DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

Winston Von Engel
Brooklyn Borough Office
New York City Department of City Planning
210 Joralemon Street – 8th Floor
Brooklyn New York 11201

March 22, 2019

Re: Gowanus Neighborhood Rezoning and Related Actions
CEQR No. 19DCP157K
ULURP No. Pending
Positive Declaration

Dear Winston Von Engel:

Under City Environmental Quality Review, it is required that if the lead agency determines that a proposed actions may have a significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed actions fall within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 19DCP157K, Gowanus Rezoning and Related Actions.

A public scoping meeting has been scheduled for Thursday, April 25th, 2019, at 3:00pm and will be held in William Alexander Middle School (MS 51) at 350 5th Ave, Brooklyn, NY 11215. Written comments will be accepted by the lead agency until the close of business on May 27th, 2019.

Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

If you have any questions regarding this application, please contact the Project Manager, Katherine Glass, at (212) 720-3425.

Olga Abinader, *Acting Director*
120 Broadway – 31st Floor, New York, N.Y. 10271-3100 (212) 720-3493
oabinad@planning.nyc.gov

If you have any questions regarding this application, please contact the Project Manager, Katherine Glass, at (212) 720-3425.

Sincerely,

Olga Abinader, Acting Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Marisa Lago, Chair
City Planning Commissioners
Eric L. Adams, Borough President
Brooklyn CB 2 and 6
Raju Mann, City Council
Terrell Estesen, DEP
Emily Humes, DPR
Naim Rasheed, DOT
Gina Santucci, LPC
Illly Popovits, NYCT
Shakil Ahmed, DOT
Callista Nazaire, HPD
Gayle Mandaro, SCA
Simon Kawitzky, HPD
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Vikram Viswanathan
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Mauricio Garcia
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POSITIVE DECLARATION

Project Identification
Gowanus Neighborhood Rezoning
CEQR No. 19DCP157K
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271-3100
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

Gowanus Neighborhood Rezoning and Related Actions

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD) and the Department of Parks and Recreation (NYC Parks), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City map amendments, and disposition of City-owned property— to support and implement land use and zoning recommendations in the Gowanus Neighborhood Plan. zoning. The Proposed Actions affect an approximately 80-block area surrounding the Gowanus Canal and a segment of 4th Avenue, in Brooklyn Community Districts 2 and 6. The Project Area is generally bounded by Bond, Hoyt, and Smith Streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north.

The actions are as follows:

- Zoning Map Amendments. The Proposed Actions would replace all or portions of existing R6, R6B, R8A, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6B, R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, C4-4D, M1-4 and M1-4 zoning districts. The Proposed Actions would also eliminate existing C2-4 overlays along 4th Avenue within the Project Area, which would be replaced with the C4-4D district within the Special Gowanus Mixed-Use District (GSD).
- Zoning Text Amendments. The Proposed Actions include amendments to the text of New

York City's Zoning Resolution (ZR) to establish the GSD within the Project Area, create the Gowanus WAP for waterfront blocks within the Project Area, and to amend Appendix F of the Zoning Resolution to apply the MIH program to proposed R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created.

- City Map amendments. The Proposed Actions include amendments to the City Map to map portions of Block 471, Lots 1 and 100 as parkland and streets, to remove the "Public Place" designation on Block 471, de-map 7th Street between Smith Street and the Gowanus Canal, and de-map Bond Street south of 4th Street and reestablish it as mapped parkland.
- Disposition Approval and Urban Development Action Area Project (UDAAP) Designation. UDAAP designation of HPD-owned property on Blocks 471 and 1028 and project approval for the purpose of disposition and development pursuant to the proposed zoning.

The Proposed Actions reflect comments and feedback received through the City's on-going community engagement process, initiated in 2016, and seek to achieve the following land use objectives: a) support existing clusters of economic activity and promote development of new job-generating uses through increased industrial and commercial density and updated parking and loading regulations in key areas; b) provide opportunities for the creation of permanently affordable housing with options for low- and moderate-income residents, while bringing existing residences into conformance with zoning; c) facilitate the creation of new waterfront open space and neighborhood parks along the Canal through establishing a Waterfront Access Plan (WAP) and changes to the City Map; d) facilitate several shared neighborhood-wide goals, including promoting a walkable, vibrant, mixed-use neighborhood, brownfield remediation and activation of key areas through allowing higher densities and a broader range of uses and incentivizing or requiring non-residential uses in select areas; e) create special rules to establish limits for height, bulk envelope and density that consider neighborhood context as well as other shared goals, including encouraging variation and diversity of future programing, open spaces, site planning, and design along the canal; and f) support a successful Neighborhood Plan by institutionalizing a comprehensive planning framework that is inclusive of relevant capital infrastructure needs and services to support current demand and future growth.

The reasonable worst case development scenario (RWCDS) for the Proposed Actions identifies 60 projected development sites. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,200 dwelling units (DUs) (a With-Action scenario of approximately 9,000 DUs); 696,000 square feet (sf) of commercial space; 251,000 sf square feet of community facility space; and 6.4 acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of 104,000 sf of warehouse space; 125,000 sf of self-storage space; and 60,000 sf of other industrial space. On privately-owned sites the Proposed Actions could result in a net increase of approximately 7,200 dwelling units (DUs) (a With-Action scenario of 8,000 DUs), including approximately 2,000 permanently affordable homes for lower-income New Yorkers per MIH. On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes. The RWCDS also identifies 76 potential development sites which are considered less likely to be developed by the analysis year. The analysis year for the proposal is 2035.

Statement of Significant Effect:

On behalf of the lead agency, CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the Proposed Actions may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning, and public policy in the vicinity of the affected area.
2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions in the vicinity of the affected area with respect to direct and indirect business displacement, indirect residential displacement and specific industries. The actions do not have any potential to result in significant adverse impacts with respect to direct residential displacement.
3. The actions, as proposed, may result in significant adverse impacts on community facilities and services in the vicinity of the affected area.
4. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.
5. The actions, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.
6. The actions, as proposed, may result in significant adverse impacts on historic and cultural resources in the affected area.
7. The actions, as proposed, may result in significant adverse impacts on urban design and visual resources in the vicinity of the affected area.
8. The actions, as proposed, may result in significant adverse impacts on natural resources in the vicinity of the affected area.
9. The actions, as proposed, may result in significant adverse impacts related to hazardous materials in the vicinity of the affected area.
10. The actions, as proposed, may result in significant adverse impacts on water and sewer infrastructure in the vicinity of the affected area.
11. The actions, as proposed, may result in significant adverse impacts on solid waste and sanitation services.
12. The actions, as proposed, may result in significant adverse impacts on energy.
13. The actions, as proposed, may result in significant adverse impacts to transportation in the vicinity of the affected area.
14. The actions, as proposed, may result in significant adverse impacts to air quality in the vicinity of the affected area.
15. The actions, as proposed, may result in significant adverse impacts to greenhouse gases in the vicinity of the affected area.
16. The actions, as proposed, may result in significant adverse noise impacts in the vicinity of the affected area.
17. The actions, as proposed, may result in significant adverse impacts related public health.
18. The actions, as proposed, may result in significant adverse impacts on neighborhood character in the vicinity of the affected area.
19. The actions, as proposed, may result in significant adverse construction-related impacts

Supporting Statement:

The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy - The Proposed Actions would alter existing land uses and zoning by allowing greater densities than the current zoning permits. In addition, the effects of the Proposed Actions may not be compatible with one or more of the public policies that are applicable to portions of the affected area.
2. Socioeconomic Conditions – The Proposed Actions are not expected to result in the direct displacement of 500 residents. However, the Proposed Actions would introduce approximately 8,200 new dwelling units and 696,000 square feet of new commercial and/or industrial uses that would result in a substantial population increase and has the potential to increase rents.
3. Community Facilities – The Proposed Actions would not result in the direct displacement of any existing community facilities or services. However, the Proposed Actions would result in a substantial increase of residential units and, therefore would have the potential to result in significant adverse impacts related to public schools, libraries, and child care.
4. Open Space – The Proposed Actions may have an indirect effect on open space resources due to increased demand for use of publicly accessible spaces by the potential net increase of approximately 18,000 new residents and 3,300 new workers.
5. Shadows – The Proposed Actions would allow an increase in development density and greater building heights in the affected area. Shadows cast by new buildings that could be developed as the result could affect publicly accessible open spaces and sunlight-sensitive architectural resources in the area.
6. Historic and Cultural Resources – The Proposed Actions may affect designated historic landmarks and/or buildings that may be eligible for designation. In addition, the Proposed Actions may result in additional in-ground disturbance and therefore has the potential to affect archaeological resources that may be present.
7. Urban Design and Visual Resources – The Proposed Actions and subsequent projected development would result in physical changes in the affected area beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.
8. Natural Resources – The Gowanus Canal bisects most of the Project Area, and is considered under CEQR guidelines to be a natural resource. Therefore, the Proposed Actions have the potential to create significant adverse impact on natural resources and further analysis is warranted.
9. Hazardous Materials – The Proposed Actions would result in additional in-ground disturbance which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.
10. Water and Sewer Infrastructure – The Proposed Actions would result a sizable net increase of building space within the affected area which could place additional demands on infrastructure, including water supply and storm water management.
11. Solid Waste and Sanitation – Due to the increase in density within the affected area, the Proposed Actions would increase the demands on solid waste and sanitation transport and disposal services.

12. Energy – Although significant adverse energy impacts are not anticipated for the Proposed Actions as it would not affect the transmission or generation of energy, the projected amount of energy consumption during long-term operation resulting from the Proposed Actions will be assessed.
13. Transportation – The Proposed Actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities. The Proposed Actions would also affect pedestrian movements in the area due to the increased number of residents and workers expected to be introduced to the area.
14. Air Quality – Increased demand for heating, ventilation and air conditioning (HVAC) and additional vehicular traffic introduced by the Proposed Actions may affect air quality. In addition, existing industrial uses in the surrounding area have the potential to affect air quality surrounding the new residential development resulting from the Proposed Actions.
15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would allow an increase in development density that may affect greenhouse gas emissions due to increased construction and operational activities with the projected development. In addition, portions of the area that would be affected by the Proposed Actions are located within the current 500-year and 100-year flood hazard zones, and some areas could be within future 100-year flood zones; therefore, the Proposed Actions' affected area may be susceptible to storm surge and coastal flooding.
16. Noise – The Proposed Actions would increase the volume of traffic in the area, which could result in additional traffic noise and may have the potential to result in stationary source noise impacts.
17. Public Health - The Proposed Actions would result in an increase in development density which could potentially result in public health concerns.
18. Neighborhood Character – The Proposed Actions have the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic, and noise levels.
19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts.
20. The Draft Environmental Impact Statement (DEIS) to be prepared for the Proposed Actions will identify and describe any other potential effects on the environment.

Public Scoping:

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Thursday, April 25th, 2019, at 4:00pm and will be held in the auditorium of Middle School (M.S.) 51 at 350 5th Avenue, Brooklyn, NY 11215. Written comments will be accepted by the lead agency until the close of business on Thursday, May 6th, 2019.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Katherine Glass, at (212) 720-3425.

March 22, 2019

Olga Abinader, Acting Director
Environmental Assessment & Review Division
New York City Department of City Planning

Date