THE CITY OF NEW YORK
OFFICE OF THE MAYOR
NEW YORK, NY 10007

POSITIVE DECLARATION

NOTICE OF INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT

PROJECT:	**LEAD AGENCY**:
Inwood Rezoning Proposal **CEQR Number:** 17DME007M	Office of the Deputy Mayor for Housing and Economic Development 253 Broadway, 14th Floor New York, New York 10007

DATE ISSUED: August 11, 2017

TYPE OF ACTION: Type I

NAME: Inwood Rezoning Proposal

LOCATION: Community District 12, Manhattan

PROPOSED PROJECT

The New York City Economic Development Corporation (NYCEDC)—together with the Department of Housing Preservation and Development (HPD) and the Department of Citywide Administrative Services (DCAS)—is proposing a series of discretionary actions ("the Proposed Actions"). The Proposed Actions are intended to facilitate a development pattern in the Inwood neighborhood in northern Manhattan (Community District 12) that meets the long-term community vision for the neighborhood by extending the mixed-use character of Inwood east of 10th Avenue to the Harlem River and preserving the strong existing fabric in areas west of 10th Avenue. The proposed discretionary actions are intended to implement certain strategies identified in the Inwood NYC Action Plan, a comprehensive plan to preserve and create new affordable housing, create a comprehensive zoning framework, expand economic opportunities, and improve neighborhood livability.

The area affected by this proposal is generally bounded by the Harlem River to the east, the Sherman Creek Inlet and Dyckman Street to the south, the Hudson River to the West, and Broadway Bridge and West 218th Street to the north. Within this area, over a 15-year period, the Proposed Actions are expected to result in a net increase of approximately 4,348 dwelling units (DUs), including either 1,325 or 1,563 affordable units

(depending on which Mandatory Inclusionary Housing (MIH) option is selected), 472,685 square feet (sf) of community facility space, and 1,135,032 sf of commercial/retail space, as well as a net decrease of 50,614 sf of light industrial space, and a net decrease of 216 accessory parking spaces (depending on which MIH option is selected), and the creation of new waterfront open space along the Harlem River ("the Proposed Project").

DISCRETIONARY ACTIONS SUBJECT TO CEQR AND SEQRA

The Proposed Project would require multiple City approvals. Some of these approvals are discretionary actions requiring review under the New York State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR). The Office of the Deputy Mayor for Housing and Economic Development will be the lead agency for CEQR. It is anticipated that the Inwood Rezoning Proposal would require approval of several discretionary actions including the following:

- ***Zoning map amendment to:***
  - Change all or portions of existing M1-1, M2-1, M3-1, C8-3, C8-4, and R7-2 districts within the proposed rezoning area to M1-4, M1-5, M2-4, C4-4D, C4-5D, C6-2, R7A, R7D, R8A, R8, and R9A districts; and to
  - Change portions of existing C1-3 and C1-4 overlays to C2-4 overlays and establish new C2-4 overlays.

- ***Zoning text amendment to:***
  - Establish the Special Inwood District (SID), which would modify the underlying zoning regulations, establish additional requirements, and allow for greater flexibility in the type and shape of development;
  - Establish the proposed C4-4D, C4-5D, C6-2, R7D, R8A, R8, and R9A districts, as well as a portion of the proposed R7A district, as MIH areas, which would require a share of new housing to be permanently affordable where significant new housing capacity would be created; and to
  - Establish a Waterfront Access Plan (WAP) to create a framework for the creation of public waterfront open space along the Harlem River.

- ***City Map changes to facilitate the creation of open space and consolidation of utility operations:***
  - Demap a portion of Academy Street east of Tenth Avenue;
  - Demap West 208th Street at the North Cove;
  - Demap (and dispose of) un-built and non-essential marginal or exterior streets mapped along and in the Harlem River;
  - Demap (and provide an easement for) a volume of the street above West 203rd Street east of Ninth Avenue; and
  - Demap a portion of West 201st Street east of Ninth Avenue.

- ***Disposition Authority for:***
  - City-owned Block 2187, Lot 20, and Block 2185, Lot 36, to facilitate the creation of future public open space along the Harlem River waterfront;
  - City-owned Block 2197, Lot 75, along the Harlem River to facilitate the creation of property with both street and waterfront frontage;
  - Block 2197, Lot 47 (following its acquisition by the City), along the Harlem River to facilitate the creation of property with both street and waterfront frontage;
  - City-owned Block 2233, Lot 13 (Inwood branch of the New York Public Library at 4780 Broadway), and part of Lot 20 (a portion of the adjacent (J.H.S. 52 parking lot), for the development of affordable housing, a new library, and Universal Pre-K classrooms; and
  - An easement over a demapped volume of the street above West 203rd Street east of Ninth Avenue to facilitate the consolidation of Con Edison operations.

- ***Authority for the City to acquire the following properties:***
    - Block 2197, Lot 47, to facilitate the creation of property with both street and waterfront frontage;
    - A condominium unit within a future development on Block 2233, Lot 13 (Inwood branch of the New York Public Library at 4780 Broadway), and part of Lot 20 (a portion of the adjacent (J.H.S. 52 parking lot), for use as a library; and
    - Public access easements across Block 2183, Lot 1, and Block 2184, Lot 1, and the demapped portion of West 201st Street east of Ninth Avenue, to facilitate the creation of future public open space and to maintain utility access.

- ***Urban Development Action Area (UDAA) Designation/Urban Development Action Area Plan (UDAAP):***
    - Authority to designate the City-owned Block, Block 2233, Lot 13 and a portion of Lot 20 as a UDAA and UDAAP approval to facilitate the development of affordable housing, a new library, and Universal Pre-K classrooms.

The Inwood Rezoning Proposal would also include a zoning mechanism that would incentivize the creation of waterfront open space by allowing private property owners along the waterfront to merge with small City-owned waterfront lots. This mechanism may require the subdivision of City-owned waterfront lots, where tidal wetlands regulated by the New York State Department of Environmental Conservation (NYSDEC) are mapped. Therefore, the Proposed Project may require a permit from NYSDEC under the Tidal Wetlands Act (Article 25 of the New York Environmental Conservation Law) to subdivide City-owned property.

Finally, in addition to financing by HPD, a future developer of the library site may seek funding from the New York City Housing Development Corporation (HDC) to facilitate that potential development.

STATEMENT OF SIGNIFICANT EFFECT

In accordance with Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York (CEQR), the Office of the Deputy Mayor for Housing and Economic Development, lead agency for the referenced project, has determined that the Proposed Project may have a significant impact on the quality of the human environment. Accordingly, an Environmental Impact Statement (EIS) is required to evaluate and disclose the extent to which impacts may occur.

Aspects that may require evaluation of potential environmental impacts include:

1) The potential for significant adverse impacts related to land use, zoning, and public policy;
2) The potential for significant adverse impacts related to socioeconomic conditions;
3) The potential for significant adverse impacts on community facilities and services;
4) The potential for significant adverse open space impacts;
5) The potential for significant adverse shadow impacts;
6) The potential for significant adverse impacts on historic and cultural resources;
7) The potential for significant adverse impacts on urban design and visual resources;
8) The potential for significant adverse impacts on natural resources;
9) The potential for significant adverse impacts related to hazardous materials;
10) The potential for significant adverse impacts on water and sewer infrastructure;
11) The potential for significant adverse impacts on solid waste and sanitation services;
12) The potential for significant adverse impacts on energy;
13) The potential for significant adverse impacts related to transportation;
14) The potential for significant adverse impacts related to air quality;
15) The potential for significant adverse impacts related to greenhouse gas emissions and climate change;

16) The potential for significant adverse impacts related to noise;
17) The potential for significant adverse impacts related to public health;
18) The potential for significant adverse impacts related to neighborhood character; and
19) The potential for significant adverse construction impacts.

Statement in Support of Determination:

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

1) Land Use, Zoning and Public Policy. The Proposed Project includes a series of land use actions—including zoning map and zoning text amendments, changes to the City Map, acquisition/disposition of property by the City of New York, and an Urban Development Action Area (UDAA) designation and Urban Development Action Area Project (UDAAP) approval—which would affect a 59-block area in the Inwood neighborhood. As a result, this area would be developed with land uses different than existing today or in the future without the Proposed Project. In addition, several public policies are applicable to portions of the project site, including the Waterfront Revitalization Program (as portions of the project's study area are located within the City's Coastal Zone) and the City's sustainability and PlaNYC/OneNYC goals and policies. Therefore, the potential for the Proposed Project to affect land use, zoning, and public policy will be examined.

2) Socioeconomic Conditions. The Proposed Actions have no potential to result in direct residential displacement as there would be no direct displacement of existing DUs. However, the Proposed Project would introduce a considerable amount of new DUs, potentially altering demographic patterns and conditions in the local real estate market, therefore, a socioeconomic conditions analysis of indirect residential displacement will be performed. In addition, the Proposed Actions have the potential to exceed the CEQR Technical Manual analysis threshold of 100 displaced employees, therefore a preliminary assessment of direct business displacement will be conducted. Finally, the Proposed Project would introduce more than 200,000 sf of new commercial uses to the proposed rezoning area, which is the CEQR threshold for substantial new development warranting assessment. Therefore, an assessment of indirect business and institutional displacement is warranted and will be provided.

3) Community Facilities. The Proposed Actions would facilitate the demolition and replacement of the existing Inwood branch of the New York Public Library (NYPL) with a new mixed-use development that, in addition to affordable housing, would include the new Inwood branch library in a modern facility, and Universal Pre-K classrooms. As the Proposed Actions would physically alter the Inwood Branch of the NYPL, an assessment of direct effects on this community facility will be provided. The Proposed Actions would introduce a substantial number of net new additional DUs to the area, and would have the potential to result in significant adverse impacts related to public schools, child care, and libraries. Therefore, a discussion of the Proposed Actions' potential indirect effects on these community facilities and services would be provided.

4) Open Space. The western portions of the rezoning area, generally to the west of Tenth Avenue, is well-served by open space, though the remainder of the proposed rezoning area, generally along the waterfront, does not fall in either well-served or underserved areas. The Proposed Actions would introduce a substantial number of net new additional DUs to the area, which would exceed the CEQR Technical Manual thresholds requiring detailed analysis. Therefore an open space assessment for the residential and worker (day-time) populations generated by Proposed Actions is warranted, and will be provided.

5) Shadows. The Proposed Actions would permit development of buildings greater than 50 feet in height, some of which would be located in the vicinity of sunlight sensitive resources. Therefore, the

Proposed Actions have the potential to result in development that would cast new shadows on nearby sunlight sensitive resources. As such, consistent with the guidelines of the CEQR Technical Manual, an analysis of the new buildings' potential to result in shadow impacts on sunlight sensitive resources is warranted and will be included.

6) Historic and Cultural Resources. There are no New York City designated landmarks (NYCL) or State and/or National Register-listed (S/NR) resources located on any of the projected or potential development sites. However, there are some designated landmarks that fall within, or are within approximately 400 feet of the proposed rezoning area. Therefore, an analysis of the potential impacts of the Proposed Actions on historic architectural resources is warranted and will be provided.

   The Proposed Actions would also result in in-ground disturbance on many of the projected and potential development sites and therefore have the potential to affect archaeological resources that may be present on those sites. Therefore, an assessment of archaeological resources will be provided.

7) Urban Design and Visual Resources. The Proposed Actions and subsequent development within the rezoning area would result in physical changes to the proposed rezoning area beyond the bulk and form currently existing and/or permitted as-of-right. These changes could affect a pedestrian's experience of public space, requiring an urban design assessment. Therefore a preliminary assessment of potential effects on urban design and visual resources will be provided.

8) Natural Resources. The proposed rezoning area is adjacent to the Harlem River, which under CEQR guidelines is considered a natural resource. Therefore, the Proposed Actions have the potential to create a significant adverse impact on this natural resource, and further analysis is warranted and will be provided.

9) Hazardous Materials. According to CEQR guidelines, an analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment is anticipated. Therefore, an assessment of hazardous materials on the projected and potential development sites is warranted and will be provided.

10) Water and Sewer Infrastructure. A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces. As the Proposed Actions would result in a net increase of more than 1,000 DUs and 250,000 sf of non-residential space compared to No-Action conditions, a preliminary assessment of wastewater and stormwater infrastructure is warranted and will be provided. Additionally, an analysis of water supply is warranted because the Proposed Actions would result in a demand of more than one million gallons per day compared to the No-Action condition.

11) Solid Waste and Sanitation Services. The Proposed Actions would result in a substantial increase in the production of solid waste, compared to No-Action conditions. Therefore, an analysis of solid waste and sanitation services is warranted and will be provided.

12) Energy. According to the CEQR Technical Manual, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy. Although significant adverse energy impacts are not anticipated for the Proposed Actions, the Proposed Project will produce additional energy demand, and a disclosure of the projected amount of energy consumption during long-term operation resulting from the Proposed Actions is warranted and will be provided.

13) Transportation. Based on preliminary estimates, the Proposed Project would result in development that would generate more than 50 additional vehicular trips during analysis peak hours. Therefore a traffic and parking analysis will be provided. In addition, more than 200 project-generated pedestrian

trips during peak hours are projected, which triggers the need for a pedestrian analysis. Further, more than 200 subway trips and more than 50 bus passengers in a single direction on one or more bus routes in one or more peak hours are projected, which requires transit analysis. Therefore, an analysis of potential effects on transportation will be performed, including a parking analysis.

14) Air Quality. The Proposed Actions would result in the project-generated vehicle trips that would exceed the emissions threshold and potentially the peak vehicle traffic threshold for conducting an air quality analysis of mobile sources (170 vehicles at any intersection). In addition, the Proposed Actions would result in projected and potential developments that would use fossil fuels for heat and hot water systems. Therefore, consistent with the guidelines of the CEQR Technical Manual, a mobile and stationary source air quality analysis will be provided.

15) Greenhouse Gas Emissions and Climate Change. The proposed development associated with the Proposed Actions would exceed the CEQR Technical Manual threshold of 350,000 sf, which triggers a (Greenhouse Gas) GHG emissions and climate change analysis. GHG emissions generated by the Proposed Project will be quantified, and an assessment of consistency with the City's established GHG reduction goal will be prepared. Emissions will be estimated for the analysis year and reported as carbon dioxide equivalent (CO_2e) metric tons per year. GHG emissions other than carbon dioxide (CO_2) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential. Portions of the rezoning area are located within the current 100- and 500-year flood hazard zone, and are therefore susceptible to storm surge and coastal flooding. As a result, an analysis of greenhouse gas emissions and climate change will be performed.

16) Noise. The Proposed Project may have the potential to result in stationary source noise impacts. It would also increase traffic volumes, which could result in additional traffic noise and mobile noise impacts. An analysis will be provided to determine whether project generated stationary and mobile noise would have the potential to result in potential significant impacts.

17) Public Health. If it is determined that significant unmitigated adverse impacts would occur in the areas of air quality, water quality, hazardous materials or noise, then an assessment of public health will be warranted and will be provided.

18) Neighborhood Character. If it is determined that the Proposed Project has the potential to alter certain elements contributing to the affected area's neighborhood character in other technical analysis areas - land use, zoning, and public policy; open space; urban design and visual resources; transportation; and noise - a neighborhood character analysis will be warranted and will be provided.

19) Construction. Development resulting from the Proposed Actions will have a construction period lasting longer than two years, and has the potential to result in construction-related impacts. Therefore, a construction analysis will be performed.

Accordingly, the Office of the Deputy Mayor for Housing and Economic Development directs that a Draft Environmental Impact Statement be prepared in accordance with 6 NYCRR 617.9 and Sections 6-08 and 6-09 of Executive Order No. 91 of 1977, as amended.

Public Scoping:

Public Scoping is the process whereby the public is invited to comment on the proposed scope of analysis planned for the Draft EIS. A Draft Scope of Work has been prepared outlining analysis methodologies proposed for use in the Draft EIS.

A public scoping meeting has been scheduled at the following date/time/location to provide a forum for public comments on the Draft Scope of Work. English-Spanish interpretation will be provided at the scoping hearing.

Thursday, September 14, 2017, at 6:00 PM
JHS 52, Inwood Junior High School
650 Academy Street
New York, NY 10034

Written comments will be accepted by the lead agency until Monday, September 25, 2017, at 5:00 PM and may be submitted at the public scoping meeting, or to the addresses below. Copies of the Environmental Assessment Statement, Positive Declaration, and Draft Scope of Work for the project may be obtained by any member of the public from:

Mayor's Office of Environmental Coordination
Attn: Esther Brunner, Deputy Director
253 Broadway, 14th Floor
New York, New York 10007
Phone: 212-676-3293
Email: ebrunner@cityhall.nyc.gov

These documents are also available on the websites of the Mayor's Office of Environmental Coordination and the New York City Economic Development Corporation:
www.nyc.gov/oec and https://www.nycedc.com/project/inwood-nyc-neighborhood-study.

Requests for additional information may be directed to:

New York City Economic Development Corporation
Attn: Dina Rybak, Vice President
110 William Street, 6th floor
New York, NY 10038
Phone: 212- 618-5763
Email: drybak@edc.nyc

The Positive Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Hilary Semel
Assistant to the Mayor

August 11, 2017
Date