DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Amanda M. Burden, AICP, *Director*
Department of City Planning

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 07DCP078M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed East Village / Lower East Side Rezoning, CEQR Number 07DCP078M.

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 that would affect the East Village and Lower East Side neighborhoods of Manhattan Community District 3:

- DCP is proposing a zoning map amendment to change approximately 111 blocks generally bounded by East 13th Street to the north, Grand Avenue to the South, Avenue D to the east and 2nd Avenue to the west, located within the East Village and Lower East Side neighborhoods of Community District 3, Manhattan. The proposed rezoning would change an existing R7-2 zoning district to R7A, R7B, R8A & R8B zoning districts; an R7-2/C1-5 zoning district to R7A/C1-5, R8A/C1-5 & R8B/C1-5 zoning districts; an R7-2/C2-5 zoning district to R7A/C2-5, R8A/C2-5 & R8B/C2-5 zoning districts; a C6-1 zoning district to C4-4A, C6-2A & R7A/C2-5 zoning districts.

- DCP is proposing to amend Zoning Resolution Section 23-922, to make applicable an Inclusionary Housing bonus in R8A and C6-2A zoning districts in the proposed rezoning area. These districts would be located 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 52-61 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, located at 5 Avenue D, 302-310 East 2nd Street (Block 372, Lots 43, 44, 47, 48 & 49). The site is currently partially developed with commercial and residential uses and is partially vacant. This city-owned site is currently zoned R7-2/C1-5 and under the proposed rezoning would be zoned R8A/C1-5. The development would include 96 dwelling units, 19 of which would be affordable to low to moderate income

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households, and 7,844 square feet of ground floor retail space. Completion of the development is expected in 2010.

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 action could result in a net increase of 1,345 residential units, 343 of which would be affordable, 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 over the next ten years. The proposed action could also result in an 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 area. For analysis purposes, it is projected that the full effects of the proposed action would occur by 2017.

A public scoping meeting has been scheduled for Monday, June 25, 2007 from 2:00-5:00 pm and 6:00 to 8:45 pm at the City of New York Department of City Planning, Spector Hall, 22 Reade Street, New York, New York 10007. Written comments will be accepted by the lead agency through the tenth day following the scoping meeting.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937.

Robert Dobruskin

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Environmental Assessment and Review Division
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cc: Amanda M. Burden, FAICP
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The Hon. Scott M. Stringer
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