A. INTRODUCTION

Under *City Environmental Quality Review* (CEQR) *Technical Manual* guidance, a land use analysis evaluates the uses and development trends in the area that may be affected by a Proposed Actions, and determines whether that Proposed Actions is compatible with those conditions or may affect them. Similarly, the analysis considers the action's compliance with, and effect on, the area's zoning and other applicable public policies.

The Proposed Actions involves a zoning map amendment, a zoning text amendment, a City Map amendment, a waterfront special permit, authorizations to modify waterfront public access area requirements, and a waterfront certification from the City Planning Commission (CPC) Chairperson (collectively the "Proposed Actions") for an approximately 164,392 sf site in the Astoria neighborhood of Queens ("Projected Development Site 1"). The Proposed Actions would facilitate a new mixed-use predominantly residential development on Projected Development Site 1 ("the Proposed Project"). The Proposed Actions are intended to provide opportunities for new residential and commercial development, as well as enhancing and upgrading the waterfront area to provide waterfront access. The Proposed Actions would create opportunities for new housing development, including affordable housing, on vacant land formerly used for manufacturing and warehousing uses, where there is no longer a concentration of industrial activity and where strong demand for housing exists.

The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with an R7-3 zoning district and C2-4 commercial overlay; a waterfront special permit would waive height and setback regulations; a zoning text amendment would modify Appendix F of the Zoning Resolution to include the rezoning area as a Mandatory Inclusionary Housing Area (MIHA); a City Map amendment to demap 3rd Street between 26th Avenue and the water; a waterfront authorization that would modify waterfront public access area requirements; waterfront authorizations for phased developments; and CPC Chairperson certification is required for compliance with waterfront public access and visual corridors as modified by the proposed authorizations.

Under CEQR guidelines, a preliminary land use assessment, which includes a basic description of existing and future land uses and zoning, should be provided for all projects that would affect land use or would change the zoning on a site, regardless of the project's anticipated effects. CEQR also requires 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. Therefore, this chapter includes a detailed analysis that involves a thorough description of existing land uses and zoning within the rezoning area and the broader study area. Following the guidelines of the *CEQR Technical Manual,* the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes to these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse. The detailed assessment discusses existing and future conditions with

and without the Proposed Actions in the 2031 analysis year for a primary study area (coterminous with the Project Area/rezoning area), and a secondary (¼-mile) study area surrounding the Project Area.

B. PRINCIPAL CONCLUSIONS

No significant adverse impacts on land use, zoning, or public policy, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*, are anticipated in the future with the Proposed Actions in the primary or secondary study areas. The Proposed Actions would not directly displace any land uses so as to adversely affect surrounding land uses, nor would it generate land uses that would be incompatible with land uses, zoning, or public policies in the secondary study area. The Proposed Actions would not create land uses or structures that would be incompatible with the underlying zoning, nor would it cause a substantial number of existing structures to become non-conforming. The Proposed Actions would not result in land uses that conflict with public policies applicable to the primary or secondary study areas.

The Proposed Actions would result in an overall increase in residential, commercial (retail), and community facility uses within the primary study area, when compared to conditions in the future without the Proposed Actions. However, as it is expected that Projected Development Sites 1 and 2 would be redeveloped and/or reoccupied with warehouse uses under No-Action conditions, approval of the Proposed Actions would result in a net decrease of 90 employees in the Project Area compared to No-Action conditions. The proposed zoning map amendment would allow new residential and commercial development at a scale and density that is compatible with the existing zoning designations in the surrounding areas. Also, while the affected area is currently zoned for manufacturing uses, it is located within an area that is largely characterized by residential uses. The affected area contains vacant lots, where residential uses are not permitted per the existing zoning. The proposed rezoning would therefore provide opportunities for new affordable and market rate residential development on those vacant lots.. The proposed rezoning action would ensure that the zoning designation more accurately reflects the area's development trends. As such, the Proposed Actions are not anticipated to result in significant adverse land use or zoning impacts.

Finally, based on the Waterfront Revitalization Program (WRP) Consistency Assessment Form (CAF), which is provided in **Appendix A~~B~~,** seven policies require further assessment. As indicated below, the assessment provided herein found that the Proposed Actions would be consistent with all applicable policies. The Proposed Actions would also be consistent with the public policies outlined in the *Housing New York*, *OneNYC 2050*, and the *FRESH* program. Therefore, the Proposed Actions would not conflict with any applicable public policies.

C. METHODOLOGY

The purpose of this chapter is to examine the effects of the Proposed Actions and determine whether or not it would result in any significant adverse impacts on land use, zoning, or public policy. The analysis methodology is based on the guidelines of the *CEQR Technical Manual* and examines the Proposed Actions' consistency with land use patterns and development trends, zoning regulations, and other applicable public policies.

According to the *CEQR Technical Manual*, a detailed assessment of land use, zoning, and public policy may be appropriate when needed to sufficiently inform other technical reviews and determine whether changes in land use could affect conditions analyzed in those technical areas. Therefore, this chapter includes a detailed analysis that involves a thorough description of existing land uses within the directly affected area and the broader study area. Following the guidelines of the *CEQR Technical Manual*, the detailed analysis describes existing and anticipated future conditions to a level necessary to understand the relationship of the Proposed Actions to such conditions, assesses the nature of any changes on these conditions that would be created by the Proposed Actions, and identifies those changes, if any, that could be significant or adverse.

Existing land uses were identified through review of a combination of sources including field surveys and secondary sources such as the 2014 *Astoria Cove Environmental Impact Statement (EIS)* and the 2013 *Halletts Point Rezoning EIS* as well as the City's Primary Land Use Tax Lot Output (PLUTO™) data files for 2020, and websites such as ZoLa (https://zola.planning.nyc.gov/), and NYCityMap (http://gis.nyc.gov/doitt/nycitymap/). New York City Zoning Maps and the Zoning Resolution of the City of New York were consulted to describe existing zoning districts in the study areas and provided the basis for the zoning evaluation of the future No-Action and future With-Action conditions. Relevant public policy documents, recognized by the New York City Department of City Planning (DCP) and other City agencies, were utilized to describe existing public policies pertaining to the study areas.

Analysis Year

The analysis year is the Proposed Actions' anticipated completion date of 2031. It is anticipated that construction on Projected Development Site 1 would occur in three phases over a total of approximately 80-months, with an anticipated start date in the fourth quarter of 2022. It is anticipated that Phase 1 would include construction of Tower 1 starting in late 2022 and end in 2024. Phase 2 would include the construction of Tower 2 and starting in 2024 and end in 2026. Phase 3 would include the construction of Tower 3 starting in 2026 and ending in 2028. Because Projected Development Site 2 is not under the control of the Applicant, and there are no current plans for development, it is assumed that construction would begin at this site in early 2029 and would be completed over a total of 24 months, with completion in 2031. Therefore, the future No- Action condition accounts for land use and development projects, initiatives, and proposals that are expected to be completed by 2031.

Study Area Definition

According to the *CEQR Technical Manual*, the appropriate study area for land use, zoning, and public policy is related to the type and size of the proposed project, as well as the location and context of the area that could be affected by the project. Study area radii vary according these factors, with suggested study areas ranging from 400 feet for a small project to 0.5 miles for a very large project. In accordance with CEQR guidelines, land use, zoning, and public policy are addressed and analyzed for two geographical areas: (1) the rezoning area and the project site (also referred to as the primary study area); and (2) a secondary study area. The secondary study area extends an approximate quarter- (¼-) mile from the boundary of the Project Area and encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Actions. The Project Area encompasses the Development Site (Block 911, Lot 1) and one additional site not under control of the Applicant (Block 911, Lot 49). The Applicant-owned Development Site is considered a "Projected Development Site 1" and the non-

Applicant owned site is considered "Projected Development Site 2." It is generally bounded by 14th Street to the east, Astoria Boulevard to the south, and the East River to the west and north. Both the primary and secondary study areas have been established in accordance with *CEQR Technical Manual* guidelines and can be seen in **Figure 2-1, "Land Use Study Area."**

D. DEVELOPMENT HISTORY[1]

Astoria is a neighborhood in northwestern Queens that is located along the East River roughly from 36th Avenue to 20th Avenue and as far east as the Brooklyn-Queens Expressway and La Guardia Airport. In 1870, Astoria, Hunter's Point, Steinway, and Ravenswood consolidated to form Long Island City. In 1898, Long Island City became incorporated as part of New York City.

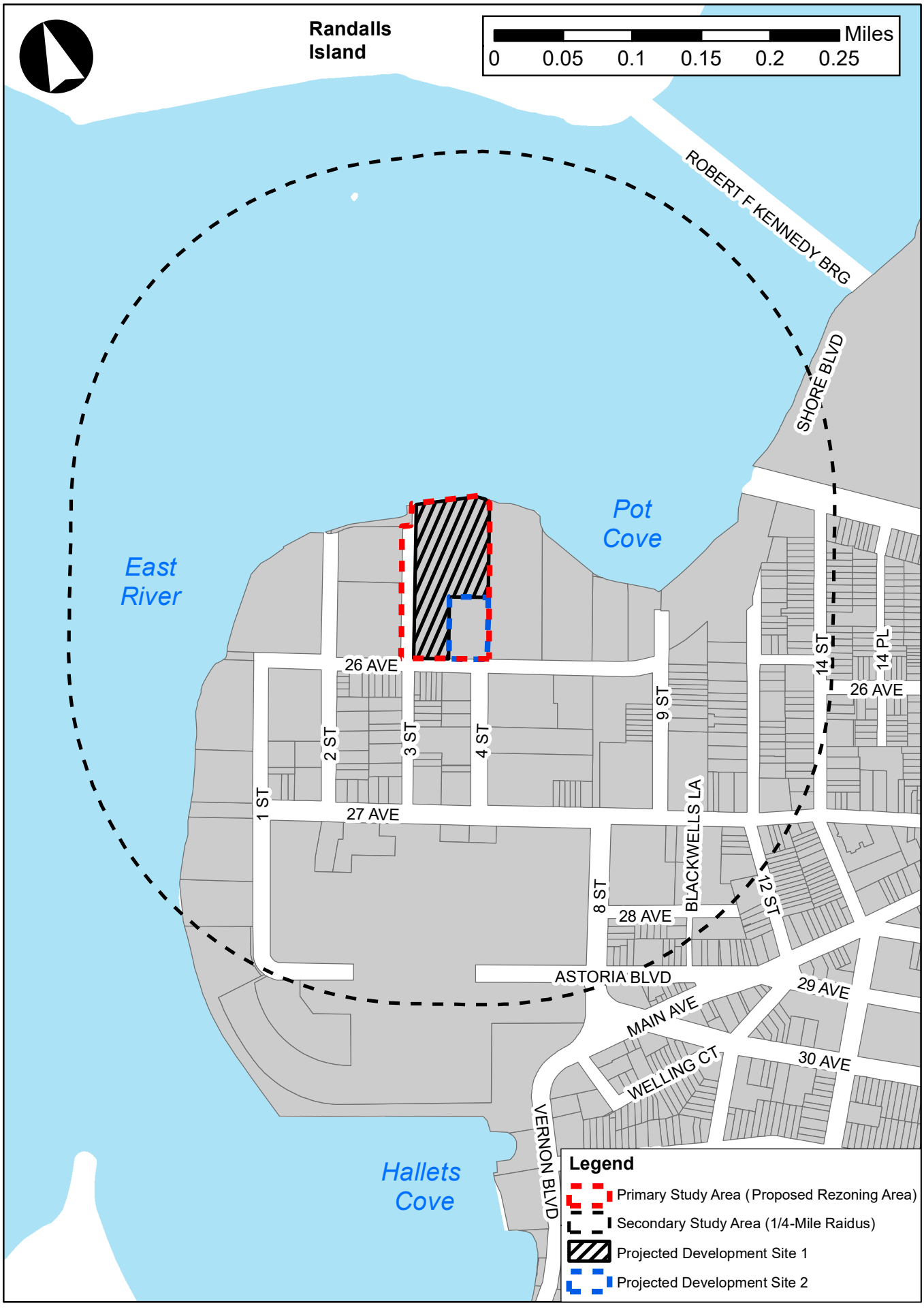
In the late 19th and early 20th centuries, much industrial and residential development occurred in the area, spurred by the opening of the Queensboro Bridge in 1909, the Hell Gate Bridge in 1916, and construction of the Astoria elevated subway line, which opened on 31st Street in 1917. The East River waterfront, extending from Long Island City to Astoria, experienced continued development of industrial uses, while residential development continued in inland areas. Later transportation projects further increased connectivity with the rest of the City, such as the extension of subway service on Steinway Street and Broadway in 1933 and construction of the Triborough Bridge in 1936. The New York City Housing Authority (NYCHA) Astoria Houses campus south of the rezoning area is comprised of 22 buildings with a total of 1,103 dwelling units are home to approximately 3,135 residents on a 27-acre site. The housing complex was completed in 1951.

Beginning in the 1970s, industrial use in Queens began to decline as a result of the overall decline of the manufacturing sector throughout the country. Today, areas historically occupied by industrial uses that have become vacant or underutilized are being redeveloped with residential and commercial uses. In 2010, the City Council adopted the Astoria Rezoning (CEQR No. 10DCP019Q), which rezoned portions of approximately 238 blocks in Astoria, Community District 1. The rezoning was intended to preserve the existing scale and character of the area while allowing for modest increase in residential and commercial density with affordable housing, in appropriate limited locations close to transit, achieved through the mapping of contextual zoning districts that set firm building height limits.

In 2013, the City adopted The Halletts Point Rezoning, which spanned across portions of the western and southern portions of the Halletts Point peninsula. The purpose this rezoning was to facilitate a mixed-use development that includes market-rate and affordable housing, publically accessible waterfront open space and an esplanade, and neighborhood commercial uses. In 2014, the Astoria Cove Rezoning was approved, which included properties directly to the east the secondary study area. The purpose of the rezoning was to facilitate a mixed-use development that includes market-rate and affordable housing, local retail space, a supermarket, an elementary school, and publically accessible open space.

[1] Source: *Astoria Cove FEIS*, 2014 (CEQR No. 13DCP127Q)

Figure 2-1
Land Use Study Area



E. DETAILED ASSESSMENT

Existing Conditions

Land Use

The land use study area consists of both a primary study area, which is coterminous with the boundaries of the Project Area, where the land use effects of the Proposed Actions are direct, and a secondary study area consisting of properties within an approximate quarter- (¼-) mile radius of the boundaries of the rezoning area, which extends east to 14th Street and south to Astoria Boulevard. It is bound on the west and north by the East River. These study areas and their associated land uses are shown in **Figure 2-2 "Land Use Map."**

Existing Land Uses in the Primary Study Area

Projected Development Site 1 at 3-15 26th Avenue (Queens Block 911, Lot 1) is an irregularly-shaped lot with approximately 128 feet of frontage along 26th Avenue, approximately 581 feet of frontage along 3rd Street, and approximately 306 feet of frontage along the waterfront. The approximately 164,392 sf Projected Development Site is currently zoned M1-1. Projected Development Site 1 contains a vacant former industrial site. Third Street, north of 26th Avenue, is a privately owned mapped street but currently unbuilt and is considered part of Projected Development Site 1.

Projected Development Site 2, located at 3-17 26th Avenue (Queens Block 911, Lot 49), is approximately 34,853 sf and has approximately 151 feet of frontage along 26th Avenue. The site is currently zoned M1-1. Projected Development Site 2 currently contains a vacant two-story 28,750 gsf warehouse building.

Table 2-1: Existing Uses within the Rezoning Area

Block/Lot	Lot Area (sf)	Land Use
911/1	164,392	Vacant
911/49	34,853	Vacant Industrial/Warehouse

Existing Land Uses in the Secondary Study Area

Table 2-2 summarizes the existing generalized land uses within the secondary study area by tax lots and land area. Overall, as reflected in the table and in **Figure 2-2**, the land use study area contains a general mix of uses, with the predominant land uses being residential, light industrial, and vacant land/buildings. Residential and mixed-use properties (residential buildings with commercial and/or community facility uses on the lower floors) collectively occupy approximately 56.4 percent of the total land area. Of the lots with residential use only, the majority (approximately 29.3 percent) are developed as multi-family walkup buildings, while approximately 24.7 percent of residential-only lots are one- and two-family buildings. Although multi-family elevator buildings only comprise approximately 4.7 percent of the secondary study area tax lots, they cover about 42.3 percent of the total land area.

The most prevalent non-residential uses include industrial/manufacturing, which comprise approximately 9.3 percent of the tax lots and 16.7 percent of the land area; open space, which comprises 1.9 one percent


Miles
0 0.04 0.08 0.12 0.16 0.2
East River
Pot Cove
ASTORIA PARK S
26 AVE
27 AVE
28 AVE
1 ST
2 ST
3 ST
4 ST
8 ST
9 ST
12 ST
14 ST
14 PL
BLACKWELLS LA
ASTORIA BLVD
MAIN AVE
29 AVE
30 AVE
WELLING CT
30 RD
VERNON BLVD
BIKE PATH
Legend
Land Use Study Area
Primary Study Area (Proposed Rezoning Area)
Projected Development Site 1
Projected Development Site 2
One & Two Family Buildings
Multi-Family Walk-Up Buildings
Multi-Family Elevator Buildings
Mixed-Residential & Commercial Buildings
Commercial & Office Buildings
Industrial & Manufacturing
Transportaion & Utility
Public Facilities & Institutions
Open Space & Outdoor Recreation
Parking Facilities
Vacant Land
All Others of No Data

of the tax lots, but covers 6.9 percent of the total land area; and vacant land, which comprises approximately 14.9 percent of the lots and 14.3 percent of the land area and is typically used for vehicle and open storage. The remainder of the quarter-mile study area lots consist of other uses, including parking, public facilities and institutions, transportation/utility, commercial/office, and vacant buildings.

Table 2-2: Land Uses within the Secondary Study Area

Use	Lots	Percent of Total Lots (%)	Area sq ft	Percent of Total Land Area (%)
Residential	138	64.2%	2,088,003	56.4%
One and Two Family	*53*	*24.7%*	202,421	*5.5%*
Multi-Family Walkup	*63*	*29.3%*	211,926	*5.7%*
Multi-Family Elevator Buildings	*10*	*4.7%*	1,566,022	*42.3%*
Mixed Residential and Commercial	12	5.6%	107,634	2.9%
Commercial and Office	0	0.0%	0	0.0%
Industrial and Manufacturing	20	9.3%	618,349	16.7%
Transportation and Utility	2	0.9%	52,185	1.4%
Public Facilities and Institutions	5	2.3%	85,751	2.3%
Open Space	4	1.9%	256,552	6.9%
Parking Facilities	10	4.7%	34,983	0.9%
Vacant Land	32	14.9%	530,886	14.3%
All Others or No Data	4	1.9%	36,157	1.0%
Total	***215***	***100.0%***	***3,702,866***	***100.0%***

Source: 2020 New York City PLUTO™ data files, PHA field visits.
Notes: Total lot areas and built areas included for all lots which have 50 percent or more of their area within a ¼-mile radius of the primary study area.

The secondary study area features an irregular street pattern where differing grids converge, with lots of unique dimensions. Lot sizes range from narrow house lots to large superblocks. Uses located on Blocks 908 and 909, include three-story two-family residential buildings, a larger six-story residential multi-family elevator building with 128 units, and several vacant industrial/warehouse buildings. Block 909 also contains several Goodwill Industries buildings including a one-story office building, a one-story processing center, and a 15-story residential rehabilitation center, which also includes a Jamaica Hospital Center MediSys Family Care Center.

The predominant land use to the east of the Project Area is industrial and residential. Directly to the east of the Project Area is the planned Astoria Cove development site. The Astoria Cove site is currently occupied by industrial uses, school bus/vehicle storage lots, and vacant land. The residential building types include a mix of one- and two-family residential detached and semi-detached homes, multi-family walkups, and multi-family elevator buildings. Shore Towers, a 23-story condominium building, to the east of the Project Area along the East River and 9th Street. A portion of Astoria Park is located within the secondary study area to the northeast of the Project Area along the East River. Astoria Park is approximately 60 acres and extends from south of the Robert F. Kennedy (RFK) Bridge to north of the Hell Gate Bridge. The park contains an Olympic size pool, spray showers, play equipment, tennis courts, a running track, bocce courts, a skate park, game tables, and benches.

To the southeast of the Project Area, along Astoria Boulevard, uses include a mix of walk-up residential buildings, ground floor local retail uses, institutional uses, and a few industrial uses. Institutional uses in

this area include several churches and the Astoria Branch of the Queens Public Library, located at 14-01 Astoria Boulevard.

The southern portion of the study area is predominantly residential and includes the Astoria Houses, a NYCHA development. The Astoria Houses consist of 24 six- to seven-story residential buildings on a 27-acre campus and contain a total of 1,104 dwelling units. The Astoria Houses campus also includes three playgrounds and two basketball courts. Also located to the south of the Project Area are several open space uses that include the Two Coves Community Garden and Halletts Cove Playground.

The western portion of the study area is primarily characterized by industrial uses. However, there are some residential uses interspersed in this portion of the study area. One of the seven buildings planned as part of the Halletts Point development project was constructed in 2018. 10 Halletts Point, located on along 26th Avenue between First and Second Streets, is a 22-story mixed-use building that contains 405 DUs, ground floor retail (food market), and 184 parking spaces. Also located to the west of the Project Area, along the East River, is Whitey Ford Field, a 3.62-acre baseball field.

Zoning

The assessment of zoning uses the same study areas used for land use: the primary study area, consisting of the Project Area/proposed rezoning area; and the secondary study area, an area within roughly a ¼-mile radius of the Project Area boundary.

Existing Zoning in the Primary Study Area

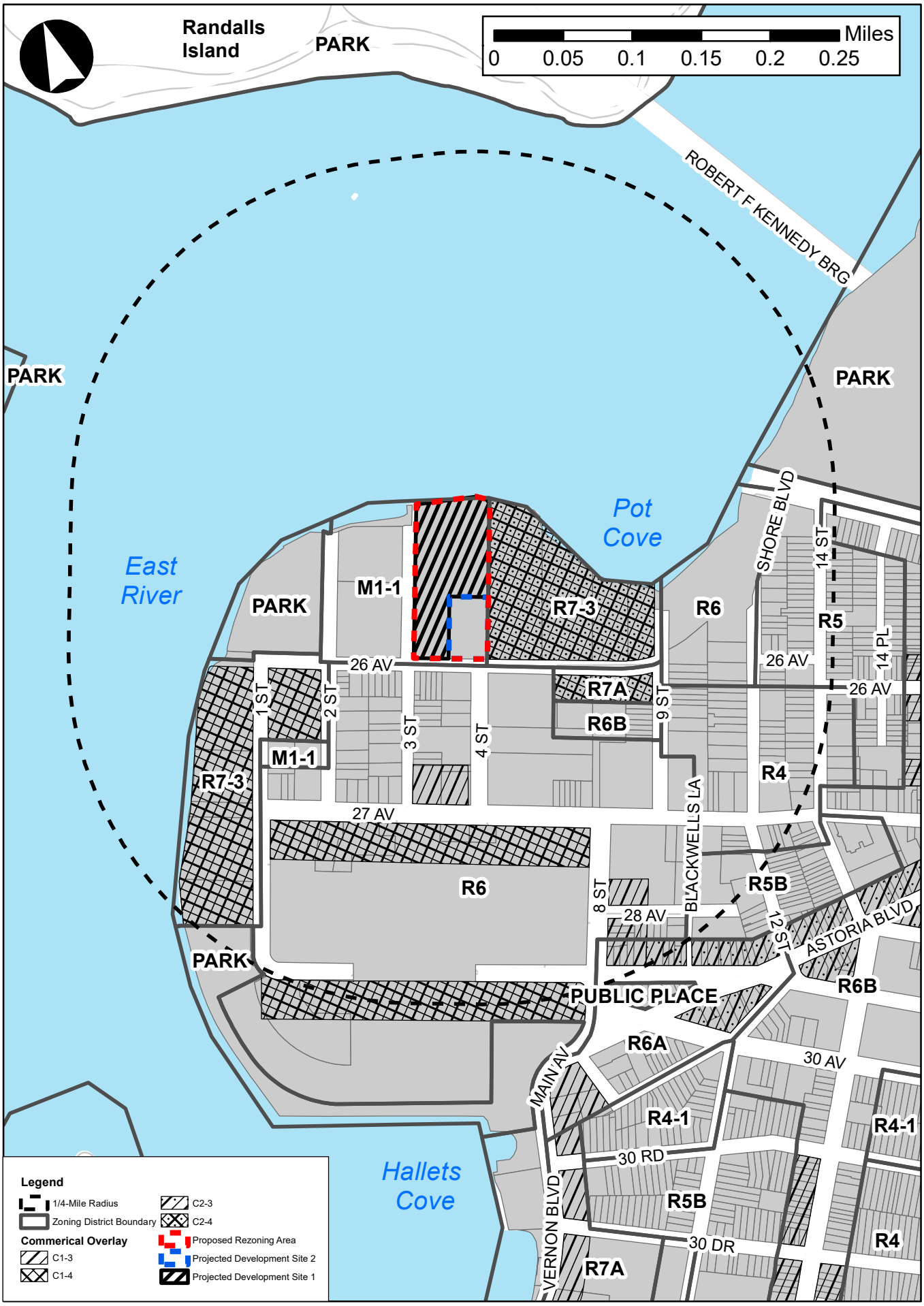
As shown in **Figure 2-3**, the primary study area is zoned M1-1. M1 zoning districts are light manufacturing/industrial districts that have stringent performance standards and may serve as industrial front yards or buffers to adjacent residential or commercial zoning districts. High performance industrial uses are allowed, as well as a range of commercial uses. Additionally, Use Group 4 community facilities as well as Use Group 5 hotel uses are allowed in M1 zones by Special Permit. Residential development is generally not allowed in M1 districts. M1-1 districts allow a maximum floor area ratio (FAR) of 1.0.

Existing Zoning in the Secondary Study Area

The study area contains mostly residential zoning designations with commercial overlays along the major avenues. As shown in **Figure 2-3** and listed in **Table 2-3**, zoning classifications within a ¼-mile radius of the Project Area include M1-1, R7-3/C1-4, R7-3/C2-4, R7A/C2-4, R6B, R6, R4, R5, R5B, and R6A.

The Astoria Rezoning, a major rezoning approved in 2010, rezoned 238 blocks of the Astoria neighborhood, an area bounded by 20th Avenue on the north, Steinway Street on the east, Broadway on the south, and Vernon Boulevard, 8th Street, 14th Street, and the East River on the west. The intent of these zoning changes were to preserve the scale and character of Astoria's blocks, ensure that future residential development would be more consistent with the surrounding neighborhood's building patterns, and provide opportunities for moderate growth.

The Halletts Point Rezoning, which was approved in 2013, included an amendment of the City's zoning map to rezone the site from M1-1 to R7-3 with a C1-4 commercial overlay; established a C1-4 district within an R6 district on a portion of the NYCHA Astoria Houses; established a R6 district on a parks parcel; rezone a parcel bounded by the edge of Whitey Ford Field, the centerline of 2nd Street, the East River, and


Randalls Island
PARK
0 0.05 0.1 0.15 0.2 0.25 Miles
ROBERT F KENNEDY BRG
PARK
PARK
East River
Pot Cove
M1-1
PARK
R7-3
R6
SHORE BLVD
14 ST
R5
14 PL
26 AV
26 AV
26 AV
R7A
R6B
9 ST
1 ST
2 ST
3 ST
4 ST
M1-1
R7-3
R4
27 AV
BLACKWELLS LA
R6
R5B
8 ST
28 AV
12 ST
ASTORIA BLVD
PARK
PUBLIC PLACE
R6B
R6A
MAIN AV
30 AV
R4-1
R4-1
30 RD
Hallets Cove
R5B
VERNON BLVD
30 DR
R4
R7A
Legend
1/4-Mile Radius
Zoning District Boundary
Commerical Overlay
C1-3
C1-4
C2-3
C2-4
Proposed Rezoning Area
Projected Development Site 2
Projected Development Site 1

26th Avenue from R6 to M1-1; rezone a portion of 26th Avenue between 1st and 2nd Streets from an R6 to R7-3; and rezoned a former portion of 26th Avenue between 1st Street and the U.S. Bulkhead to Pierhead line from an R6 to an R7-3/C1-4 district. The zoning districts allow residential uses, which was prohibited under the former M1-1 zoning. The project will also allow for a wider range of commercial uses through the mapping of commercial overlays.

The Astoria Cove Rezoning, which was approved in 2014, included an amendment to the City's zoning map to rezone the site from M1-1 and R6 to R7-3/C2-4, R7A/C2-4, and R6B. The existing low-density M1-1 and medium-density R6 zoning designations were replaced with R7-3 and contextual medium-density R7A and R6B residential zoning designations, which allow residential development. C2-4 commercial overlays were mapped on all of Blocks 906 and 907, and on the south side of 26th Avenue on Block 908, Lot 12 and Block 909, Lot 35, to a depth of 100 feet.

Table 2-3: Secondary Study Area Existing Zoning Districts

District	Definition/General Use	Maximum FAR
R4	Low density residential	R: 0.75; CF: 2.0
R5	Low density residential	R: 1.25; CF: 2.0
R5B	Contextual Low density residential	R: 1.35; CF: 2.0
R6	Medium density residential	R: 0.78 – 2.43; CF: 4.8
R6A	Contextual medium density residential	R: 3.0; CF: 3.0; C: 2.0
R6B	Contextual medium density residential	R: 2.0; CF: 2.0; C: 2.0
R7A	Medium density residential	R: 4.0; CF: 4.0; C: 2.0
R7-3	Medium density residential	R: 6.0; CF: 5.0
C1-3, C1-4, C2-3, & C2-4	C1 and C2 are commercial overlays mapped in residential districts. They permit local retail and service establishments. Regulations limit commercial use to one or two floors. C2 districts permit a slightly wider range of uses, such as funeral homes and repair services.	R: Same as underlying R zone C: 1.0 in R1- R5 Districts 2.0 in R6 – R10 Districts CF: Same as underlying R zone M: Not permitted
M1-1	Light manufacturing – high performance district. M1 districts are often buffers between M2 or M3 districts and adjacent residential or commercial districts. Building heights are governed by sky exposure planes. Parking requirements vary with use.	R: Not permitted C: 1.0 CF: 2.4 (use group 4 only) M: 1.0

Notes: CF: community facility, R: residential, C: commercial, M: manufacturing
Source: New York City Zoning Resolution

Public Policy

According to the *CEQR Technical Manual*, a project that would be located within areas governed by public policies controlling land use, or that has the potential to substantially affect land use regulation or policy controlling land use, requires an analysis of public policy. A preliminary assessment of public policy should identify and describe any public policies, including formal plans or published reports, which pertain to the study area. If the Proposed Actions could potentially alter or conflict with identified policies, a detailed assessment should be conducted; otherwise, no further analysis of public policy is necessary.

Besides zoning, other public policies applicable to portions of the primary and secondary study areas include the NYC Waterfront Revitalization Program (WRP), and Food Retail Expansion to Support Health (FRESH). Additionally, while there are not specific initiatives and goals in *OneNYC 2050* or *Housing New York* that relate to the primary and secondary study areas, these are citywide initiative that would be

applicable to the Proposed Actions and are therefore included in this analysis. All of these are discussed below.

Primary Study Area

Waterfront Revitalization Program (WRP)

As shown in **Figure 2-4**, the Project Area is located within the City's designated coastal zone. Proposed projects that are located within the designated boundaries of New York City's Coastal Zone must be assessed for their consistency with the City's WRP.

Legislative and Regulatory Background

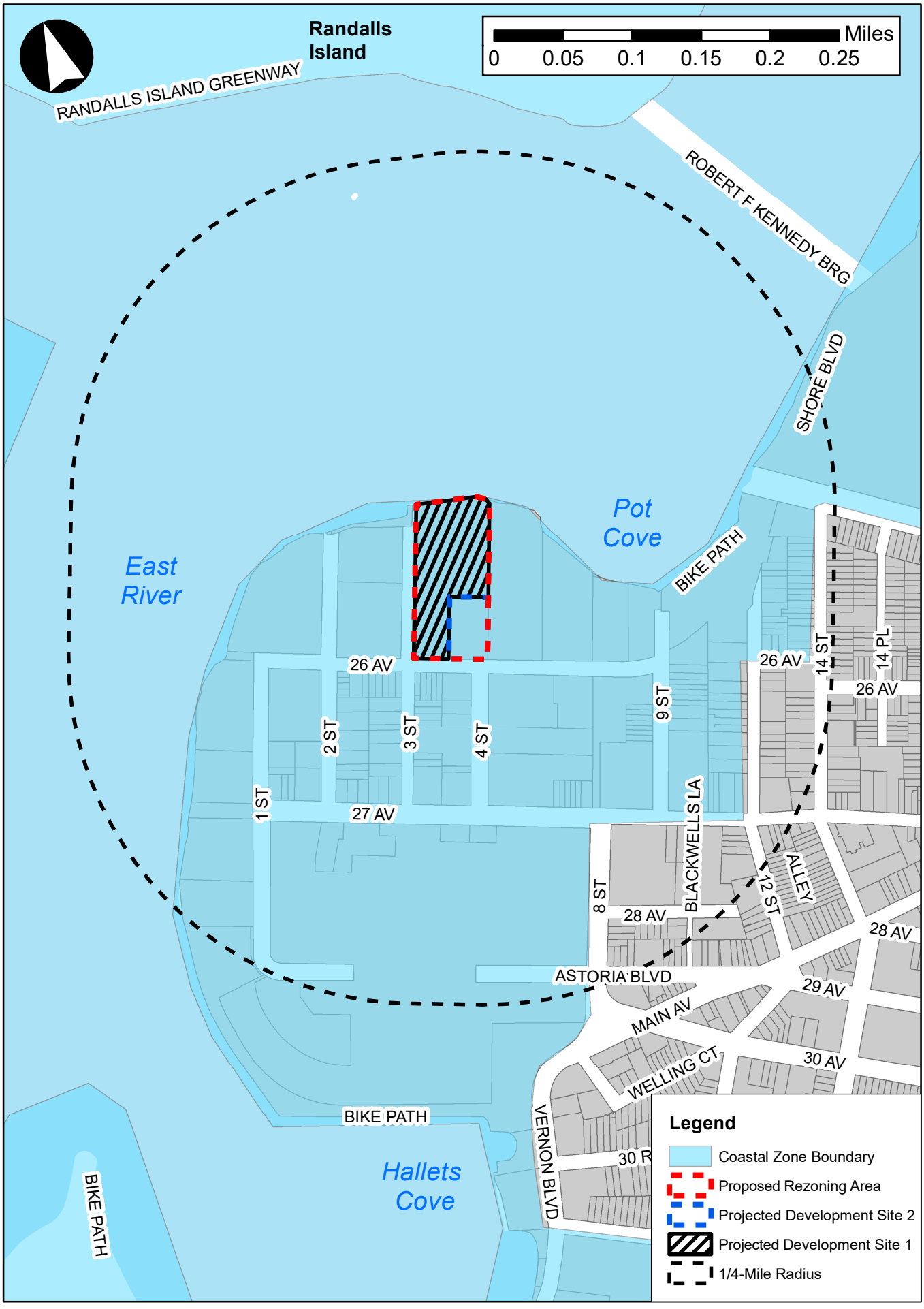
The federal Coastal Zone Management Act (CZMA) of 1972 was enacted to support and protect the distinctive character of the waterfront and to set forth standard policies for reviewing proposed development projects along coastlines. The program responded to City, State, and Federal concerns about the deterioration and inappropriate use of the waterfront. In accordance with the CZMA, New York State adopted its own Coastal Management Program (CMP), which provides for local implementation when a municipality adopts a local waterfront revitalization program, as is the case in New York City. The New York City WRP is the City's principal coastal zone management tool. The WRP was originally adopted in 1982 and approved by the New York State Department of State (NYSDOS) for inclusion in the New York State CMP. The WRP encourages coordination among all levels of government to promote sound waterfront planning and requires consideration of the program's goals in making land use decisions. NYSDOS administers the program at the State level, and DCP administers it in the City. The WRP was revised and approved by the City Council in October 1999. In August 2002, NYSDOS and federal authorities (i.e., the U.S. Army Corps of Engineers [USACE] and the U.S. Fish and Wildlife Service [USFWS]) adopted the City's ten WRP policies for most of the properties located within its boundaries.

In October 2013, the City Council approved revisions to the WRP in order to proactively advance the long-term goals laid out in Vision 2020: The New York City Comprehensive Waterfront Plan, released in 2011. The changes solidify New York City's leadership in the area of sustainability and climate resilience planning as one of the first major cities in the U.S. to incorporate climate change considerations into its Coastal Zone Management Program. They also promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The New York State Secretary of State approved the revisions to the WRP on February 3, 2016. The U.S. Secretary of Commerce concurred with the State's request to incorporate the WRP into the New York State CMP.

New York City Panel on Climate Change: Projections

In 2013, the New York City Panel on Climate Change (NPCC) released a report (Climate Risk Information 2013: Observations, Climate Change Projections, and Maps) outlining New York City-specific climate change projections to help respond to climate change and accomplish PlaNYC goals. The NPCC report predicted future City temperatures, precipitations, sea levels, and extreme event frequency for the 2020s and 2050s. While the projections will continue to be refined in the future, current projections are useful for present planning purposes and to facilitate decision-making in the present that can reduce existing and near-term risks without impeding the ability to take more informed adaptive actions in the future. Specifically, the NPCC report predicts that mean annual temperatures will increase by 2 to 3˚F

Figure 2-4
Coastal Zone Boundary



and by 4 to 6.5˚F by the 2020s and 2050s, respectively; total annual precipitation will rise by 0 to 10 percent and 5 to 15 percent by the 2020s and 2050s, respectively; sea level will rise by 4 to 11 inches and 11 to 31 inches by the 2020s and 2050s, respectively; and by the 2050s, heat waves and heavy downpours are very likely to become more frequent, more intense, and longer in duration. Coastal flooding is also very likely to increase in frequency, extent, and elevation.

FRESH

The FRESH program provides zoning and financial incentives to promote the establishment and retention of neighborhood grocery stores in communities that lack full-line grocery stores throughout the five boroughs. The FRESH program is open to grocery store operators renovating existing retail space or developers seeking to construct or renovate retail space that will be leased by a full-line grocery store operator. Stores that benefit from the program must fall within designated FRESH-eligible areas. Stores that benefit from the FRESH program must also meet the following criteria:

- Provide a minimum of 6,000 square feet (sf) of retail space for a general line of food and nonfood grocery products intended for home preparation, consumption and utilization;
- Provide at least 50 percent of a general line of food products intended for home preparation, consumption, and utilization;
- Provide at least 30 percent of retail space for perishable goods that include dairy, fresh produce, fresh meats, poultry, fish and frozen foods; and
- Provide at least 500 sf of retail space for fresh produce.

OneNYC 2050 (previously PlaNYC)

In April 2019, Mayor Bill de Blasio released *OneNYC 2050*, a comprehensive plan for a sustainable and resilient city for all New Yorkers that speaks to the profound social, economic, and environmental challenges faced. *OneNYC 2050* is the update to the original *OneNYC* strategy published 2015. In addition to the focuses of population growth; aging infrastructure; and global climate change, *OneNYC 2050* brings new attention to ensuring the voices of all New Yorkers are heard and to cooperating and coordinating with regional counterparts. Since the original *OneNYC* plan was issued, the City has made considerable progress towards reaching original goals and completing initiatives. *OneNYC 2050* includes updates on the progress towards the sustainability and resiliency initiatives and also sets additional goals and outlines new initiatives under the organization of four visions: growth, equity, resiliency, and sustainability.

Goals of the plan are to make New York City:

- A Vibrant Democracy: This will be achieved by empowering all New Yorkers to participate in our democracy, welcoming new New Yorkers from around the world and involve them fully in civic life, promoting justice and equal rights, promoting democracy and civic innovation on the global stage.

- An Inclusive Economy: This will be achieved by growing the economy with good-paying jobs and preparing New Yorkers to fill them, providing economic security for all through fair wages and expanded benefits, expanding the voice, ownership, and decision-making power of workers and communities, and strengthening the City's fiscal health to meet current and future needs.

- Thriving Neighborhoods: This will be achieved by ensuring all New Yorkers have access to safe, secure, and affordable housing, ensuring all New Yorkers have access to neighborhood open spaces and cultural resources, sharing responsibility for community safety and promoting neighborhood policing, and promoting place-based community planning and strategies.

- Health Lives: This will be achieved by guaranteeing high-quality, affordable, and accessible health care for all New Yorkers, advancing equity by addressing the health and mental health needs of all communities, make healthy lifestyles easier in all neighborhoods, and designing a physical environment that creates the conditions for health and well-being.

- Equity and Excellence in Education: This will be achieved by making New York City a leading national model for early childhood education, advancing equity in K-12 opportunity and achievement, and increasing integration, diversity, and inclusion in New York City schools.

- A Livable Climate: This will be achieved by achieving carbon neutrality and 100 percent clean electricity, strengthening communities, buildings, infrastructure, and waterfront to be more resilient, creating economic opportunities for all New Yorkers through climate action, fighting for climate accountability and justice.

- Efficient Mobility: This will be achieved by modernizing New York City's mass transit networks, ensuring New York City's streets are safe and accessible, reducing congestion and emissions, and strengthening connection to the region and the world.

- Modern Infrastructure: This will be achieved by making forward-thinking investments in core physical infrastructure and hazard mitigation, improving digital infrastructure to meet the needs of the 21st century, and by implementing best practices for asset maintenance and capital project delivery.

Housing New York 2.0

On May 5, 2014, New York City released Housing New York, a ten-year strategy to build and preserve affordable housing throughout the City in coordination with strategic infrastructure improvements to foster a more equitable and livable New York City through extensive community engagement processes. The 2014 plan outlined more than 50 initiatives to support the administration's goal of building or preserving 200,000 units of high-quality affordable housing to meet the needs of more than 500,000 people by 2024. The 2014 plan outlined five guiding policies and principles to meet this goal: fostering diverse, livable neighborhoods; preserving the affordability and quality of the existing housing stock; building new affordable housing for all New Yorkers; promoting homeless, senior, supportive, and accessible housing; and refining City financing tools and expanding funding sources for affordable housing.

Subsequently, on October 24, 2017, the City released Housing New York 2.0, which increased the affordable housing goal to 300,000 units by 2026. The updated and expanded plan outlines six goals: (1) creating more homes for seniors; (2) helping New Yorkers buy a piece of their neighborhoods; (3) building a firewall against displacement; (4) protecting affordability at Mitchell-Lama buildings; (5) capitalizing on

advances in technology and innovative design to expand modular building and micro-units; and (6) unlocking the potential of vacant lots.

Secondary Study Area

There are currently no public policies that are applicable to the secondary study area other than OneNYC 2050, the Local Waterfront Revitalization Program, FRESH, and Housing New York.

Future without the Proposed Actions (No-Action Condition)

Land Use

Primary Study Area

In the future without the Proposed Actions, Projected Development Site 1 would be developed as a warehouse/distribution facility. The existing M1-1 zoning permits a 1.0 FAR for manufacturing and commercial uses. It is assumed that Projected Development Site 1 would be developed with a 2-story 172,612 gsf warehouse 82 accessory parking spaces.

Under the No-Action condition, it is assumed that the existing vacant warehouse building on Projected Development 2 would be re-occupied with 28,750 gsf of typical warehouse uses and 14 accessory parking spaces.

Secondary Study Area

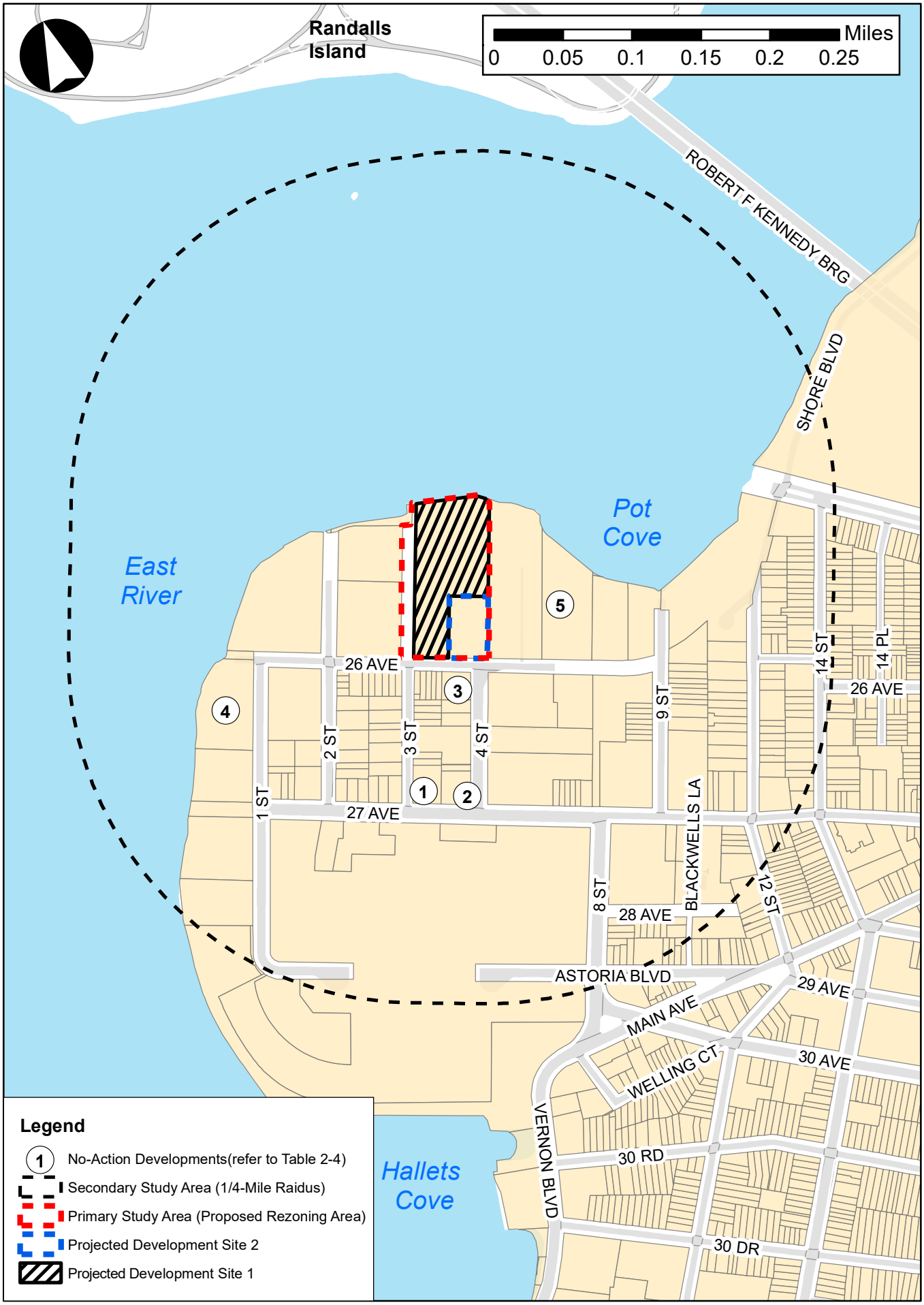
In the 2031 future without the Proposed Actions, the secondary study area is expected to experience an ongoing trend toward the development of new residential, retail, and community facility uses and publicly accessible open space in place of underutilized industrial uses and vacant land. In total, approximately 4,131 new housing units, 163,083 gsf of retail uses, 86,113 gsf of community facility space, 2,329 parking spaces, and 189,681 sf of publicly accessible open space is anticipated in the quarter- (¼-) mile secondary study area by the Proposed Actions' 2031 Build Year (see **Table 2-4** and **Figure 2-5**).

Table 2-4: No-Action Developments within the Secondary Study Area

Map No.	Project Name/Address	Residential DUs	Retail (gsf)	Community Facility (gsf)	Parking Spaces	Publicly Accessible Open Space (sf)
1	26-35 3rd Street	58	14,780	14,681	29	0
2	26-30 4th Street	99	0	0	0	0
3	26-02 4th Street	46	0	9,184	0	0
4	Halletts Point	2,644	69,000	0	1,400	105,735
5	Astoria Cove	1,689	109,470	62,248	900	83,946
	Total	**4,131**	**163,083**	**86,113**	**2,329**	**189,681**

These No-Action projects will introduce residential, retail, and community facility uses, most notably, the Halletts Point and Astoria Cove projects. The Halletts Point project is currently underway with one of the seven planned buildings already constructed and occupied. Overall, the Halletts Point project is expected

Figure 2-5
No-Action Developments



to result in 2,644 DUs, 69,000 gsf of retail, 1,400 parking spaces, and 105,735 sf (2.43 acres) of publicly accessible open space. The Astoria Cove project is expected to result in 1,689 DUs, 109,470 gsf of retail uses, a 456-seat elementary school (62,248 gsf), 900 parking spaces, and 83,846 sf of publicly accessible open space.

Several smaller residential and community facility projects are also anticipated in the secondary study area in the future without the Proposed Actions, as indicated in **Table 2-4**.

Zoning and Public Policy

No changes to zoning or public policy in the primary or secondary study areas are anticipated in the 2031 No-Action condition.

Future with the Proposed Actions (With-Action Condition)

This section describes the land use, zoning, and public policy conditions that would result from the Proposed Actions by 2031 and evaluates the potential for the Proposed Actions to result in significant adverse impacts.

Land Use

Per CEQR methodology, although changes in land use could lead to impacts in other technical areas, significant adverse land use impacts are extraordinarily rare in the absence of an impact in another technical area. Also, according to the *CEQR Technical Manual*, many land use changes may be significant, but not adverse.

In the future with the Proposed Actions, the primary study area is expected to be redeveloped with residential, retail, community facility, and open space uses, with a greater amount of development than would occur under 2031 No-Action conditions.

Primary Study Area

Under 2031 With-Action conditions in the primary study area, Projected Development Site 1 would be developed with an approximately 1,154,987 gsf development containing 1,400 DUs (of which 350 would be affordable), 1,887 gsf of retail space, 22,638 gsf of community facility space, and 525 accessory parking spaces. It is assumed that the community facility space would be medical office for conservative analysis purposes. The Proposed Project would also contain 41,363 sf of publicly accessible open space along the waterfront that would run along the entire length of Projected Development Site 1, providing multi-layered active and passive recreation space.

It is also expected that Projected Development Site 2 would be redeveloped in the future with the Proposed Actions, in accordance with the proposed R7-3/C2-4 zoning district. This site is anticipated to be redeveloped with a 219,296 gsf building containing 265 DUs (of which 66 would be affordable), approximately 15,000 gsf of commercial retail uses, and 115 accessory parking spaces.

In conjunction with the Proposed Actions, 3rd Street, which is a mapped but unbuilt street north of 26th Avenue, would be demapped and built out to allow vehicular and pedestrian public access. Access to the 525-space accessory parking garage would be via 3rd Street and 26th Avenue.

The incremental development that would occur within the Project Area under the Proposed Actions is shown in **Table 2-5**. As compared to 2031 No-Action conditions within the Project Area, the 2031 With-Action condition would represent incremental increases of 1,665 DUs, approximately 16,337 gsf of local retail space, approximately 22,638 gsf of community facility space, approximately 544 accessory parking spaces, and approximately 41,363 sf of publicly accessible open space and an incremental decrease of approximately 201,362 gsf of industrial/warehouse space.

Table 2-5: Incremental Development on the Projected Development Sites

Use	No-Action	With-Action	Net Increment
Residential	--	1,334,758 gsf 1,665 DU	+1,334,758 gsf +1,665 DU
Retail	--	16,337	+16,337 gsf
Industrial/Warehouse	201,362	--	-201,362 gsf
Community Facility	--	22,638 gsf	+22,638 gsf
Accessory Parking Spaces	96	640	+544
Public Open Space	--	41,363 sf	+41,363 sf
Employees	252	162	-90
Residents	--	~~3,880~~3,713	+3,713~~3,880~~

Assessment

The Proposed Actions' incremental land use changes would be consistent with development trends expected to occur under 2031 No-Action conditions. The incremental residential units generated by the Proposed Actions would provide a mix of affordable housing and market rate units. As compared to No-Action conditions in which there would be no affordable residential units, the Proposed Actions would include affordable housing units, which would advance the City's efforts to establish a vibrant mixed-income community on the Astoria waterfront.

Similarly, the action-generated local retail and community facility would provide goods and services to residents of the area. While the Proposed Actions would result in an overall increase in residential, commercial (retail), and community facility uses within the primary study area compared to conditions in the future without the Proposed Actions, it is expected that approval of the Proposed Actions would result in a net decrease of 90 employees in the Project Area compared to the No-Action condition (see **Table 2-5**).

The proposed public open space would be complementary to and an enhancement of the residential uses developed in the primary study area. The public open space would be a significant addition to the area, providing high quality facilities on the waterfront, views to the water and Manhattan skyline, and an upland connection and visual corridor linking to the upland street network.

Secondary Study Area

Assessment

The Proposed Actions are not expected to generate significant adverse land use impacts in the secondary study area. The new development generated by the Proposed Actions would be at a density and building scale compatible with other development proposed along the waterfront. Substantial new development in the secondary study area is expected by 2031 and is expected to continue after 2031 with or without the Proposed Actions.

Overall, the Proposed Actions would not adversely affect existing land use patterns and trends. Though the Proposed Actions would result in approximately 90 less jobs in the Project Area, many of the changes associated with the Proposed Actions would be considered beneficial, including redeveloping vacant land, and providing affordable housing, and public open space in an area experiencing substantial new residential growth.

Accordingly, the Proposed Actions would not result in significant adverse land use impacts.

Zoning

In the future with the Proposed Actions, the existing zoning in the primary study area (rezoning area) would change. The proposed zoning changes as a result of the Proposed Actions are shown in **Figure 2-4**, described in detail below, and summarized in **Table 2-6**.

Table 2-6: Summary of Proposed Zoning Districts and Regulations

District	Maximum FAR	Streetwall Max. Base Height	Maximum Building Height
Proposed R7-3/C2-4 MIH	Residential: 3.75 (6.0 FAR with Mandatory Inclusionary Housing) Community Facility: 5.0 Commercial (when mapped with C2-4 overlay): up to 2.0	60 feet or 6-stories, whichever is less	Governed by Sky Exposure Plane

Proposed Zoning Map Changes

Assessment

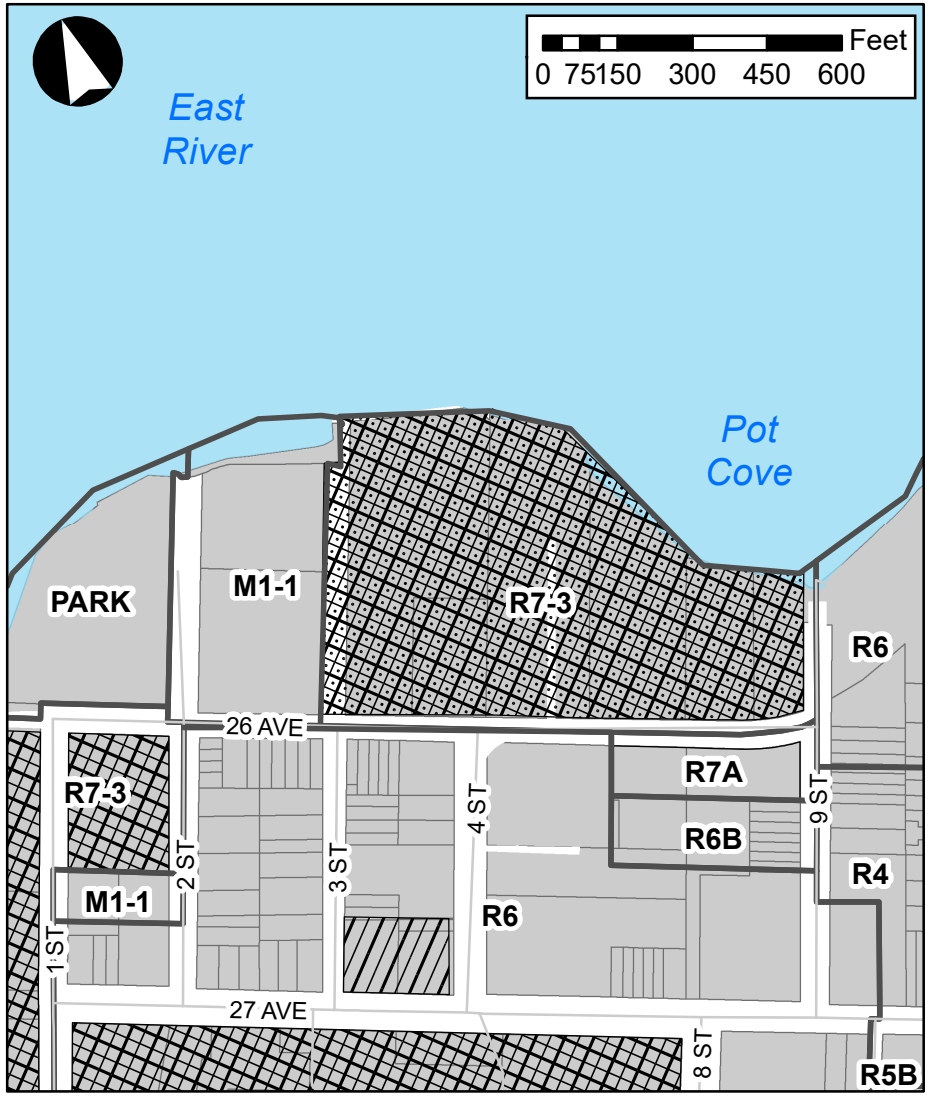
As shown in **Figure 2-6**, the Proposed Actions would result in a zoning map amendment to the primary study area. The existing low-density M1-1 zoning designation in the rezoning area would be replaced with a R7-3 contextual medium-density zoning designation, which allow residential development. The primary study area is directly adjacent to an existing R7-3 zoning district and directly north of a R6 zoning district. Further, there is a R7-3 zoning district located to the east of the Project Area. Therefore, the proposed zoning map change would extend residential zoning with similar districts.

As shown in **Figure 2-6**, the proposed R7-3 zoning district would be mapped on Block 911, Lots 1 and 49. R7-3 is a medium-density residential district that permits Use Groups 1 through 4 as-of-right and permits a maximum FAR of 6.0 with the Mandatory Inclusionary Housing Program for residential uses and permits a maximum FAR of 5.0 for community facility uses on waterfront blocks.

Existing Zoning M1-1



Proposed Zoning R7-3/C2-4



Legend

- Zoning District Boundary
- **Commercial Overlay**
- C1-3
- C1-4
- C2-3
- C2-4

Halletts North

Figure 2-6

Exisiting and Proposed Zoning Map

As shown in **Figure 2-6, "Existing and Proposed Zoning,"** a C2-4 commercial overlay is proposed to be mapped on the entirety of the rezoning area. C2 commercial overlays are mapped on streets within residential districts that serve the local retail needs of the surrounding residential neighborhood. Typical retail uses include grocery stores, restaurants, and beauty parlors. C2 districts permit a slightly wider range of uses than C1 districts, including funeral homes and repair services. The proposed commercial overlays would be mapped within R7-3 districts where ground floor retail uses would be allowed up to 2.0 FAR in mixed-use residential and commercial buildings. Buildings without residential uses would also be allowed 2.0 FAR of commercial uses. The primary study area is directly adjacent to an existing C2-4 commercial overlay and directly east of a C1-4 commercial overlay. Therefore, the proposed zoning map change would extend commercial zoning with similar districts.

The zoning map amendment proposed by the Applicant is appropriate as there has been a significant decline in light industrial and manufacturing activity along the Astoria waterfront, which has led to a good part of the waterfront becoming underutilized. In addition, the current zoning in the area potentially creates conflicts between industrial and manufacturing uses and residential developments on the Halletts Point peninsula and adjacent streets in Astoria. The current M1-1 zoning is not conductive to mixed-use development and the existing use of the Project Area's waterfront parcels by a vacant lot and vacant warehouse building deprive the neighborhood and the City of the opportunities for the development of sorely needed housing, including affordable housing, local retail development, and waterfront access.

Proposed Zoning Text Amendment, Special Permits, and Waterfront Authorizations and Certifications

Assessment

Collectively, the proposed zoning text amendment, special permits, and zoning authorizations and certification would help to facilitate the Proposed Project. These special permits, zoning authorizations, and zoning certification actions would only affect Projected Development Site 1 and therefore a conceptual analysis of these changes is not required as no other sites would be affected.

A discrete assessment of each action is provided below.

Zoning Text Amendment

The Applicant is proposing to map the proposed rezoning area as a Mandatory Inclusionary Housing (MIH) Area (Options 1 or 2) by creating a new map for Queens Community District 1 in Appendix F of the New York City Zoning Resolution. An MIH Area requires affordable housing to be provided equivalent to either 25 percent (60% of Area Median Income, or AMI) or 30 percent (80% AMI) of the residential floor area developed. The MIH Area sets a new maximum permitted residential FAR which supersedes the FAR permitted by the underlying zoning district. With both the designation of the proposed rezoning area as an MIH Area and its rezoning to R7-3/C2-4, the maximum permitted FAR within the proposed rezoning area would be 6.0. The Applicant intends on mapping Option 1 of the MIH Area which would facilitate development of approximately 416 affordable housing units (25 percent) within the Project Area.

Waterfront Special Permit

The Proposed Project would require a waterfront special permit to modify height and setback regulations. A special permit pursuant to ZR 62-837(a) would allow for the granting of waivers for height

and setback regulations for a development on a zoning lot within a waterfront block. This is being requested in order to achieve, according to the Applicant, a better site plan and an enhanced relationship between Projected Development Site 1, streets, open space and the waterfront.

Waterfront Authorizations and Certifications

The Proposed Project would require an authorization pursuant to ZR 62-822 (a), 62-822(b), and ZR 62-822 (c) to modify requirements within the waterfront public access area and for phased development of the waterfront public access area, as modified by the above-referenced authorizations. In addition, the Applicant would seek certification by the CPC Chairperson for compliance with waterfront public access and visual corridor requirements, as modified by the above-referenced authorizations, pursuant to ZR 62-811 (a ministerial action). The proposed authorizations and certification would allow, according to the Applicant, development of a waterfront public access area that is superior in access, layout and amenities that will substantially add to the public use and enjoyment of the waterfront.

Public Policy

Waterfront Revitalization Program (WRP)

As discussed above, the Project Area is located within the New York City Coastal Zone and, as such, is subject to review for its consistency with the City's Waterfront Revitalization Program (WRP). In accordance with the guidelines of the *CEQR Technical Manual*, a preliminary evaluation of the Proposed Actions' potential for inconsistency with the new WRP policies was undertaken. This preliminary evaluation requires completion of the Consistency Assessment Form (CAF); the questions in the CAF are designed to screen out those policies that would have no bearing on a consistency determination for a Proposed Actions. For any questions that warrant a "yes" answer or for which an answer is ambiguous, an explanation should be prepared to assess the consistency of the Proposed Actions with the noted policy or policies (see **Appendix AB** for the WRP CAF).

In October 2013, the City Council approved revisions to the WRP in order to proactively advance the long-term goals laid out in Vision 2020: The New York City Comprehensive Waterfront Plan, released in 2011. The changes solidify New York City's leadership in the area of sustainability and climate resilience planning as one of the first major cities in the U.S. to incorporate climate change considerations into its Coastal Zone Management Program. They also promote a range of ecological objectives and strategies, facilitate interagency review of permitting to preserve and enhance maritime infrastructure, and support a thriving, sustainable working waterfront. The NYSDOS approved the revisions to the WRP on February 3, 2016. The U.S. Secretary of Commerce concurred with the State's request to incorporate the WRP into the New York State CMP.

POLICY 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development.

Policy 1.1: Encourage commercial and residential development in appropriate coastal zone areas.

Compliance Statement: The Proposed Actions would create opportunities for new housing and commercial and community facility development on underutilized and vacant land formerly used for manufacturing, particularly along the waterfront, where there is no longer a concentration of industrial

activity and where strong demand for housing exists. The section of the coastal zone falling within the Proposed Actions area does not contain any natural or topographic features that would hinder redevelopment, and the street grid provides access to the upland areas. The Proposed Project would also establish a publicly accessible waterfront esplanade with an upland connection. The proposed open space would provide benefits for the Astoria community, the Borough of Queens, and the City as a whole. Therefore, this area is appropriate for the residential and commercial redevelopment that would be facilitated by the Proposed Actions. As the Proposed Actions would encourage and facilitate residential and commercial development in an area currently characterized by underutilized waterfront properties, it is therefore consistent with this policy.

Policy 1.2: Encourage non-industrial development that enlivens the waterfront and attracts the public.

Compliance Statement: As discussed above, the Proposed Project would establish a publicly accessible waterfront esplanade with an upland connection. The proposed open space would provide benefits for the Astoria community, the Borough of Queens, and the City as a whole.

Policy 1.5: Integrate consideration of climate change and sea level rise into the planning and design of waterfront residential and commercial development, pursuant to WRP Policy 6.2.

Compliance Statement: As detailed in the Compliance Statement for WRP Policy 6.2 below, the Proposed Actions would integrate consideration of the latest projections of climate change and sea level rise in New York City into the Proposed Project's planning and design. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures. As such, the Proposed Actions are consistent with this WRP policy.

POLICY 4: Protect and restore the quality and function of ecological systems within the New York City coastal area.

Policy 4.5: Protect and restore tidal and freshwater wetlands.

Compliance Statement: The Proposed Actions would not result in adverse impacts to New York State Department of Environmental Conservation (NYSDEC) tidal wetlands. Construction activities for the Proposed Project that would occur within areas regulated as NYSDEC tidal wetlands adjacent areas (defined as landward areas between the mean high water [MHW] line and the beginning of manmade structures or asphalt surfaces) include the construction of portions of the waterfront esplanade. The proposed esplanade would not extend over the MHW or spring high water (SHW) elevation and would not require in any construction activity within NYSDEC littoral zone tidal wetlands.

Operation of the Proposed Project would not result in significant adverse impacts to NYSDEC tidal wetlands adjacent areas. Therefore, the Proposed Actions would be consistent with this policy.

POLICY 5: Protect and improve water quality in the New York City coastal area.

Policy 5.1: Manage direct or indirect discharges to waterbodies.

Compliance Statement: The Proposed Actions would improve the management and treatment of stormwater entering the East River from the Project Area. Stormwater management measures implemented within the Project Area would improve the quality of stormwater discharged to the East River, reducing potential impacts to aquatic resources due to the discharge of runoff from the Project Area, which is currently discharged untreated. The Proposed Project would involve construction of a new stormwater outfall. The new stormwater outfall would convey runoff from the Project Area to the East River following treatment for quality. Treatment methods would be designed to meet NYSDEC requirements for water quality (e.g., removal of at least 80 percent of total suspended solids). The Proposed Project would also include stormwater retention measures on the site through rain gardens and green roofs. Therefore, the Proposed Actions would be consistent with this policy.

Policy 5.3: Protect water quality when excavating or placing fill in navigable waters and in or near marshes, estuaries, tidal marshes, and wetlands.

Compliance Statement: The Proposed Project would include the replacement of concrete debris riprap in some areas with shot rock riprap. This would not result in a net increase in fill below MHW and SHW or a change in the shoreline configuration that would result in loss of NYSDEC littoral zone tidal wetlands or aquatic habitat. The proposed new stormwater outfall would be constructed above SHW. The riprap replacement in-kind and outfall construction would not adversely affect water quality of the East River. Earth disturbing activities adjacent to the East River would comply with NYSDEC's technical standard for erosion and sediment control, presented in "New York Standards and Specifications for Erosion and Sediment Control." Implementation of erosion and sediment control measures would minimize potential impacts on the East River associated with discharge of stormwater runoff during land-disturbing activities resulting from construction of the Proposed Project. Therefore, the Proposed Actions would be consistent with this policy.

Policy 5.5: Protect and improve water quality through cost-effective grey-infrastructure and in-water ecological strategies.

Compliance Statement: As discussed in **Chapter 10, "Water and Sewer Infrastructure,"** the Proposed Actions would not result in significant adverse impacts to the City's water supply or wastewater and stormwater conveyance and treatment infrastructure. On-site stormwater best management practices (BMPs) would be required as part of the DEP site connection approval process for the proposed developments to bring the proposed buildings into compliance with the required stormwater release rate. Proposed Project would also include stormwater retention measures on the site through rain gardens and green roofs. As such, the Proposed Actions would promote Policy 5.5 of the WRP.

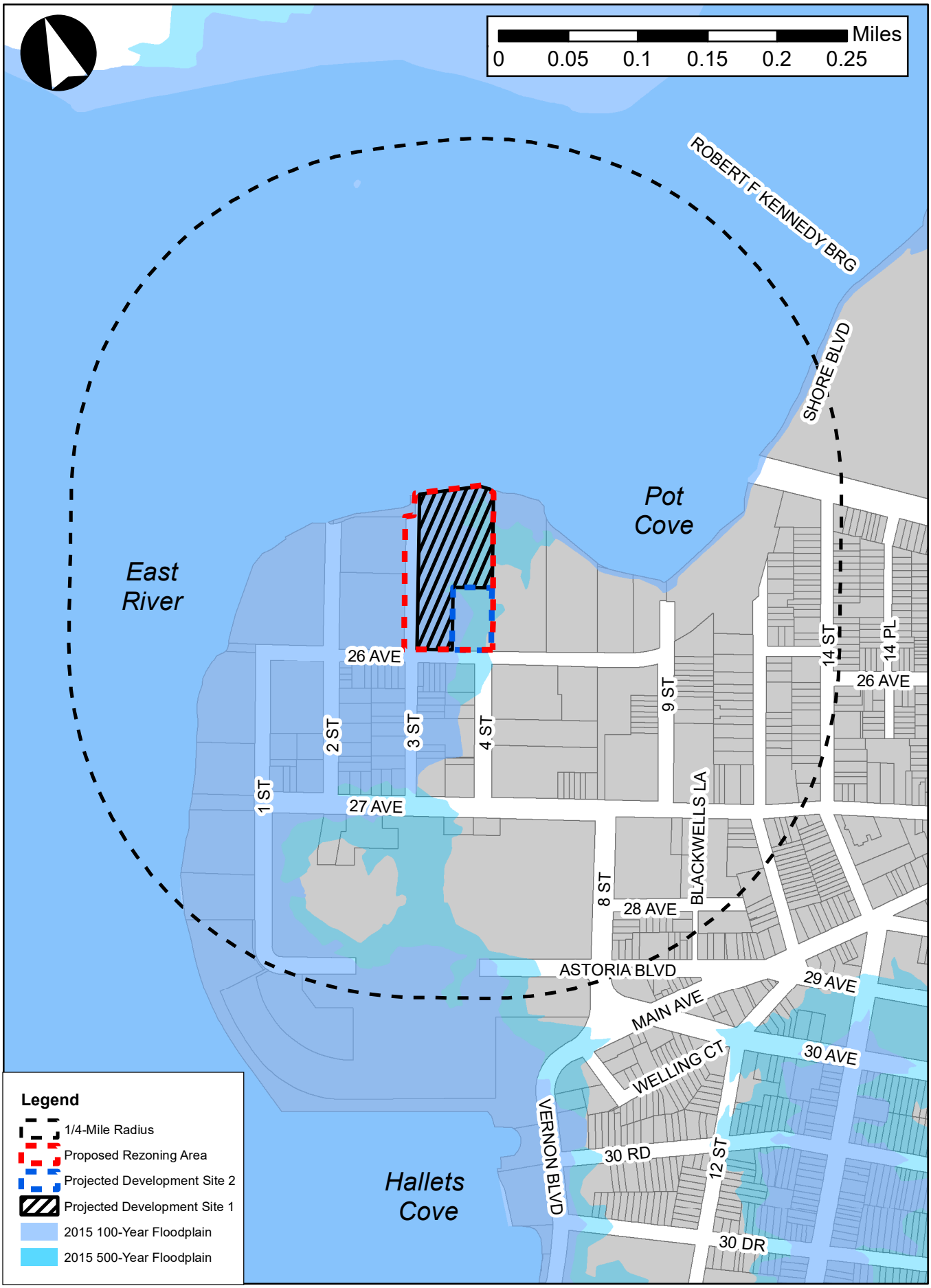
POLICY 6: Minimize loss of life, structures and natural resources caused by flooding and erosion, and increase resilience to future conditions created by climate change.

Policy 6.1: Minimize losses from flooding and erosion by employing non-structural and structural management measures appropriate to the site, the use of the property to be protected, and the surrounding area.

Compliance Statement: The Project Area is located within two flood zones of the East River. The Project Area is located within the currently applicable Zone AE12 and Zone Shaded X (see **Figure 2-7**).

Figure 2-7

FEMA Flood Hazard Zones



Note: This map is for advisory purposes only. It uses the most current data available and is deemed accurate, but is not guarunteed.
Source: United State Federal Emergency Management Agency. NYC Revised Preliminary FIRMs: July, 2015.

As the majority of the Project Area is located within a 100-year flood zone, the Proposed Project has been designed to incorporate flood mitigation measures with wet and dry floodproofing strategies. Projected Development Site 1 would be sloped, with elevations ranging from 17 feet at the waterfront to 9.5 feet facing 26th Avenue. Entrances to the ground floor of the building would be raised out of the flood zone to elevations ranging from approximately 9.5 to 17. Any mechanical space would all be dry flood-proofed to ensure that these areas are protected from floodwaters. The flood proofing measures incorporated into the design of the Proposed Project would also help to protect against rising sea levels. The Proposed Project would be designed and constructed in accordance with all applicable City and State flooding and erosion regulations, including New York City Administrative Code, Title 28, Section 104.9 ("Coastal Zones and Water-Sensitive Inland Zones").

> *Policy 6.2: Integrate consideration of the latest New York City projections of climate change and sea level rise (as published in the New York City Panel on Climate Change 2015 Report, Chapter 2: Sea Level Rise and Coastal Storms) into the planning and design of projects in the City's Coastal Zone.*

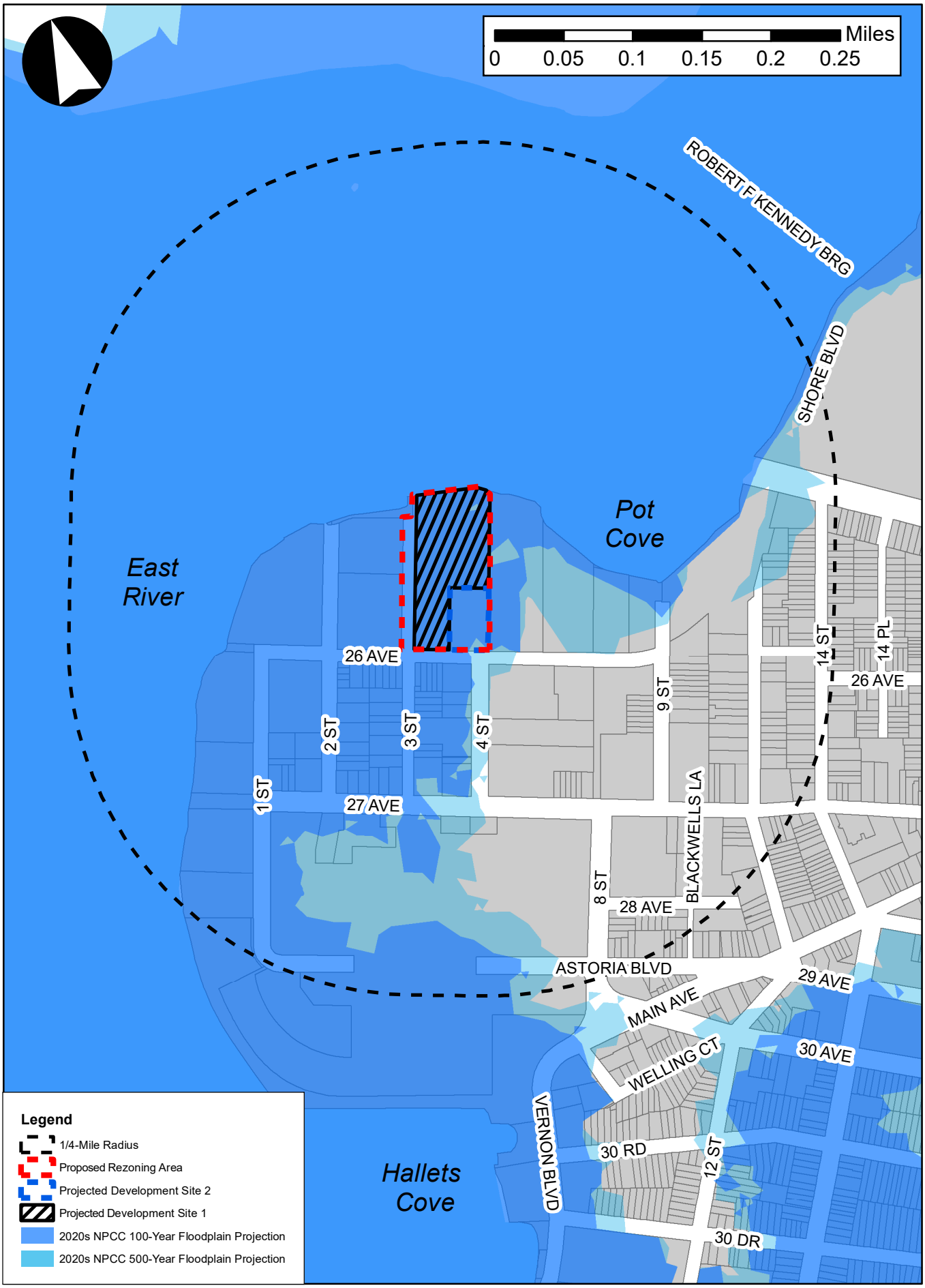
Compliance Statement: The Proposed Project has considered potential risks related to coastal flooding to features specific to the project, including, but not limited to, the location of critical electrical, gas, heating, ventilation, and air conditioning (HVAC), mechanical, and plumbing/sprinkler systems.

In June 2013, the Federal Emergency Management Agency (FEMA) issued Preliminary Work Maps for New York City to show coastal flood hazard data. Subsequently, the City made immediate accommodations to zoning regulations and upgrades to the New York City Building Code so that new construction would be built to these higher standards. In January 2015, FEMA issued Revised Preliminary Flood Insurance Rate Maps (FIRMs) for New York City, which are considered the best available flood hazard data, replacing the FEMA Preliminary Work Maps. As shown in **Figure 2-8 and 2-9**, the Project Area is located within the currently applicable 100-year and 500-year flood zones.

The NPCC additionally recommends assessing the impacts of projected sea level rise on the lifespan of projects. While the NPCC developed a series of maps incorporating projections for sea level rise with FEMA's 2013 Preliminary Work Maps, because of limitations in the accuracy of flood projections, the NPCC recommends that these maps not be used to judge site-specific risks. However, in general, the NPCC estimates that in the New York City area, sea level will rise up to a high estimate of 10 inches by the 2020s, and up to a high estimate of 30 inches by the 2050s. As such, areas not currently within the currently applicable 100-year and 500-year flood zones will be in the future, based on the NPCC projections. Furthermore, the NPCC projects that the frequency, extent, and height of 100-year and 500-year floods will increase by the 2050s.

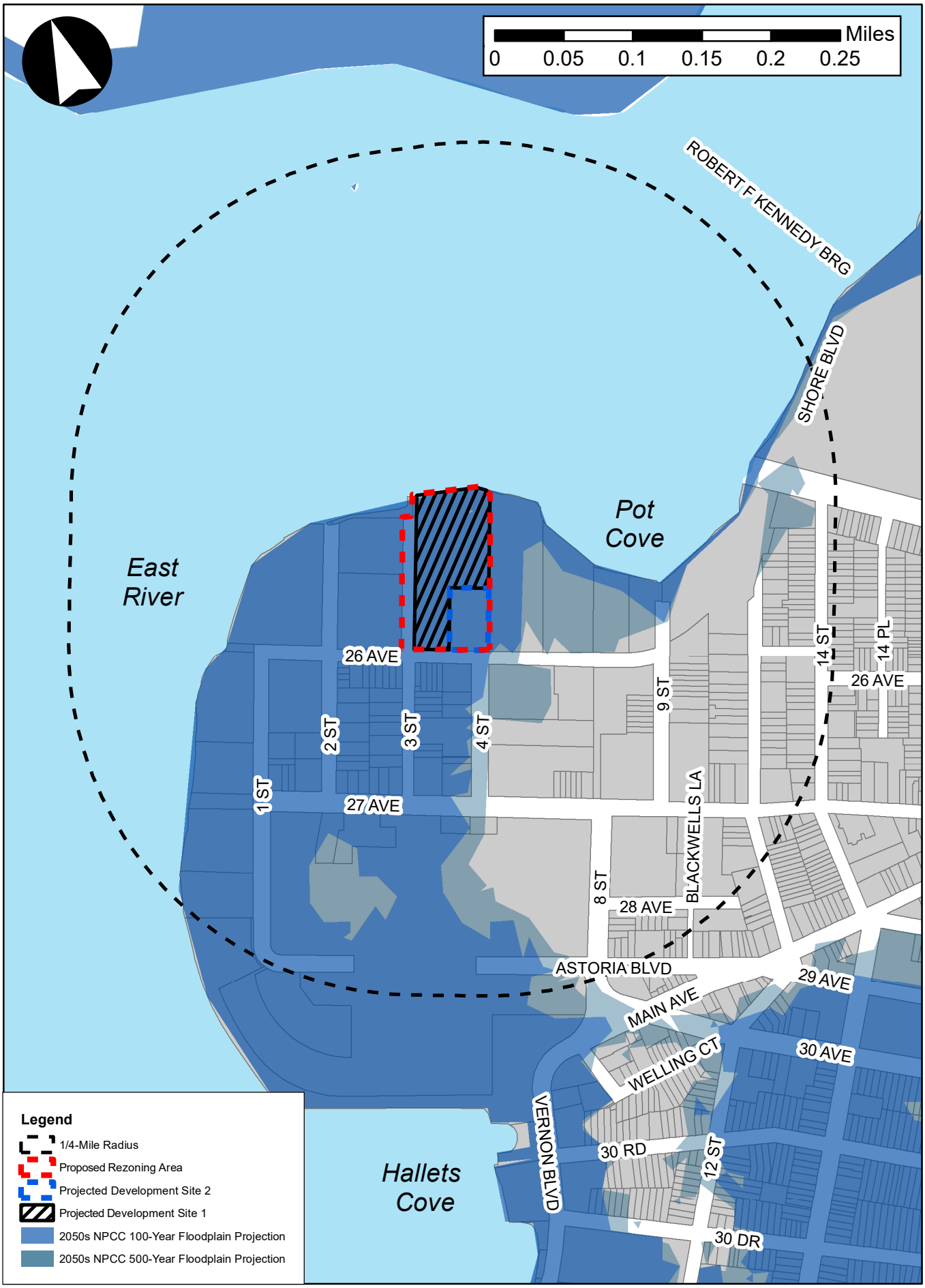
The Flood Elevation Worksheet was prepared for the Proposed Project, and is provided in **Appendix A~~B~~.** With a one percent flood elevation baseline height of 9.5 feet, the ground floor would be susceptible to flooding. As shown in the graph on **Figure 2-10,** the critical and vulnerable components of the Proposed Project are currently below the elevation of the one percent annual chance floodplain. Through the 2100s, the ground floor would remain below the 1 percent flood elevation. The ground floor, containing commercial space, community facility lobby, residential lobby, residential amenities, residential space, mechanical space, and parking facilities, would be below the elevation of the baseline 100-year and 500-year floodplains. It should be noted that while some of the Proposed Project's mechanical space would be located on the ground floor, the majority of the mechanical space would be raised above the floodplain.

Figure 2-8
2020s Flood Zone Projections



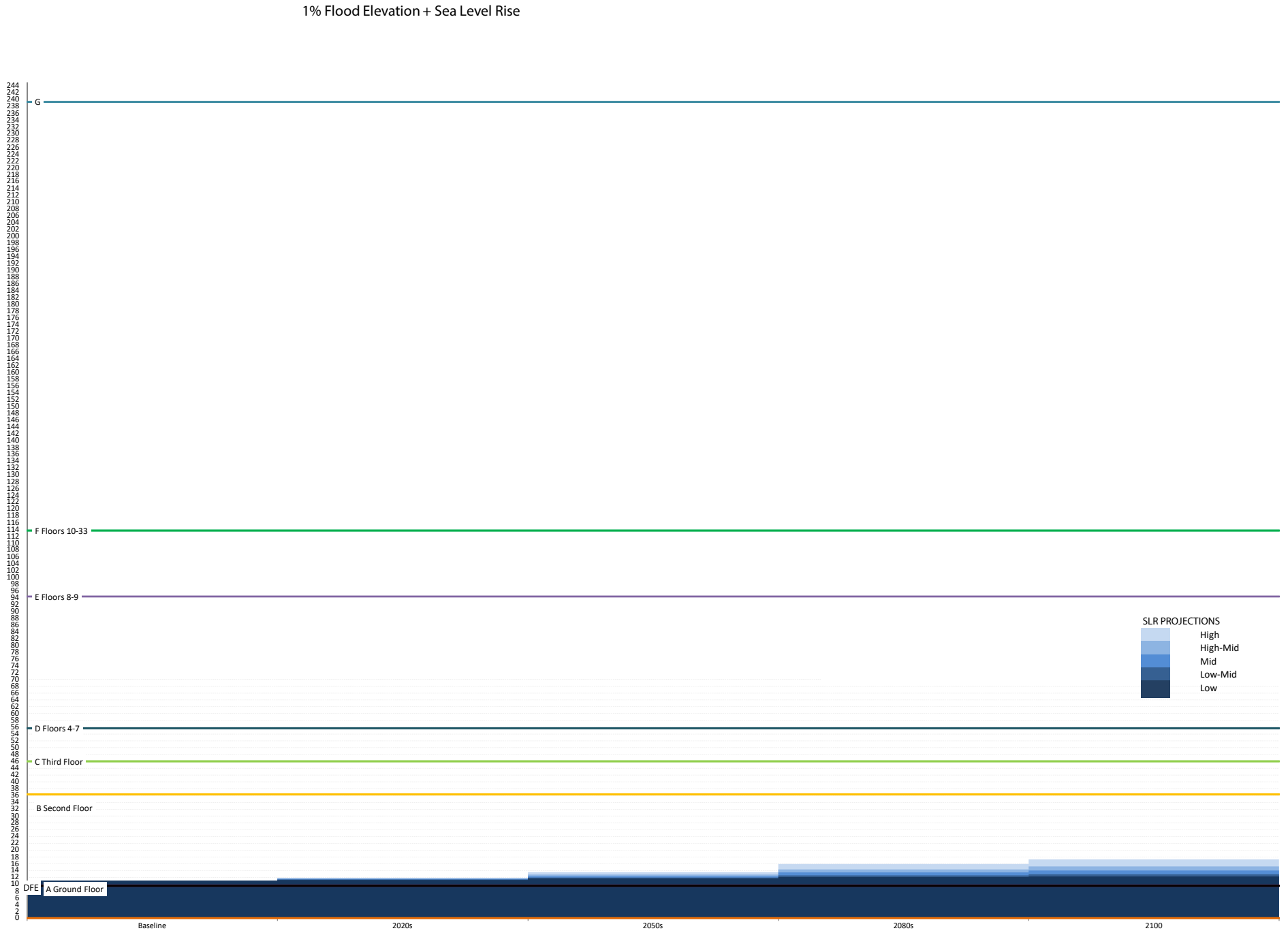
Note: This map is for advisory purposes only. It uses the most current data available and is deemed accurate, but is not guaranteed.
Source: United State Federal Emergency Management Agency. NYC Revised Preliminary FIRMs: July, 2015.

Figure 2-9
2050s Flood Zone Projections



Note: This map is for advisory purposes only. It uses the most current data available and is deemed accurate, but is not guaruteed.
Source: United State Federal Emergency Management Agency. NYC Revised Preliminary FIRMs: July, 2015.

Assess project vulnerability over a range of sea level rise projections.



Halletts North

Figure 2-10
1% Floodplain Graph

Projected Development Site 1 is sloped, with elevations ranging from 17 feet at the waterfront to 9.5 feet facing 26th Avenue. In order to be conservative in the analysis, 9.5 feet was used. The building's second floor would have an elevation of +36.3 feet (NAVD 88) and houses residential space, community facilities space, mechanical space, and parking facilities. Furthermore, the floors 2-34 would remain well above the 1 percent flood elevation through the 2100s. **Figure 2-13** shows that Projected Development Site 1's lowest tenanted space (the ground floor) through the rooftop, which houses critical features would not be susceptible to the Mean Higher High Water (MHHW) at any time through the 2080s.The ground floor would not be susceptible to the MHHW until the high flood projections in the 2100s. The ground floor would not be susceptible to the 0.2 percent flood at any time through the 2100s. Refer to **Figure 2-11 and Figure 2-12**, an illustrative building section and ground floor plan, respectively, depicting this information. Potential consequences of the ground floor retail and residential space being located within the one percent annual chance floodplain include flood damage to property, building structure, loss of inventory, or potentially increased flood insurance costs. If these areas were to fall below the elevation of the current one percent annual chance floodplain, future flooding could result in a loss of building services, damage to property and cars, loss of inventory, or potentially increased flood insurance costs. However, the NPCC recommends that these projections not be used to judge site-specific risks and they are subject to change.

Coastal floodplains are influenced by astronomic tide and meteorological forces and not by fluvial flooding, and as such are not affected by the placement of obstructions within the floodplain. As shown in **Figure 2-13** no building features are expected to be below the elevation of the Mean Higher High Water at any point over the building's lifespan and it is unlikely the Project Area would be affected by tidal flooding.

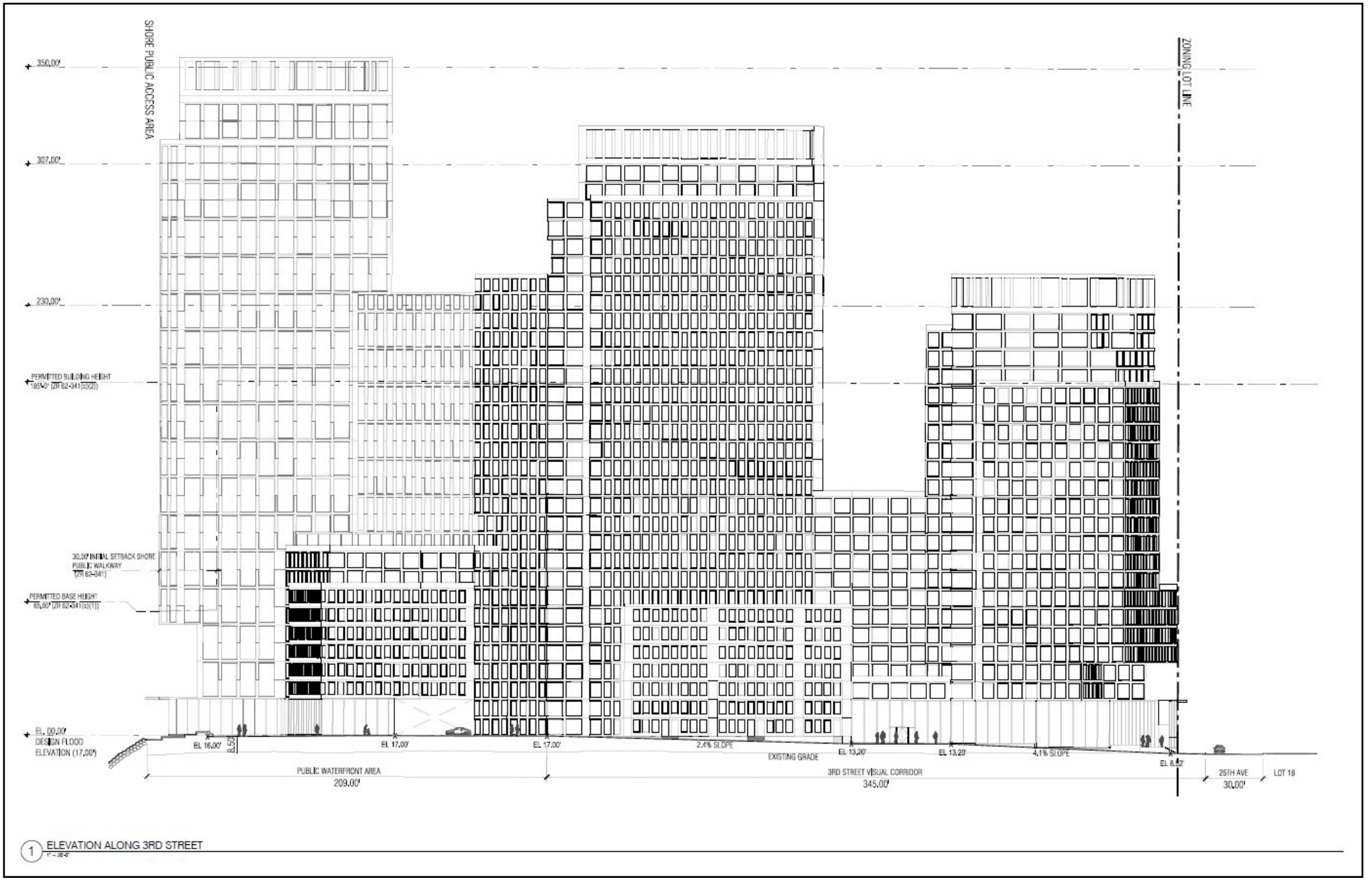
As such, the Proposed Actions would advance Policy 6.2 and there would be no significant adverse impacts associated with the Project Area's location in the 100-year floodplain. All new vulnerable, critical, or potentially hazardous features would be protected through flood damage reduction measures or future adaptive actions. Therefore, the Proposed Actions would be consistent with New York City policies regarding adaptation to climate change.

POLICY 7: Minimize environmental degradation and negative impacts on public health from solid waste, toxic pollutants, hazardous materials, and industrial materials that may pose risks to the environmental and public health and safety.

> *Policy 7.1: Manage solid waste material, hazardous wastes, toxic pollutants, substances hazardous to the environment, and the unenclosed storage of industrial materials to protect public health, control pollution and prevent degradation of coastal ecosystems.*

Compliance Statement: Due to prior environmental degradation and contaminants on Projected Development Site 1, the Applicant has received a Certificate of Completion from the New York State Department of Environmental Conservation (NYSDEC) through the Voluntary Cleanup Program and therefore, the Proposed Actions are not expected to result in any significant adverse hazardous materials impacts. Refer **to Chapter 9, "Hazardous Materials"** for more detail. Therefore, the Proposed Actions would be consistent with this policy.

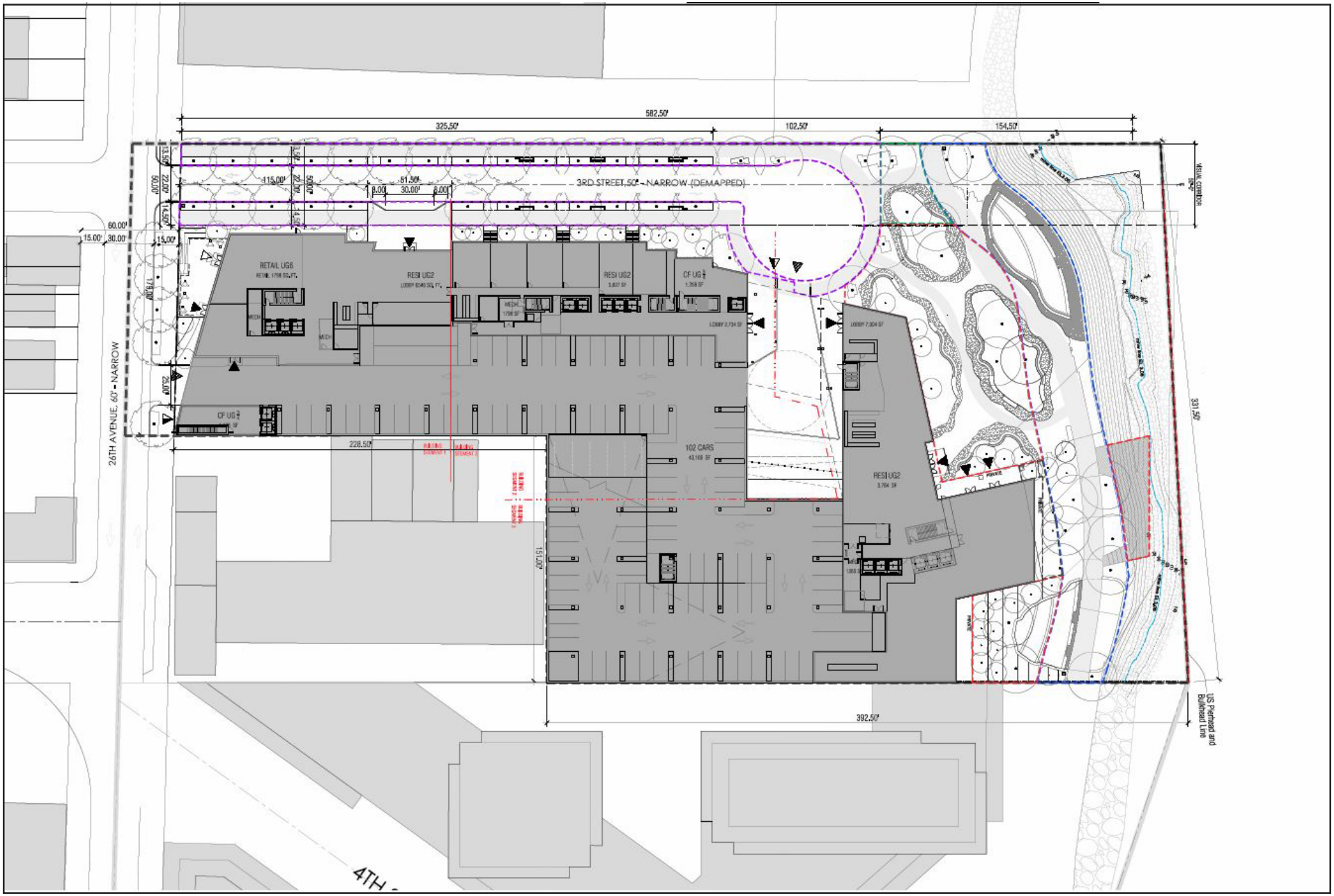
> *Policy 7.3: Transport solid waste and hazardous materials and site solid and hazardous waste facilities in a manner that minimizes potential degradation of coastal resources.*



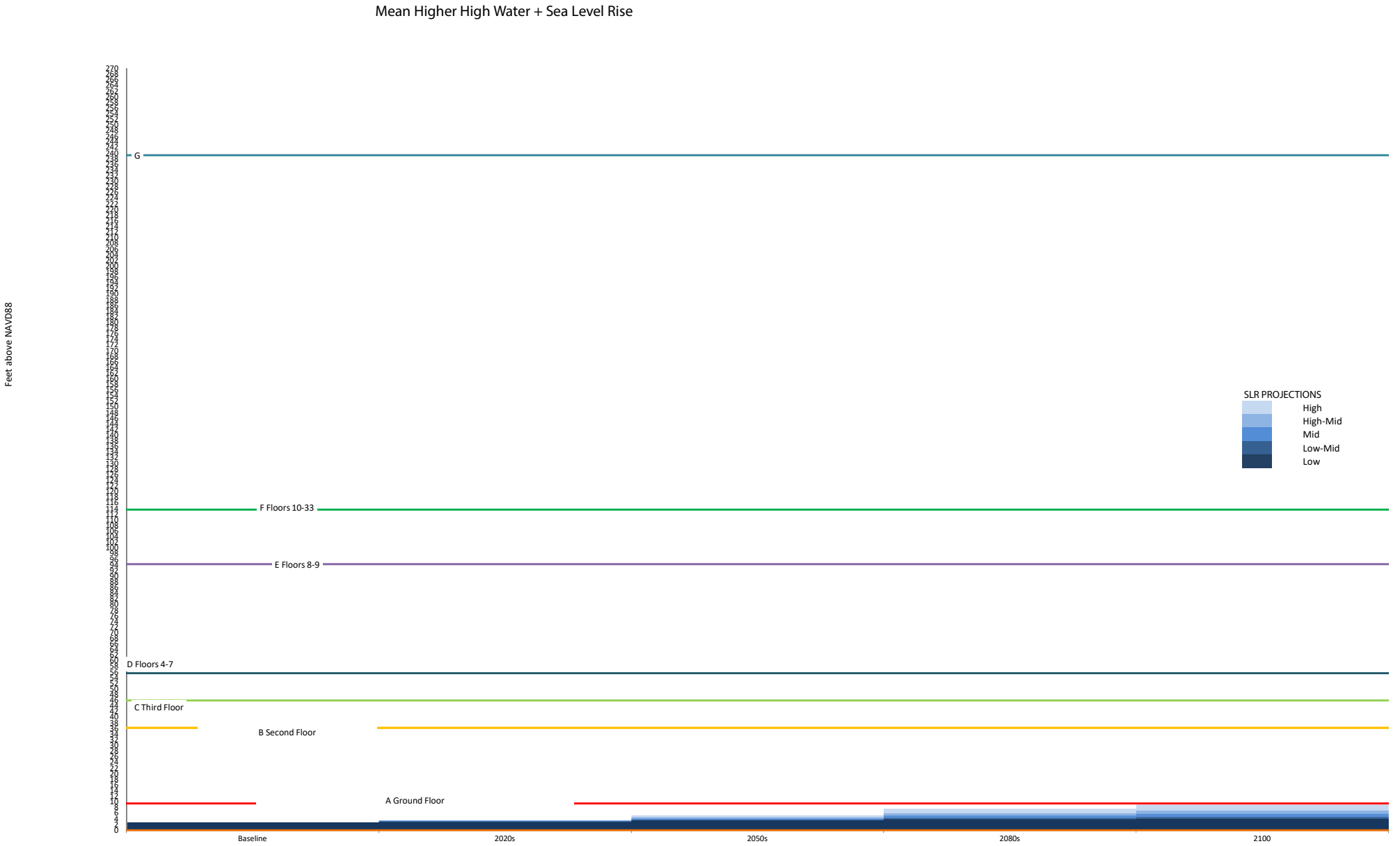
Source: Studio V Architecture, PLLC

Halletts North

Figure 2-11
Illustrative Building Section



Source: Studio V Architecture, PLLC



Halletts North

Figure 2-13

Mean Higher High Water Graph

Compliance Statement: As discussed in detail in **Chapter 9, "Hazardous Materials,"** the Projected Development Site 1 has been remediated under State and federal oversight. A Certificate of Completion has been earned by the Applicant for participation in the New York State Brownfield Cleanup Program from the NYSDEC and New York State Department of Health such that the property is ready for the safe development of the Proposed Project. In addition, an (E) Designation would be mapped on Projected Development Site 2 (Block 911, Lot 49). With the requirements of the (E) Designation on Projected Development Site 2, it is expected that there would be no impact from the potential presence of contaminated materials. Therefore, the Proposed Actions would be consistent with this policy.

POLICY 8: Provide public access to and along New York City's coastal waters.

Policy 8.1: Preserve, protect, maintain, and enhance physical, visual and recreational access to the waterfront.

Compliance Statement: The Proposed Project includes the provision of a publicly accessible waterfront open space and esplanade and an upland connection to 3rd Street. The waterfront esplanade would run the length of the site's waterfront, connecting to 3rd Street. The waterfront esplanade would include landscaping and seating along the waterfront. The upland connection is intended to provide a view corridor and public access from 3rd Street to the esplanade and East River. Upon completion, the Proposed Project would create approximately 41,363 sf (0.95 acres) of publicly accessible waterfront open space. Furthermore, the waterfront open space's design would anticipate the effects of climate change: the planted rip rap buffer would feature a plant palette suitable for inundation with brackish waters, minimal mechanical or electrical equipment (limited to the lights) would be located in the waterfront open space area, extensive tree canopies, and special rain gardens. Therefore, the Proposed Actions would be consistent with this policy.

Policy 8.2: Incorporate public access into new public and private development where compatible with proposed land use and coastal location.

Compliance Statement: As discussed above, the Proposed Project includes the provision of a publicly accessible waterfront open space and esplanade and an upland connection to 3rd Street. The waterfront esplanade would run the length of the Project Site's waterfront, connecting to 3rd Street. The waterfront esplanade would include landscaping and seating along the waterfront. The upland connection is intended to provide a view corridor and public access from 3rd Street to the esplanade and East River. Upon completion, the Proposed Project would create approximately 41,363 sf (0.95 acres) of publicly accessible waterfront open space. Therefore, the Proposed Actions would be consistent with this policy.

Policy 8.3: Provide visual access to the waterfront where physically practical.

Compliance Statement: As discussed above, the proposed upland connection at 3rd Street would provide a view corridor and public access to the waterfront. The Proposed Actions would allow the Applicant to demap and build out the segment of 3rd Street north of 26th Avenue for improved vehicular and pedestrian circulation. Thus, the Proposed Actions would allow for the creation of physical and visual access to the waterfront, including a publicly accessible waterfront esplanade. Therefore, the Proposed Actions would promote policy 8.3 of the WRP.

Policy 8.6: Design waterfront public spaces to encourage the waterfront's identity and encourage stewardship.

Compliance Statement: As discussed above, the Proposed Actions would provide publicly accessible waterfront open space and esplanade. The waterfront open space's design would anticipate the effects of climate change: the planted rip rap buffer would feature a plant palette suitable for inundation with brackish waters, minimal mechanical or electrical equipment (limited to the lights) would be located in the waterfront open space area, extensive tree canopies, and special rain gardens. Therefore, the proposed project would be consistent with this policy.

POLICY 9: Protect scenic resources that contribute to the visual quality of the New York City coastal area.

Policy 9.1: Protect and improve visual quality associated with New York City's urban context and the historic and working waterfront.

Compliance Statement: The Proposed Project includes the provision of a publicly accessible waterfront open space and esplanade and upland connection to 3rd Street, which are intended to provide a view corridor and public access from 3rd Street to the esplanade and East River. Significant adverse effects to visual resources would not occur as a result of the Proposed Actions, and in some cases the Proposed Actions would be beneficial to visual resources as it would replace vacant and underutilized industrial uses along the waterfront with an enlivened, mixed-use development. Therefore, the Proposed Actions would be consistent with this policy.

FRESH

The Project Area is located within a designated FRESH-eligible area but would not include any FRESH programming.

OneNYC 2050 (previously PlaNYC)

The Proposed Actions would support *OneNYC 2050* initiatives by constructing new multi-family housing, as well as commercial, community facility, and open space uses on underbuilt land. The Proposed Actions are consistent with the goals of *OneNYC 2050*, as it would create additional affordable housing and contribute to the community and economic development of the Astoria neighborhood and Queens as a whole. Therefore, the Proposed Actions would not conflict with this public policy.

Housing New York 2.0

The Proposed Actions would contribute to the goals of *Housing New York* by providing approximately 416 affordable DUs as part of the RWCDS. The affordable dwelling units under the With-Action Condition would provide the area with a much-needed mix of new affordable housing and market rate units and would support the City's efforts to increase the overall amount of affordable housing. Based on this information, the development under the With-Action Condition would be consistent with the policy goals and objectives of *Housing New York*. Overall, the Proposed Actions would not result in any significant adverse impacts to public policy.