA).

POTENTIAL FUTURE ACTIONS

HPD may provide construction funding through its several financing programs intended to facilitate the development of new affordable housing and the preservation of existing affordable units for a range of incomes, including supportive housing and senior housing on privately owned or City-owned land. HPD's financing programs would provide both for-profit and not-for-profit developers a wide range of opportunities to build or preserve rental and homeownership units within the Project Area. HPD works together with a variety of public and private partners to achieve the City's affordable housing goals. In addition to HPD financing, in conjunction with the issuance of tax-exempt bonds, HDC may fund construction of new affordable multi-family apartment buildings and the rehabilitation of existing multi-family apartment buildings intended to upgrade existing developments and preserve affordability. Affordable housing developed and/or preserved within the Project Area may also utilize funding provided by New York State Homes and Community Renewal (HCR) and the U.S. Department of Housing and Urban Development (HUD), which would be subject to separate future environmental reviews under State Environmental Quality Review Act (SEQR) and National Environmental Policy Act (NEPA), respectively. In addition, any new public school facilities would require approval and site selection from the SCA. SCA approval and site selection is not subject to ULURP.

OTHER ACTIONS THAT WOULD AFFECT THE PROJECT AREA

Independent of the Proposed Actions described above, DCP is proposing updates to the [Flood Resilience Zoning Text](#) (the "2013 Flood Text") and [Special Regulations for Neighborhood Recovery](#) ("2015 Recovery Text"), which were adopted on an emergency-basis post Hurricane Sandy to advance the reconstruction of storm-damaged properties, and enable new and existing buildings to comply with *flood-resistant construction standards*, located within Appendix G of the New York City Building Code. These rules are set to expire and so, the DCP will improve-upon and make permanent these existing temporary rules. Currently, the anticipated text amendment would expand the geography where buildings could make investments in small resiliency improvements or otherwise fully meet or exceed flood-resistant construction standards; allow optional flexibility to measure the building envelope from the reference plan, which can be between the Design Flood Elevation (*DFE*) and 10 feet above grade; allow dry floodproofed non-residential ground floor space to be exempted under certain circumstances; allow more flexibility for resiliently locating mechanical equipment in buildings; and new rules to allow the City to more quickly respond and offer disaster assistance in the event of a future disaster. The text amendment is expected to be in public review concurrent with the Proposed Actions. Since these zoning changes would affect districts described above, their relevant and applicable effects (as currently known) on the Project Area will be analyzed as part of this environmental review in order to provide a conservative analysis.

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Attachment B:

Additional Technical Information for EAS Part II: Technical Analysis

In order to assess the possible effects of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was prepared for both the No Action and With Action conditions. Details and assumptions related to the development of the RWCDS can be found in the Draft Scope of Work. The Proposed Actions are expected to result in a net increase of approximately 8,200 dwelling units (DUs), 696,000 square feet (sf) of commercial space,¹ 251,000 sf of community facility space, and 6.4 acres of new open space, including over an acre of newly mapped parkland. Overall, the Proposed Actions would result in net decreases of industrial space, auto-related space, and vacant land. The area subject to the Proposed Actions is generally bounded by Bond, Hoyt, and Smith Streets to the west; 3rd and 4th Avenues to the east; Huntington, 3rd, 7th, and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north (the “Project Area”) (see EAS **Figures 1 and 2**).

The projected development expected as a result of the Proposed Actions would occur on 60 development sites located throughout the Project Area. The development expected to result from the zoning changes and other land use approvals considered under the Proposed Actions is referred to herein as the Proposed Project. Provided below are preliminary screening analyses that were conducted for the Proposed Actions using the guidelines presented in the 2014 *City Environmental Quality Review (CEQR) Technical Manual*, to determine whether detailed analysis of a given technical area is appropriate.

LAND USE, ZONING AND PUBLIC POLICY

Under CEQR, a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed action. The analysis also considers the action’s compliance with and effect on the area’s zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent with or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if an action would result in a significant change in land use or would substantially affect regulation or policies governing land use. CEQR also suggests a detailed assessment of land use conditions if a detailed assessment has been deemed appropriate for other technical areas, or in generic or area-wide zoning map amendments.

The Proposed Actions include a series of land use and other discretionary actions, including zoning map and zoning text amendments that would affect an approximately 80-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6. **Figures 3 and 4** of the EAS present the existing and proposed zoning districts, respectively. Existing land uses in the Project Area are shown in **Figure 5** of the EAS. The Proposed Actions would allow residential use in

¹ Includes local retail, destination retail, office, auto-related, and hotel uses.

areas where it is currently not allowed. In addition, the Proposed Actions would allow an expanded range of commercial and community facility uses that are currently not allowed under zoning. Several public policies are applicable to portions of the Project Area and surrounding study area, including Housing New York: 2.0, NextGeneration NYCHA, the New York City Waterfront Revitalization Program (WRP), Vision 2020: New York City's Comprehensive Waterfront Plan, Vision Zero, the Southwest Brooklyn Industrial Business Zone, and the City's sustainability plan known as OneNYC. Therefore, an assessment of land use, zoning, and public policy is warranted, and will be provided in the EIS, as described in the Draft Scope of Work.

SOCIOECONOMIC CONDITIONS

According to the *CEQR Technical Manual*, the six principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement due to increased rents; (5) indirect business displacement due to retail market saturation; and (6) adverse effects on specific industries. A socioeconomic assessment should be conducted if an action may reasonably be expected to create substantial socioeconomic changes in an area. This can occur if an action would directly displace a residential population, affect substantial numbers of businesses or employees, or eliminate a business or institution that is unusually important to the community. It can also occur if an action would bring substantial new development that is markedly different from existing uses and activities in the neighborhood, and therefore would have the potential to lead to indirect displacement of businesses or residents from the area.

As detailed in the Draft Scope of Work, the following describes the level of assessment that is warranted and the scope of analysis for the six principal socioeconomic issues of concern.

DIRECT RESIDENTIAL DISPLACEMENT

If a project would directly displace more than 500 residents, it may have the potential to alter the socioeconomic character of a neighborhood, and therefore a preliminary assessment of direct residential displacement is appropriate.

The Proposed Actions have the potential to result in the direct displacement of existing residents from projected development sites identified as part of the RWCDs, but they are not expected to exceed the *CEQR Technical Manual* analysis threshold. Therefore, the Proposed Actions would not result in significant adverse impacts due to direct residential displacement. As described in the Draft Scope of Work, the EIS will disclose the number of residents to be directly displaced by the Proposed Actions and determine the amount of displacement relative to the study area population.

DIRECT BUSINESS DISPLACEMENT

If a project would directly displace more than 100 employees, a preliminary assessment of direct business displacement is appropriate. As the Proposed Actions have the potential to exceed the CEQR threshold of 100 displaced employees, a preliminary assessment of direct business displacement will be provided in the EIS, as described in the Draft Scope of Work.

INDIRECT RESIDENTIAL DISPLACEMENT

The Proposed Actions would result in a net increment of approximately 8,200 DUs, which is more than 200 new DUs, which is the *CEQR Technical Manual* threshold for assessing the potential

indirect effects of an action. Therefore, an assessment of indirect residential displacement will be provided in the EIS, as described in the Draft Scope of Work.

INDIRECT BUSINESS DISPLACEMENT DUE TO INCREASED RENTS

The concern with respect to indirect business and institutional displacement is whether a proposed project could lead to increases in property values, and thus rents, making it difficult for some businesses or institutions to remain in the area. The Proposed Actions would generate a net increase of approximately 696,000 sf of commercial space, which is more than the 200,000 gross square feet (gsf) of new commercial uses to the Project Area, which is the CEQR threshold for “substantial” new development warranting assessment. The Proposed Actions would result in large population increase and has the potential to increase rents in the neighborhood. Therefore, an assessment of indirect business displacement due to increased rents as a result of the Proposed Actions will be provided in the EIS.

ADVERSE EFFECTS ON SPECIFIC INDUSTRIES

A preliminary assessment of effects on specific industries will be conducted to determine whether the Proposed Actions would significantly affect business conditions in any industry or category of businesses within or outside the study area, or whether the Proposed Actions would substantially reduce employment or impair viability in a specific industry or category of businesses. Therefore, an assessment of adverse effects on specific industries will be provided in the EIS, as described in the Draft Scope of Work.

COMMUNITY FACILITIES AND SERVICES

Community facilities are public or publicly funded schools, libraries, child care centers, health care facilities, and fire and police protection. An analysis examines an action’s potential effect on the services provided by these facilities. An action can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The Proposed Actions would not result in the direct displacement of any existing community facilities or services, nor would they affect the physical operations of—or access to and from—any police or fire stations. Therefore, the Proposed Actions would not have any significant adverse direct impacts on existing community facilities or services.

New population added to an area as a result of an action would use existing services, which may result in potential indirect effects on service delivery. The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from a proposed action. Depending on the size, income characteristics, and age distribution of the new population, an action may have indirect effects on public schools, libraries, or child care centers. In the future with the Proposed Actions, the RWCDs would introduce an increment of approximately 8,200 additional dwelling units (DUs), with an estimated 18,000 residents to the area, as compared to the No Action condition.²

A discussion of the Proposed Actions’ potential effects on community facilities is provided below.

² The number of residents is based on 2.19 average household size for Brooklyn Community District 6 (2010 U.S. Census).

PUBLIC SCHOOLS

If an action introduces fewer than 50 elementary and middle school age children, or fewer than 150 high school students, an assessment of school facilities is not warranted. In Brooklyn, the 50-student threshold for analysis of elementary/middle school capacity is reached if an action introduces at least 121 DUs; the 150-student threshold for analysis of high school capacity is 1,068 DUs. As the RWCDS for the Proposed Actions would result in an increment of approximately 8,200 DUs (compared to the No Action condition), it exceeds the CEQR preliminary threshold for elementary, middle school, and high school assessments. Therefore, a detailed analysis of elementary, intermediate, and high school capacity will be provided in the EIS, as described in the Draft Scope of Work.

LIBRARIES

According to the guidelines established in the *CEQR Technical Manual*, if a proposed action increases the number of DUs served by the local library branch by more than five percent, then an analysis of library services may be necessary. In Brooklyn, the introduction of 734 DUs would represent a five percent increase in DUs per branch. As the RWCDS associated with the Proposed Actions would result in the addition of approximately 8,200 DUs to the study area compared to the No Action condition, it exceeds the CEQR threshold for a detailed analysis, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

CHILD CARE CENTERS

A detailed analysis of child care centers is warranted when a proposed action would produce substantial numbers of subsidized, low- to moderate-income family DUs that may therefore generate a sufficient number of eligible children to affect the availability of slots at public child care centers. Typically, proposed actions that generate 20 or more eligible children under the age of six require further analysis. According to Table 6-1 of the *CEQR Technical Manual*, the number of DUs to yield 20 or more eligible children under age six in Brooklyn would be 110 affordable DUs. The RWCDS associated with the Proposed Actions would result in a net increment of up to approximately 3,500 affordable DUs, well in excess of the 110-unit threshold. As such, the Proposed Actions exceed the threshold for an analysis of child care centers, and an analysis will be provided in the EIS, as described in the Draft Scope of Work.

POLICE/FIRE SERVICES AND HEALTH CARE FACILITIES

A detailed analysis of police and fire services and health care facilities is warranted if a proposed action would (a) introduce a sizeable new neighborhood where one has not previously existed, or (b) would displace or alter a hospital or public health clinic, fire protection services facility, or police station. As the Proposed Actions would not result in any of the above, no significant adverse impacts are expected to occur, and a detailed analysis of police/fire services and health care facilities is not required; however, for informational purposes, a description of existing police, fire, and health care facilities serving the Project Area will be provided in the EIS.

OPEN SPACE

The Open Space appendix of the *CEQR Technical Manual* identifies the Project Area as in an area not classified as a well-served or underserved area. In areas that are neither well-served nor underserved, the *CEQR Technical Manual* threshold for project-generated residents and workers is 200 residents and 500 workers. The Proposed Actions would generate a net increase of

approximately 18,000 new residents and 3,300 new workers, exceeding *CEQR Technical Manual* thresholds. Therefore, a detailed open space assessment for residential populations and daytime (non-residential) populations is warranted and will be included in the EIS, as described in the Draft Scope of Work.

SHADOWS

The *CEQR Technical Manual* requires a shadow assessment for a proposed action that would result in a new structure(s), or addition(s) to existing structure(s) that are greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. The Proposed Actions would replace all or portions of existing residential and manufacturing zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7A, M1-4/R7-2, M1-4/R7X, C4-4D, and M1-4 zoning districts, and allow greater building heights, density and bulk as compared to existing zoning. The proposed zoning would permit development of buildings greater than 50 feet in height, some of which could be located in the vicinity of sunlight-sensitive resources. Therefore, the Proposed Actions have the potential to cast new shadows on nearby sunlight-sensitive resources. As such, an analysis of the new buildings' potential to result in shadow impacts on sunlight-sensitive resources is warranted and will be included in the EIS, as described in the Draft Scope of Work.

HISTORIC AND CULTURAL RESOURCES

A historic and cultural resources assessment is performed if there is the potential to affect either archaeological or architectural resources. Under CEQR, impacts to historic resources are considered on those sites directly affected by a proposed action and in the areas surrounding identified development sites.

The Proposed Actions have the potential to impact designated and/or potential architectural resources. The Proposed Actions would also result in additional in-ground disturbance in the Project Area, specifically at the locations of the projected development sites identified in the RWCDS, and therefore have the potential to affect archaeological resources that may be present on or nearby those sites. Thus, assessments of architectural and archaeological resources will be provided in the EIS, as described in the Draft Scope of Work.

URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary analysis of urban design and visual resources is considered appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, including the following: 1) projects that permit the modification of yard, height, and setback requirements; and 2) projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed action.

The Proposed Actions would change the zoning in the Project Area and establish the GSD, which would create special use, floor area, bulk, and parking regulations on both waterfront and non-waterfront blocks and would establish special height and setback regulations for buildings on waterfront blocks and on select corridors. In addition, the Proposed Actions would create the Gowanus WAP for the waterfront blocks within the Project Area. The proposed WAP would specify the location of required shore public walkways, supplemental public access areas, upland

Gowanus Neighborhood Rezoning and Related Actions

connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the configuration of and varied conditions along the Canal.

The Proposed Actions would generate development that would result in physical changes beyond the density, bulk, and form currently permitted as-of-right under existing zoning. These changes could affect a pedestrian's experience of public space, warranting an urban design assessment. Although views of the Gowanus Canal from publicly accessible locations are limited, the Canal functions as a visual resource. Accordingly, the potential of the Proposed Actions to result in significant adverse impacts to viewsheds will be considered in the EIS. Therefore a preliminary assessment of urban design and visual resources will be provided in the EIS, as described in the Draft Scope of Work.

NATURAL RESOURCES

Under CEQR, a natural resource is defined as the City's biodiversity (plants, wildlife, and other organisms); any aquatic or terrestrial areas capable of providing suitable habitat to sustain the life processes of plants, wildlife, and other organisms; and any areas capable of functioning in support of the ecological systems that maintain the City's environmental stability.

A natural resources assessment may be appropriate if a natural resource is present on or near the site of a project, and the project would, either directly or indirectly, cause a disturbance of that resource. The Gowanus Canal bisects most of the Project Area, and is considered under *CEQR* guidelines to be a natural resource. Therefore, the Proposed Actions have the potential to create significant adverse impact on natural resources and further analysis is warranted.

HAZARDOUS MATERIALS

Under CEQR, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Construction activities associated with projected development would result in additional excavation and ground disturbing activities, which could increase exposure to subsurface contamination.

In addition, the EPA placed the Canal on its National Priorities (Superfund) List in 2010 and has coordinated the parties that were historically responsible for the Canal's contamination in establishing extensive plans to clean it up. EPA's remediation plan focuses on hazardous substances located in and beneath the Canal, primarily non-aqueous phase liquid (NAPL) and associated polycyclic aromatic hydrocarbons (PAHs), which were discharged from the three former manufactured gas plants. As part of the plan, EPA also mandated the construction of underground tanks to store combined sewage during wet weather events to reduce overflow into the Canal. New York State's DEC and NYC OER have both developed remedial programs and incentives programs to facilitate the investigation and remediation of brownfield sites. City, state, and federal government agencies have made long-term commitments to support remediation throughout the neighborhood.

The EIS will contain a description and summary of the ongoing Superfund remediation activities in Gowanus and an assessment of hazardous materials on the projected and potential development sites identified in the RWCDS, as described in the Draft Scope of Work.

WATER AND SEWER INFRASTRUCTURE

The *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than one million gallons per day [gpd]), or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

The Proposed Project would result in an incremental demand for water of more than 1 million gpd and therefore, would require an analysis of water supply. As shown in **Table B-1**, based on the average daily water use rates provided in Table 13-2 of the *CEQR Technical Manual*, it is estimated that the RWCDS developed for the Proposed Actions would generate a maximum net total demand of approximately 3,188,000 gpd of water compared to the No Action condition.

The Proposed Actions would result in a net increase of 8,200 DUs, approximately 251,000 sf of community facility space and approximately 696,000 sf of commercial space, which is more than 400 DUs and over 150,000 sf of non-residential development, the applicable thresholds for combined sewer areas in Brooklyn. Therefore, an analysis of the Proposed Actions' effects on wastewater and storm water infrastructure is warranted. Further detail is provided in the Draft Scope of Work.

SOLID WASTE AND SANITATION SERVICES

A solid waste assessment is warranted if a proposed action would cause a substantial increase in solid waste production that has the potential to overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP) or with state policy related to the City's integrated solid waste management system. According to the *CEQR Technical Manual*, few projects have the potential to generate substantial amounts of solid waste (defined as 50 tons [100,000 pounds] per week or more), thereby resulting in a significant adverse impact. As shown in **Table B-2**, based on the average daily solid waste generation rates provided in Table 14-1 of the *CEQR Technical Manual*, it is estimated that the RWCDS associated with the Proposed Actions would result in approximately 553,300 pounds (lbs) of solid waste per week (approximately 277 tons). This is a net increase of approximately 402,700 lbs of solid waste per week (approximately 201 tons), compared to the No Action condition. Therefore, an analysis of solid waste and sanitation services is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

Table B-1

Expected Water Demand and Wastewater Generation on Projected Development Sites-2035 No Action vs. 2035 With Action Conditions¹

	Land Use	Area	DUs/Hotel Rooms	Domestic Water/ Wastewater Generation (gpd)	Air Conditioning (gpd)	Total (Domestic + AC)
No Action Condition	Residential	714,645	816	178,795	121,490	300,285
	Commercial	845,230	133	155,547	145,433	300,981
	Community Facility ²	217,067		25879	36,901	58,608
	Industrial	387,975		38,797	65,956	104,753
No Action Total						764,627
With Action Condition	Residential	7,697,731	9,129	1,977,302	1,308,614	3,285,916
	Commercial	1,541,377	0	249,480	264,103.77	513,584
	Community Facility ³	468,480		46,848	79,641.66	126,490
	Industrial	98,571		9,857	16,757	26,614
With Action Total						3,952,604
Net Difference: No Action vs. With Action Condition						3,187,977
Notes: 1. Uses <i>CEQR Technical Manual</i> water demand rates from Table 13-2 "Water Usage and Sewer Generation rates for Use in Impact Assessment." Residential – 100 gpd/person; Hotel- 120 gpd/room/occupant; Commercial (Retail): domestic – 0.24 gpd/sf and A/C-0.17 gpd/sf; Commercial (non-retail): 0.1 gpd/sf and A/C- 0.17 gpd/sf; and Industrial: domestic-0.1 gpd/sf and A/C-0.17 gpd/sf Per 2010 Census information for Brooklyn Community District 6, average household size of 2.19 per dwelling unit are assumed. 2. No Action condition: Other Community facility uses are unknown and therefore the water usage assumptions of a commercial office use were used to calculate potential water consumption in the future No Action condition. 3. With Action condition: Other Community facility uses, are unknown and therefore the water usage assumptions of a commercial office use were used to calculate potential water consumption in the future With Action condition.						

Table B-2

Expected Solid Waste Generation on Projected Development Sites – 2035 No Action vs. 2035 With Action Conditions

	Use	Size (gsf)	Solid Waste Handled by DSNY (lbs/wk)	Solid Waste Handled by Private Carriers (lbs/wk)	Total Solid Waste (lbs/wk)
No Action Condition	Residential	714,645	30,395	N/A	30,395
	Commercial	845,230	N/A	88,489	88,489
	Community Facility	217,067	3,256	3,256	6,512
	Industrial	387,975	N/A	25,222	25,222
No Action Total			33,651	116,967	150,618
With Action Condition	Residential	7,697,731	336,141	N/A	336,141
	Commercial	1,541,377	N/A	188,981	188,981
	Community Facility	468,480	7,027	7,027	14,054
	Industrial	98,571	N/A	14,133	14,133
With Action Condition Total			343,169	210,141	553,310
Net Difference: With Action Condition and No Action Condition					402,691
Notes: 1. Solid waste generation is based on citywide average waste generation rates presented in Table 14-1 of the <i>CEQR Technical Manual</i> . Residential use: 41 lbs/wk per dwelling unit. All other community facility uses: 0.03 lbs/wk. per sf and 3 employees per 1,000 sf of medical office and 1 employee per 1,000 sf of other community facility. General retail: 79 lbs/wk per employee and 1 employees per 875 sf for Destination Retail and 1 employee per 333 sf for Local Retail. Hotel: 75 lbs/wk per employee and 1 employee per 3 hotel rooms. Commercial Office: 13 lbs/wk per employee, 1 employee per 250 sf. Warehouse/Self Storage: 9 lbs/wk per employee and 1 employee per 15,000 sf. Auto Related Uses (commercial) and all other Industrial Uses: used the average of apparel/textile and printing/publishing rate: 182.5 lbs/wk per employee and 1 employee per 1,000 sf.					

ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Although significant adverse energy impacts are not anticipated for the Proposed Actions, the EIS will disclose the projected amount of energy consumption during long-term operation resulting from the Proposed Actions, as this information is required for the assessment of Greenhouse Gas Emissions (see below). Further detail is provided in the Draft Scope of Work.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual* and as shown in **Table B-3**, it is estimated that the RWCDs associated with the Proposed Actions would result in an increase in annual energy consumption of approximately 1,480,788,100 million BTUs, an increment of 937,946,000 million BTUs over the No Action condition. As noted in the Draft Scope of Work, an analysis of the anticipated additional demand from the Proposed Actions' RWCDs will be provided in the EIS.

**Table B-3
2035 No Action Condition and 2035 With Action Condition Estimated
Energy Consumption**

	Use	Size (sf)	Consumption Rates (Thousand BTU (MBTU)/sf/yr.)	Annual Energy Use (million BTUs)
No Action Condition	Large Residential	714,645	126.7	90,545,509
	Commercial	845,230	216.3	182,823,292
	Community Facilities	217,067	250.7	54,418,797
	Industrial	387,975	554.3	215,054,504
No Action Total				542,842,102
With Action Condition	Large Residential	7,697,731	126.7	975,302,499
	Commercial	1,541,377	216.3	333,399,756
	Community Facilities	468,480	250.7	117,448,024
	Industrial	98,571	554.3	54,637,850
With Action Condition Total				1,480,788,129
Net Difference: With Action Condition and No Action Condition				937,946,027
Notes: 1. Consumption rates are from the <i>CEQR Technical Manual</i> , Table 15-1, "Average Annual Whole-Building Energy Use in New York City".				

TRANSPORTATION

An assessment of transportation will be provided in the EIS. Based on a preliminary travel demand forecast, the Proposed Actions are expected to generate a total of more than 50 new vehicular trips in the weekday AM, midday, and PM peak hours, as well as the Saturday peak hour. The RWCDs is also projected to generate 50 or more vehicles per hour during each of the peak hours at one or more study area intersections. Therefore, based on *CEQR Technical Manual* guidelines, a detailed traffic analysis is warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

Based on the preliminary travel demand forecast, the RWCDs would generate more than 200 subway trips and more than 50 bus passengers in a single direction on one or more bus routes in one or more peak hours. Therefore, detailed subway and bus transit analyses are warranted and will be provided in the EIS, as detailed in the Draft Scope of Work.

Based on the preliminary travel demand forecast, the RWCDs would generate more than 200 new pedestrian trips during peak hours, including walk-only trips as well as pedestrians walking between projected development sites and other modes of travel. Although these pedestrian trips would be dispersed throughout the Project Area, some concentrations of new pedestrian trips exceeding the 200-trip *CEQR Technical Manual* threshold may occur during one or more peak hours along corridors in the immediate vicinity of the projected development sites, and along corridors connecting these sites to area transit services. Therefore, a detailed pedestrian analysis is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

AIR QUALITY

Under CEQR, an air quality analysis determines whether a proposed project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses. As discussed below, the Proposed Actions would require an air quality analysis including both mobile and stationary sources.

The Proposed Actions are expected to result in the conditions outlined in Chapter 17, Section 210 of the *CEQR Technical Manual*. Specifically, the project-generated vehicle trips may exceed the peak vehicle traffic thresholds for conducting an air quality analysis of mobile sources. In addition, the Proposed Actions and associated RWCDs would result in the conditions outlined in Chapter 17, Section 220, the projected and potential development sites would use fossil fuels for heat and hot water systems. Portions of the Project Area are located within 400 feet of areas zoned for manufacturing.

An air quality assessment of mobile and stationary sources will be provided in the EIS. As detailed in the Draft Scope of Work, the air quality assessment will consider the potential impacts on air quality from project-generated vehicle trips, as well as heat and hot water systems. In addition, as discussed in the Draft Scope of Work, the Proposed Actions would result in some developments containing a mix of residential, non-residential, and light industrial development. Therefore, potential impacts from pollutant emissions from manufacturing uses that would be co-located within the same building with sensitive receptors, and of manufacturing uses on nearby sensitive receptors in other projected and potential development sites will be evaluated.

GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

The *CEQR Technical Manual* notes that while the need for a greenhouse gas (GHG) emissions assessment is highly dependent on the nature of the project and its potential impacts, the GHG consistency assessment currently focuses on city capital projects, projects proposing power generation or a fundamental change to the City's solid waste management system, and projects being reviewed in an EIS that would result in development of 350,000 gsf or more (or smaller projects that would result in the construction of a building that is particularly energy-intense, such as a data processing center or health care facility). The Proposed Actions would result in a net increment of approximately 7.7 million sf of new projected development, exceeding the 350,000-gsf threshold in the *CEQR Technical Manual*. Therefore, a GHG assessment will be provided in the EIS, as described in the Draft Scope of Work.

According to the *CEQR Technical Manual*, depending on a project's sensitivity, location, and useful life, it may be appropriate to provide a qualitative discussion of the potential effects of climate change on a proposed project in environmental review. Rising sea levels and increases in storm surge and coastal flooding are the most immediate threats in New York City for which site-

specific conditions can be assessed, and an analysis of climate change may be deemed warranted for projects at sites located within the current 100- or 500-year flood zone, as delineated in the FEMA PFIRMs, or within future 100-year flood zones as projected by the New York City Panel on Climate Change, as appropriate. Portions of the Project Area are located within the special flood hazard area (one percent annual chance of flooding). Therefore, the Project Area may be susceptible to storm surge and coastal flooding, and an assessment of climate change is warranted and will be provided in the EIS, as described in the Draft Scope of Work.

NOISE

Under CEQR, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Specifically, an analysis would be required if an action generates or reroutes vehicular traffic, if an action is located near a heavily trafficked thoroughfare, or if an action would be within one mile of an existing flight path or within 1,500 feet of existing rail activity (and with a direct line of sight to that rail facility). A noise assessment would also be appropriate if the action would result in a playground or would cause a stationary source to be operating within 1,500 feet of a receptor (with a direct line of sight to that receptor), or if the action would include unenclosed mechanical equipment for manufacturing or building ventilation purposes, or if the action would be located in an area with high ambient noise levels resulting from stationary sources.

A detailed noise analysis will be included in the EIS, as the Proposed Actions would result in additional vehicle trips to and from the Project Area; and would introduce new sensitive receptors in the vicinity of heavily trafficked roadways. Building attenuation measures required to provide acceptable interior noise levels for the Project Area and projected and potential development sites will also be examined and discussed in the EIS, as described in the Draft Scope of Work.

PUBLIC HEALTH

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Public health is the organized effort of society to protect and improve the health and well-being of the population through monitoring; assessment and surveillance; health promotion; prevention of disease, injury, disorder, disability, and premature death; and reducing inequalities in health status. The goal of CEQR with respect to public health is to determine whether adverse impacts on public health may occur as a result of a proposed project, and, if so, to identify measures to mitigate such effects. Many public health concerns are closely related to air quality, hazardous materials, construction and natural resources. The *CEQR Technical Manual* indicates that for most projects, a public health analysis is not necessary. Where no significant unmitigated adverse impact is found in other CEQR analysis areas, such as air quality, water quality, hazardous materials or noise, no public health analysis is warranted. If, however, an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials or noise, the lead agency may determine that a public health assessment is warranted for that specific technical area.

A public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified for the Proposed Actions in any of these technical areas and DCP determines that a public health assessment is warranted, an analysis will be provided for the specific technical area or areas in the EIS, as described in the Draft Scope of Work. In addition, in coordination with the hazardous materials assessment, the EIS will include

a summary of the Superfund activities in Gowanus, and a discussion of the measures to protect the public from exposure to contamination as a result of the Proposed Actions.

NEIGHBORHOOD CHARACTER

Per the *CEQR Technical Manual*, a neighborhood character assessment considers how elements of the built environment combine to create the context and feeling of a neighborhood, and how a project may affect that context and feeling. To determine a project's effects on neighborhood character, a neighborhood's contributing elements are considered together.

Under CEQR, an assessment of neighborhood character is generally needed when a proposed project has the potential to result in significant adverse impacts in the areas of land use, socioeconomic conditions, open space, urban design and visual resources, historic and cultural resources, transportation, and noise, or when the project may have moderate effects on several of these elements that define a neighborhood's character. If the Proposed Actions are expected to affect one or more of the constituent elements of the Project Area's neighborhood character, including land use patterns, urban design, historic and cultural resources, and levels of traffic and noise, a detailed analysis will be conducted and provided in the EIS, as described in the Draft Scope of Work.

CONSTRUCTION

Construction impacts, although temporary, can include the disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns and air quality conditions. In addition, because soils are disturbed during construction, any action proposed for a site that has been found to have the potential to contain hazardous materials should also consider the possible construction impacts that could result from contamination.

Under CEQR, projects involving the development of multiple sites with overall construction periods lasting longer than two years and which are near sensitive receptors should undergo a preliminary assessment. Therefore, this will be undertaken in the EIS, following the guidelines in the *CEQR Technical Manual*. The preliminary assessment will evaluate the duration and severity of the disruption or inconvenience to nearby sensitive receptors. If the preliminary assessments indicate the potential for a significant adverse impact during construction, a detailed construction impact analysis will be prepared for the EIS in accordance with guidelines contained in the *CEQR Technical Manual* as described in the Draft Scope of Work. *