DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

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CEQR/ENVIRONMENTAL COORDINATION

May 25, 2007

Robert Kulikowski, Director
Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **East Village / Lower East Side Rezoning**
CEQR No. 07DCP078M
ULURP Nos. pending
Manhattan Community District 3
SEQRA Classification: Type I

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP) and the New York City Department of Housing Preservation and Development (HPD) are proposing the following actions:

- DCP is proposing a zoning map amendment that would affect approximately 111 blocks located within the East Village and Lower East Side neighborhood of Community District 3, Manhattan (Figure 1, Locator Map). The proposed rezoning would change an existing R7-2 zoning district to R7A, R7B, R8A and R8B zoning districts; an R7-2/C1-5 zoning district to R7A/C1-5, R8A/C1-5 and R8B/C1-5 zoning districts; an R7-2/C2-5 zoning district to R7A/C2-5, R8A/C2-5 and R8B/C2-5 zoning districts; a C6-1 zoning district to C4-4A, C6-2A & R7A zoning districts.

- DCP is proposing a text amendment to Zoning Resolution Section 23-922, to allow the Inclusionary Housing bonus to be made applicable in R8A and C6-2A zoning districts within the rezoning area. These districts are proposed to be mapped along Houston Street, Delancey Street, Chrystie Street, Avenue D, Pitt Street and Second Avenue.

- DCP is proposing to amend ZR section 52-61 to make the provisions of the section applicable to R8B districts in Manhattan Community District 3. ZR section 52-34 allows vacant ground floor space designed for commercial use to be occupied with nonconforming Use Group 6 uses.

- HPD is proposing disposition of a city-owned property, UDAAP designation and project approval (a non-ULURP action) to facilitate the development of a residential project with ground floor retail. The project site is located at 5 Avenue D, and 302-310 East 2nd Street (Block 372, Lots 43, 44, 47, 48 & 49). The proposed rezoning would change the zoning designation of the site from R7-2 and R7-2/C1-5 to R8A and R8A/C1-5.

The proposed zoning map amendments would map within the rezoning area contextual districts at densities appropriate to the existing land uses and built character of the area. Within the portion of the rezoning area above Houston Street, the proposal would replace the underlying R7-2 districts and a four-block length along Second Avenue currently zoned C6-1 with R7A districts along the Avenues and R8B districts in the midblocks; the midblock areas of three blocks directly south of Tompkins Square Park would be replaced with R7B districts. The existing R7-2 districts below Houston Street and above Delancey Street would be re-mapped with a combination of R8A districts along Houston Street, Delancey Street and portions of Pitt Street and R7A districts in the remaining midblocks. Within the districts in the rezoning area currently mapped as C6-1 districts, the proposal would map a combination of C6-2A districts along Houston Street, Delancey Street, Chrystie Street and a portion of Second Avenue and C4-4A districts in the remaining midblocks.

The proposed actions would protect the low- to mid-rise streetwall character established throughout much of the neighborhood from out-of-scale development, provide opportunities for housing development and incentives for affordable housing along selected wide streets and major corridors and protect existing commercial uses in proposed R8B districts.

The proposed actions could result in a net increase of 1,345 residential units, 343 of which would be affordable to low to moderate income households and 77 accessory parking spaces. With an average household size of 2.35 persons, the additional 1,345 dwelling units that would result under the Future With-Action condition would add an estimated 3,160 residents to the study area. The proposed action could also result in a decrease of 74,438 square feet of commercial space. A total of 205 projected development sites and 564 potential development sites have been identified in the proposed rezoning area. For analysis purposes, it is projected that the full effects of the proposed action would occur by 2017.

An Environmental Assessment Statement and a Draft Scope of Work for a Draft Environmental Impact Statement are attached. Please contact Jessica Neilan of the Department of City Planning at (212) 720-3425 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

Robert Dobruskin, Director
Environmental Assessment and Review Division

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