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CITY ENVIRONMENTAL QUALITY REVIEW
ENVIRONMENTAL ASSESSMENT STATEMENT
for the
LOWER CONCOURSE REZONING
and
RELATED ACTIONS
ENVIRONMENTAL IMPACT STATEMENT

CEQR NO.08DCP071X
ULURP NOs. Pending

Lead Agency: NYC Department of City Planning

Prepared by: STV Incorporated

May 14, 2008

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ENVIRONMENTAL REVIEW DIV

City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT

PART I, GENERAL INFORMATION

Reference Numbers

1. **08DCP071X**
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

Pending
ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO.(S) IF APPLICABLE
(e.g. Legislative Intro, CAPA, etc)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. Lead Agency

NYC Department of City Planning
NAME OF LEAD AGENCY

Robert Dobruskin, AICP
NAME OF LEAD AGENCY CONTACT PERSON

22 Reade Street, Room 4E
ADDRESS

New York	**NY**	**10007**
CITY	STATE	ZIP

212-720-3423	**212-720-3495**
TELEPHONE	FAX

R_dobrus@planning.nyc.gov
EMAIL ADDRESS

2b. Applicant Information

NYC Department of City Planning
NAME OF APPLICANT

Carol Samol
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

1 Fordham Plaza, 5th Floor
ADDRESS

Bronx	**NY**	**10458**
CITY	STATE	ZIP

718-220-8510	**718-584-8628**
TELEPHONE	FAX

c_samol@planning.nyc.gov
EMAIL ADDRESS

Action Description
SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL **Lower Concourse Rezoning and Related Actions**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

The New York City Department of City Planning (DCP) is proposing zoning text and map amendments that would affect 30 blocks located in the southwest portion of Bronx Community District 1 (see Fig. 1). The area proposed to be rezoned is generally bounded by E. 149th St. and E. 144th St. to the north, the Major Deegan Expressway and Park Ave. to the south, Morris Ave. to the east, and the Harlem River to the west. The proposed rezoning area is currently zoned M1-2, M2-1, C4-4, and R6 (see Fig. 2). The rezoning proposal would change the area's zoning to C4-4, C6-2A, R7-2/ C2-4, MX (M1-4/ R8A), MX (M1-4/ R7X), MX (M1-4/ R7A), MX (M1-4/ R6A), and M1-4. The proposal would result in a change in allowable uses and would facilitate new residential development, including affordable housing, and conversions, while continuing to permit light industrial uses.

The proposal includes zoning text amendments to establish a Special Mixed Use District (MX) on all or portions of 25 blocks between Exterior St. and Walton Ave., south of E. 149th St. and north of E. 138th St., and between Park and Morris Avenues, south of E. 146th St. and north of the Major Deegan Expressway (see Fig. 3). The amendments would modify food store regulations within the rezoning area to allow food stores of any size as-of-right within M1-4 districts in Bronx Community District 1 and establish the Inclusionary Housing program within the proposed rezoning area. In addition, text amendments are proposed to establish a Waterfront Access Plan (WAP) and the Special Lower Concourse Waterfront District for two blocks along the Harlem River waterfront between Exterior St. and the Harlem River, north of the Metro North bridge over the Harlem River and south of E. 149th St. Within the special district, the zoning would change from M2-1 to R7-2/C2-4 and C4-4, which would facilitate new residential and commercial development. Amendments to the City Map are proposed to establish a park on an approximately two-acre site within the special waterfront district, located between the Harlem River and Exterior St., south of the extension of East 146th St., and north of the extension of E. 144th St. The site of the proposed park would remain zoned M2-1 under the proposed actions, and the special district regulations would not apply..

DCP has identified 31 projected development sites in the rezoning area. The projected incremental (net) change that would result on the sites from the proposed action by 2018 is 3,414 dwelling units, 571,162 square feet of commercial space, and 63,700 square feet of community facility space, and a decrease of 308, 872 square feet of industrial space. Please see Attachment II for a more detailed project description.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

The proposed action would create opportunities for new housing development on underutilized and vacant land in this highly transit-accessible location. This would allow for additional investments to continue the revitalization of the South Bronx. In addition, the proposed mixed-use districts would permit the continuation of light industrial uses as well as the development of new light industrial uses. Lifting restrictions on the size of food stores within the rezoning area would provide additional opportunities for new grocery stores in the South Bronx, which is currently underserved by such stores. Finally, the proposed action would encourage the development of the underutilized Harlem River waterfront, extending waterfront access from the Gateway Center area south to the Port Morris community.

Required Action or Approvals

4. CITY PLANNING COMMISSION ☒ Yes ☐ No

☒ Change in City Map ☐ Zoning Certification ☐ Site Selection - Public Facility
☒ Zoning Map Amendment ☐ Zoning Authorization ☐ Disposition - Real Property ☐ Franchise
☒ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent
☐ Concession
☐ Charter 197-a Plan
☐ Zoning Special Permit, specify type:
☐ Modification of
☐ Renewal of
☐ Other

5. UNIFORM LAND USE PROCEDURE (ULURP) ☒ Yes ☐ No

6. BOARD OF STANDARDS AND APPEALS ☐ Yes ☒ No

☐ Special Permit ☐ New ☐ Renewal ☐ Expiration Date _____
☐ Variance ☐ Use ☐ Bulk
Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENTAL PROTECTION ☐ Yes ☒ No

☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

8. OTHER CITY APPROVALS ☐ Yes ☒ No

☐ Legislation ☐ Rulemaking; specify agency:
☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify
☐ Policy or plan ☐ Permits, Specify:
Other; explain: _____

9. STATE ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No
If "Yes," identify _____

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ☒ No
If "Yes," identify _____

Action Type

11a. Unlisted; or ☒ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):
The adoption of changes in allowable uses within any zoning district, affecting 25 or more acres of the district [Section 617.4(b)(9)]. Any unlisted action (unless the action is designed for the preservation of the facility or site) occurring wholly or partially within, or substantially contiguous to, any historic building, structure, facility, site or district or prehistoric site that is listed on the National Register of Historic Places, or that has been proposed by the New York State Board on Historic Preservation for a recommendation to the State Historic Preservation Officer for nomination for inclusion in the National Register, or that is listed on the State Register of Historic Places [Section 617.4 (b)(2)].

11b. ☐ Localized action, site specific ☒ Localized action, change in regulatory control for small area ☐
Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: **2018**
Would the proposal be implemented in a single phase? ☒ Yes ☐ No ☐ NA.

Anticipated period of construction: **10 years (foreseeable future in which developers are expected to act on the zoning changes).**
Anticipated completion date: **2018**
Would the proposal be implemented in multiple phases? ☐ Yes ☒ No ☐ NA.
Number of phases: **1**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

N/A
STREET ADDRESS

The proposed rezoning area is located in Bronx Community District 1, generally bounded by East 149th Street and East 144th Street to the north, the Major Deegan Expressway and Park Avenue to the south, Morris Avenue to the east, and the Harlem River to the west (see Figure 1).
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

Existing zoning includes M1-2, M2-1, R6 and C4-4 districts. **6a**
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY ZONING

Refer to Attachment A **Bronx** **1**
TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT **Refer to Attachment A for descriptions of Reasonable Worst Case Development Scenario (RWCDS) and rezoning area.**

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR:

PROJECT SQUARE FEET TO BE DEVELOPED: SQ. FT.

GROSS FLOOR AREA OF PROJECT: SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED N/A % OF

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: HEIGHT WIDTH L

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE:

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-
SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED
BY THE ACTION: **Refer to Attachment A.**

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR
MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☒ Yes ☐ No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE. **Refer to Attachment A.**

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

PART II, SITE AND ACTION DESCRIPTION

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size. **(See Supplemental Report)**

2. **PHYSICAL SETTING** (both developed and undeveloped areas)
Total directly affected area (sq. ft.): **6,458,580** Water surface area (sq. ft.): **0**
Roads, building and other paved surfaces (sq. ft.): **6,184,319** Other, describe (sq. ft.): **0**

3. **PRESENT LAND USE**

Residential
Total no. of dwelling units **2 units. Occupancy status TBD.** No. of low-to-moderate income units **2 (TBD)**
No. of stories **+/-2 stories** Gross floor area (sq. ft.)
Describe type of residential structures: **Mixed-use**

Commercial **The 31 projected development sites contain a total of 208688 q. ft. of retail and office space.**
Retail: No. of bldgs Gross floor area of each building (sq. ft.):
Office: No. of bldgs Gross floor area of each building (sq. ft.):
Other: No. of bldgs Gross floor area of each building (sq. ft.):
Specify type(s): No. of stories and height of each building:

Manufacturing/Industrial **The 31 projected development sites contain a total of 532,626sq. ft. of manufacturing/industrial space.**
No. of bldgs **15** Gross floor area of each building (sq. ft.): **Varies**
No. of stories and height of each building: **varies**
Type of use(s):
If any unenclosed activities, specify: Open storage area (sq. ft.)

Community facility
Type of community facility: **community college**
No. of bldgs **1** Gross floor area of each building (sq. ft.): **9,975**
No. of stories and height of each building:

Vacant land
Is there any vacant land in the directly affected area? ☒ Yes ☐ No
If yes, describe briefly: **68,438 sq. ft. of vacant land (MaPLUTO) and 38,400 vacant floor area in buildings**

Publicly accessible open space
Is there any existing publicly accessible open space in the directly affected area? ☒ Yes ☐ No
If yes, describe briefly: **Approximately 1.28 acres of NYCDPR and NYCHA parkland are located within the rezoning area.**
Does the directly affected area include any mapped City, State or Federal parkland? ☒ Yes ☐ No
If yes, describe briefly: **Approximately 1.28 acres of NYCDPR and NYCHA parkland are located within the rezoning area**
Does the directly affected area include any mapped or otherwise known wetland? ☐ Yes ☒ No
If yes, describe briefly:

Other land use
No. of stories Gross floor area (sq. ft.)
Type of use:

4. **EXISTING PARKING N/A – To be provided in the DEIS**
Garages
No. of public spaces: No. of accessory spaces:
Operating hours: Attended or non-attended?
Lots
No. of public spaces: No. of accessory spaces:
Operating hours: Attended or non-attended?

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
On-street parking regulations and utilization vary across the project area, with use for truck loading and unloading in some areas and residential and institutional parking in other areas.

5. **EXISTING STORAGE TANKS N/A – A hazardous Materials assessment will be prepared for the DEIS.**
Gas or service stations? ☒ Yes ☐ No Oil storage facility? ☒ Yes ☐ No Other? ☐ Yes ☐ No
If yes, specify:
Number and size: tanks: **TBD** Last NYFD inspection date: **TBD**

No. of residents: est 60,191 (2000 Census) No. and type of businesses: est.31 manufacturing/storage/commercial

No. and type of workers by businesses: TBD o. and type of non-residents who are not workers: TBD

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark; **Yes: PS 31 at 425 Grand Concourse and the Bronx Post Office at 560 Grand Concourse are NYC landmarks.**

(b) is within a designated New York City Historic District; **No**

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places; **Yes**

(d) is within a New York State or National Register Historic District; or **No**

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource: **No.**

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource. **Yes. NYC LPC has identified 8 lots of potential archaeological sensitivity (Block 2334, Lots 38-41, 61-63 and 66).**

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☒ Yes ☐ No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? ☒ Yes ☐ No

If yes, describe briefly: **The RWCDS for the proposed action consists of 31 projected development sites that contain existing commercial, institutional, industrial or residential buildings. Projected development would include new buildings and conversions that would alter or demolish these existing buildings.**

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?

☒ Yes ☐ No If yes, describe briefly: **New construction at RWCDS projected development sites not contemplated for conversions would result in in-ground construction.**

10. PROPOSED LAND USE

Residential

Total no. of dwelling units **3,416** No. of low-to-moderate income units **591** Gross floor area (sq. ft.) **3,488,316 sq. ft.**

No. of stories **varies, 4-40 stories** Describe type of residential structures: **Mixed-use**

Commercial **A total of 841,805 sq. ft. of commercial space including hotel is projected on 28 RWCDS sites**

Retail: No. of bldgs N/A Gross floor area of each building (sq. ft.): N/A

Office: No. of bldgs Gross floor area of each building (sq. ft.): N/A

Other: No. of bldgs 1 – hotel Gross floor area of each building (sq. ft.): 164,285 sf

Specify type(s):

No. of stories and height of each building: varies from 4 to 40 stories

Manufacturing/Industrial **A total of 95,500 sq. ft. of manufacturing/industrial space is projected on two RWCDS sites**

No. of bldgs **2** Gross floor area of each building (sq. ft.): 11,500 sf & 84,000 sf

No. of stories and height of each building: **65 to 70 feet projected**

Type of use(s): TBD Open storage area (sq. ft.) TBD If any unenclosed activities, specify:

Community facility

Type of community facility: **A total of 154,289 sq. ft. of community facility space is projected on two RWCDS sites**

No. of bldgs **2** Gross floor area of each building (sq. ft.): **141,765 gsf and 12,524 gsf**

No. of stories and height of each building: est 120 feet and 60 ft.

Vacant land

Is there any vacant land in the directly affected area? ☒ Yes ☐ No

If yes, describe briefly: **Vacant lots.**

Publicly accessible open space

Is there any existing publicly accessible open space to be removed or altered? ☐ Yes ☒ No
If yes, describe briefly:

Is there any existing publicly accessible open space to be added? ☒ Yes ☐ No
If yes, describe briefly: **Approximately two acres of parkland is to be created.**

Other land use
Gross floor area (sq. ft.) _____ No. of stories _____ Type of use:

11. PROPOSED PARKING **Accessory spaces and public parking up to 150 spaces would be permitted as-of-right; some of the new developments are expected to have accessory and/or public spaces. Details to be provided in DEIS.**

Garages
No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots
No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

12. PROPOSED STORAGE TANKS

Gas or service stations? ☐ Yes ☒ No Oil storage facility? ☐ Yes ☒ No Other? ☐ Yes ☒ No
If yes, specify: _____
Size of tanks: Location and depth of tanks:

13. PROPOSED USERS

No. of residents: **approximately 11,545** No. and type of businesses: **Commercial, industrial, community facility**
No. and type of workers by businesses: **TBD** No. and type of non-residents who are not workers: **TBD**

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ☐ Yes ☐ No **TBD**
If yes, describe briefly:

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIO-ECONOMIC CONDITIONS

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? ☒ Yes ☐ No
If yes, describe briefly: **The proposed action has the potential to replace existing businesses on the projected development sites, and potentially two affordable and/or low-income residential units on one of the projected development sites. These residential units did not appear to be occupied during field surveys conducted 11/28/07.**

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? ☒ Yes ☐ No
If yes, describe briefly: **The proposed action has the potential to replace one church.**

Zoning Information

17. What is the zoning classification(s) of the directly affected area? **M1-2, M2-1, R6 and C4-4 districts**

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

M1-2: maximum commercial and manufacturing FAR 2.0, community facility 4.8; M2-1: maximum commercial and manufacturing FAR 2.0; C4-4: maximum residential FAR 3.44, commercial 3.4, community facility 6.5; R6: maximum residential FAR 3.0, community facility 4.8.

19. What is the proposed zoning of the directly affected area? **C4-4, C6-2A, C2-4 overlay on R7-2, R7-2, MX (M1-4/ R8A), MX (M1-4/ R72), MX (M1-4/ R7A), MX (M1-4/ R6A) and M1-4 districts.**

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use. **C4-4: maximum residential FAR 3.44, commercial 3.4, community facility 6.5; C6-2A: maximum residential FAR 7.2, commercial 6.0; R7-2/C2-4; maximum residential FAR 4.0, commercial 2.0; MX (M1-4/R8A): maximum residential FAR 7.2, commercial and manufacturing 2.0; MX (M1-4/R7X): maximum residential FAR 5.0, commercial and manufacturing 2.0; MX(M1-4/R7A): maximum residential FAR 4.6, commercial and manufacturing 2.0; MX (M1-4/R6A): maximum residential FAR 3.6, commercial and manufacturing FAR 2.0 community facility 4.8; M1-4: maximum commercial and manufacturing FAR 2.0, community facility 6.5**

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

Commercial, residential, industrial, open space, utility, parking, vacant land, highway in areas zoned M1-2, M1-3, M1-5, M2-1, MX-1, R6, R6A, R7-1, R7-2, R8, R8A, C4-4, and C8-3.

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

See Attached EAS Supplemental Report.

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):

See Attached EAS Supplemental Report -- Project Description and Supplemental Analysis.

a. LAND USE, ZONING, AND PUBLIC POLICY	See CEQR Technical Manual Chapter III.A.
b. SOCIOECONOMIC CONDITIONS	See CEQR Technical Manual Chapter III.B
c. COMMUNITY FACILITIES AND SERVICES	See CEQR Technical Manual Chapter III.C.
d. OPEN SPACE	See CEQR Technical Manual Chapter III.D.
e. SHADOWS	See CEQR Technical Manual Chapter III.E.
f. HISTORIC RESOURCES	See CEQR Technical Manual Chapter III.F.
g. URBAN DESIGN/VISUAL RESOURCES	See CEQR Technical Manual Chapter III.G.
h. NEIGHBORHOOD CHARACTER	See CEQR Technical Manual Chapter III.H.
i. NATURAL RESOURCES	See CEQR Technical Manual Chapter III.I.
j. HAZARDOUS MATERIALS	See CEQR Technical Manual Chapter III.J.
k. WATERFRONT REVITALIZATION PROGRAM	See CEQR Technical Manual Chapter III.K.
l. INFRASTRUCTURE	See CEQR Technical Manual Chapter III.L.
m. SOLID WASTE AND SANITATION SERVICES	See CEQR Technical Manual Chapter III.M
n. ENERGY	See CEQR Technical Manual Chapter III.N.
o. TRAFFIC AND PARKING	See CEQR Technical Manual Chapter III.O.
p. TRANSIT AND PEDESTRIANS	See CEQR Technical Manual Chapter III.P.
q. AIR QUALITY	See CEQR Technical Manual Chapter III.Q.
r. NOISE	See CEQR Technical Manual Chapter III.R.
s. CONSTRUCTION IMPACTS	See CEQR Technical Manual Chapter III.S.
t. PUBLIC HEALTH	See CEQR Technical Manual Chapter III.T.

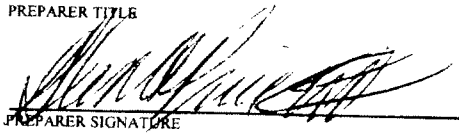
The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above- listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24.

Glen A. Price III
PREPARER NAME

Director, Studies Implementation
PREPARER TITLE

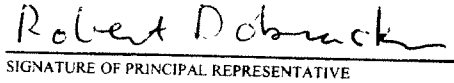

PREPARER SIGNATURE

May 14, 2008
DATE

New York City Department of City Planning
PRINCIPAL

Robert Dobruskin, AICP
NAME OF PRINCIPAL REPRESENTATIVE

Director, Environmental Assessment and Review
TITLE OF PRINCIPAL REPRESENTATIVE


SIGNATURE OF PRINCIPAL REPRESENTATIVE

May 14, 2008
DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	**Yes**
SOCIOECONOMIC CONDITIONS	**Yes**
COMMUNITY FACILITIES AND SERVICES	**Yes**
OPEN SPACE	**Yes**
SHADOWS	**Yes**
URBAN DESIGN/VISUAL RESOURCES	**Yes**
NEIGHBORHOOD CHARACTER	**Yes**
NATURAL RESOURCES	**Yes**
HAZARDOUS MATERIALS	**Yes**
WATERFRONT REVITALIZATION PROGRAM	**Yes**
INFRASTRUCTURE	**Yes**
SOLID WASTE AND SANITATION SERVICES	**Yes**
ENERGY	**Yes**
TRAFFIC AND PARKING	**Yes**
TRANSIT AND PEDESTRIANS	**Yes**
AIR QUALITY	**Yes**
NOISE	**Yes**
CONSTRUCTION IMPACTS	**Yes**
PUBLIC HEALTH	**Yes**

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment

Lead Agency Certification

Glen A. Price III
PREPARER NAME

Director, Studies Implementation
PREPARER TITLE

PREPARER SIGNATURE

May 14, 2008
DATE

Robert Dobruskin, AICP
NAME OF LEAD AGENCY REPRESENTATIVE

Director, EARD
TITLE OF LEAD AGENCY REPRESENTATIVE

Robert Dobruskin
SIGNATURE OF LEAD AGENCY REPRESENTATIVE

May 14, 2008
DATE

LOWER CONCOURSE REZONING AND RELATED ACTIONS EAS

ATTACHMENT A: ANALYSES

INTRODUCTION

The New York City Department of City Planning (DCP) is proposing zoning text and map amendments and related actions that would affect 30 blocks of the Mott Haven neighborhood at the base of the Grand Concourse in the Bronx. The area proposed to be rezoned is generally bounded by East 149th Street and East 144th Street to the north, the Major Deegan Expressway and Park Avenue to the south, Morris Avenue to the east and the Harlem River to the west. The regional context and the project area are shown on **Figure A-1**. The proposed changes are part of a comprehensive City initiative to support the ongoing revitalization of the South Bronx and extend New York City's commitment to the creation of housing.

Most of the project area is currently zoned for high- and mid-performance manufacturing with a low FAR (see **Figure A-2**). Other existing districts include the C4-4 District, a commercial zoning district that allows for relatively low-density residential and commercial development, and, to lesser extent, the R6 district, a medium density residential district. Table A-1 presents the existing zoning within the proposed action area.

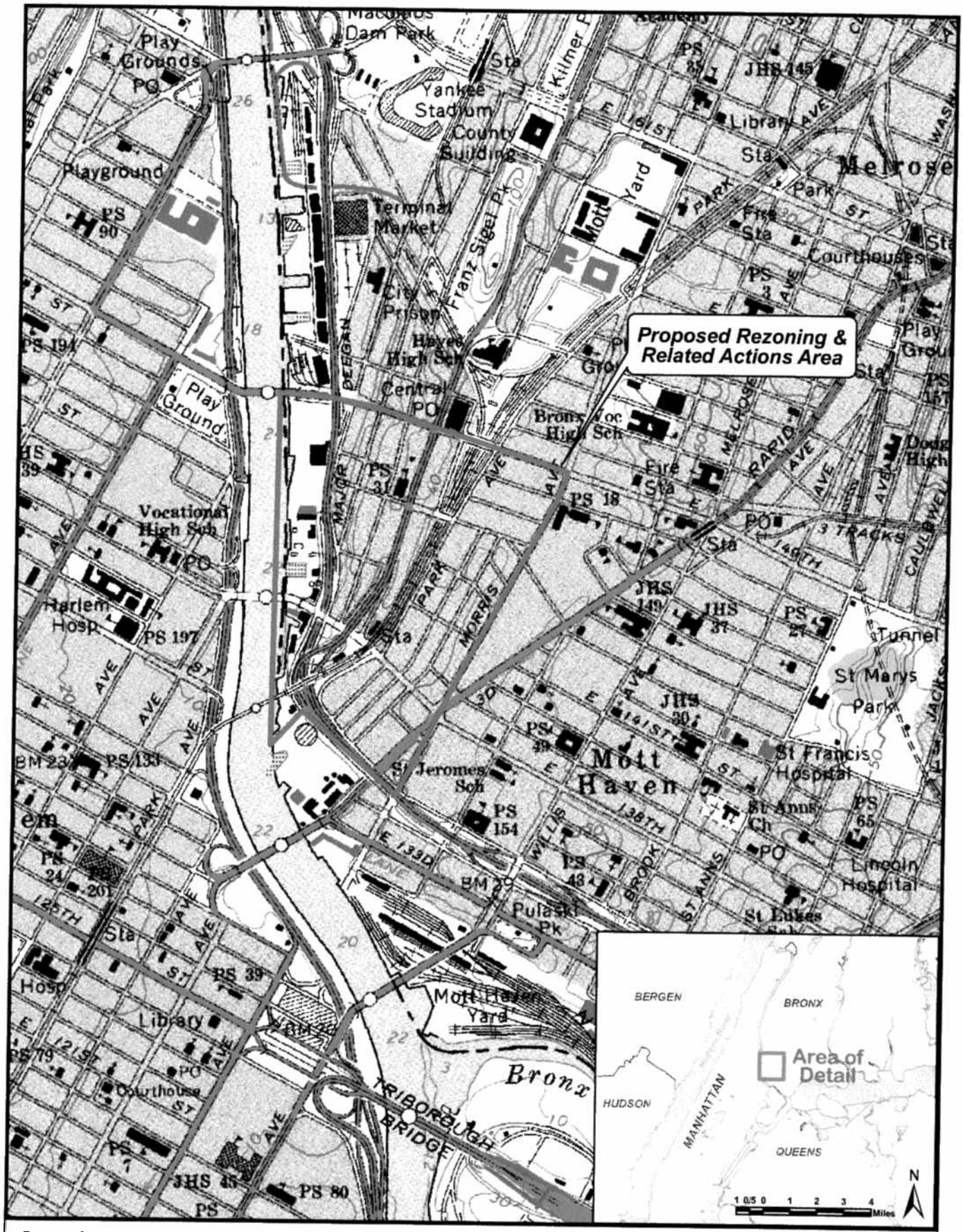
Table A-1
Summary of Existing Zoning and Allowable Density

Zoning District	Residential Maximum FAR*	Maximum Residential FAR*	Commercial and Industrial FAR	Community Facility Maximum FAR
R6	0.78-2.43	2.2-3.0	-	4.8
C4-4	0.87-3.44	3.44-4.0	3.4	6.5
M1-2	-	-	2.0	4.8
M2-1	-		2.0	-

* For the R6, the maximum residential FAR applies within 100 feet of a wide street, in accordance with Quality Housing requirements; would not apply within the C4-4 district.

The proposed action requires City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and includes various text amendments, amendments to the City Map, and zoning map amendments to change approximately 30 blocks currently zoned M1-2, M2-1, C4-4, and R6 (refer to **Figure A-2**) to C4-4, C6-2A, R7-2/C2-4, MX (M1-4/ R8A), MX (M1-4/ R7X), MX (M1-4/ R7A), MX (M1-4/ R6A), and M1-4 (see **Figure A-3**).

The proposed zoning text amendments include establishing a Special Mixed Use District (MX), extending over all or portions of 25 blocks between Exterior Street and Walton Avenue, south of East 149th Street and north of East 138th Street, and between Park Avenue and Morris Avenue,



Legend

Proposed Rezoning & Related Actions Area

N

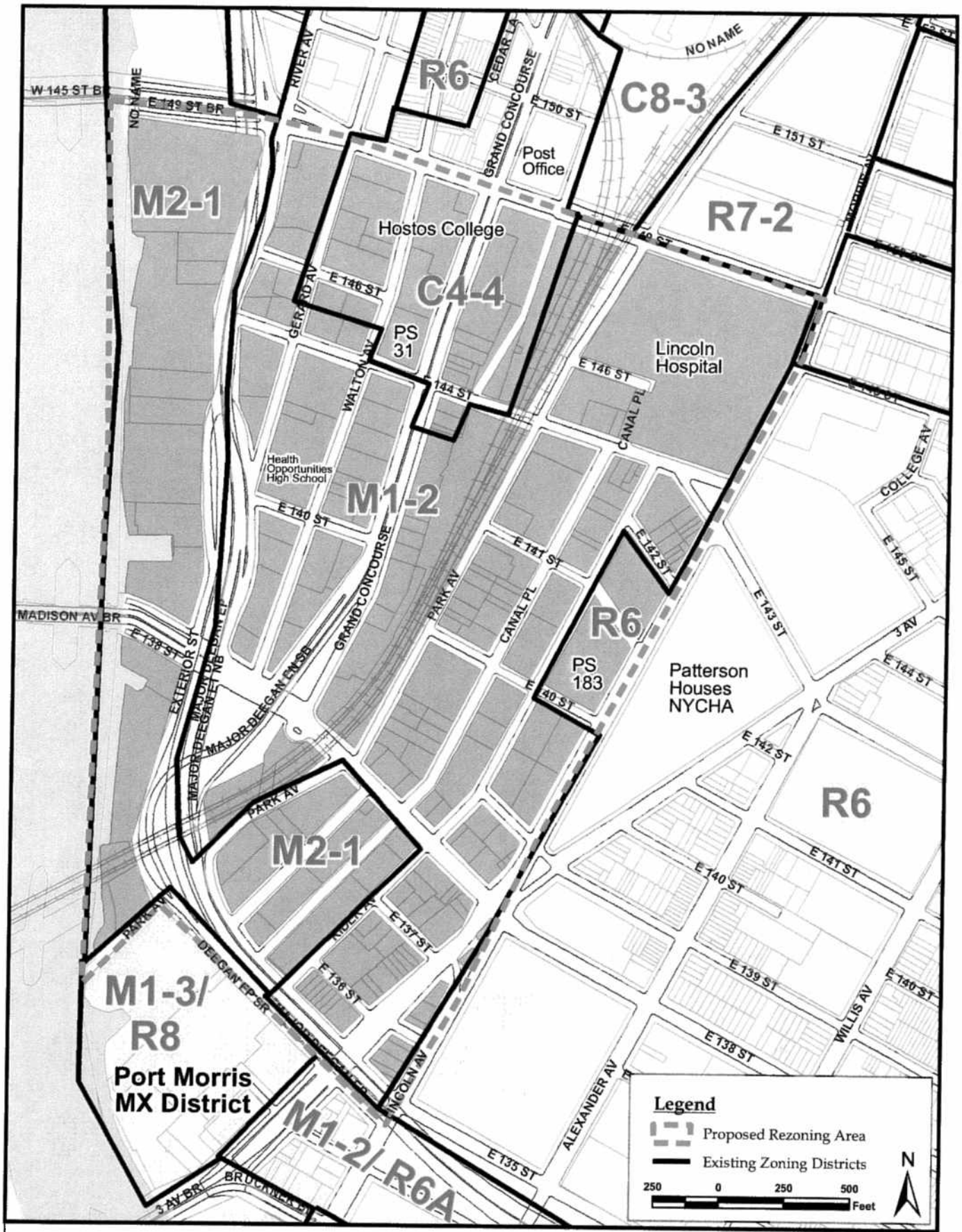
500 250 0 500 1,000 Feet

Source: USGS Topographic Map, quad o40073g8; STV Incorporated

Figure A-1: Project Location

Lower Concourse Rezoning and Related Actions EIS

NYC Department of City Planning



Major Zoning Classifications

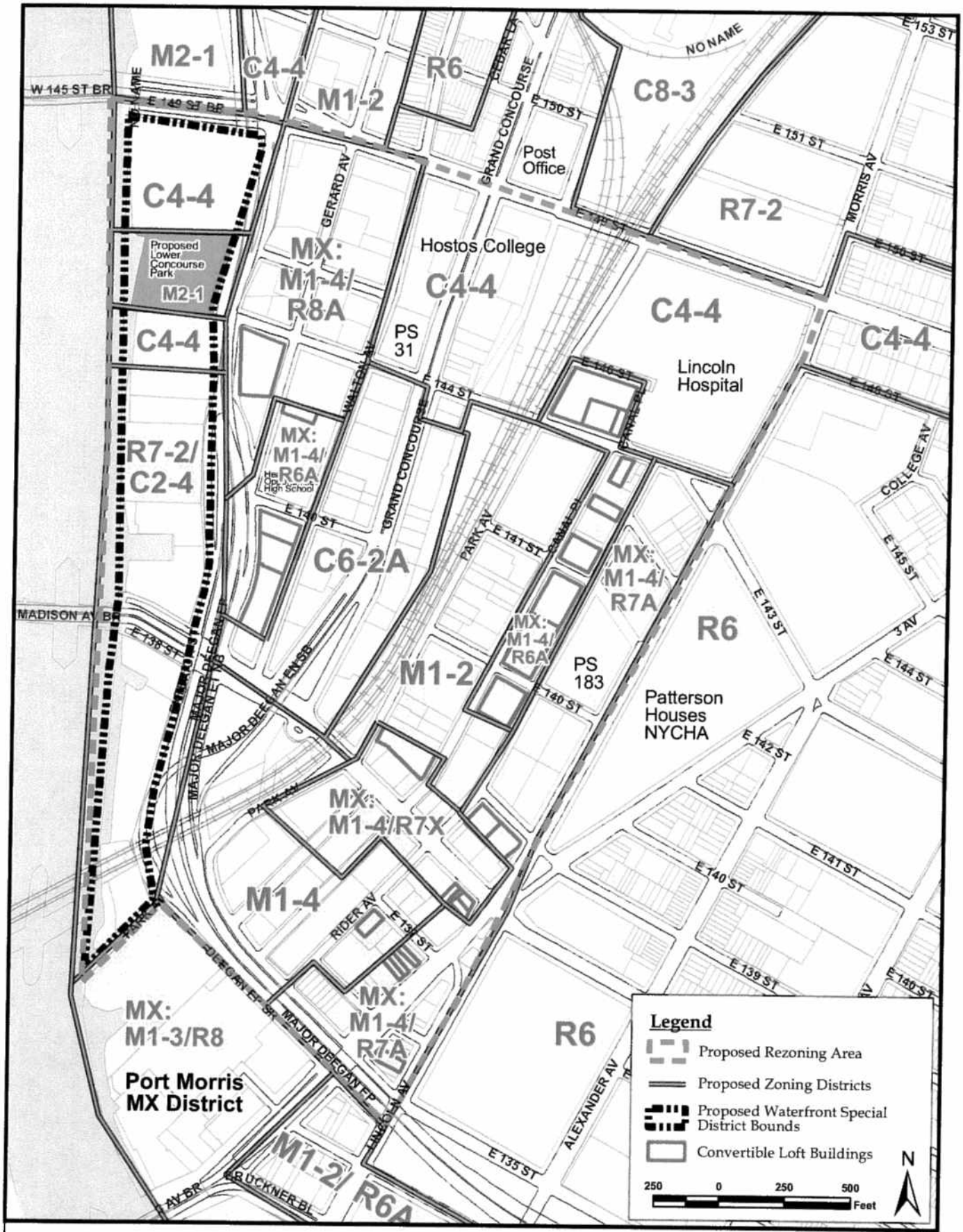
R - Residential District
C - Commercial District
M - Manufacturing District

Figure A-2: Existing Zoning

Lower Concourse Rezoning and Related Actions EIS

Source: NYC Department of City Planning, 2008

NYC Department of City Planning



Major Zoning Classifications

R - Residential District
C - Commercial District
M - Manufacturing District

Source: NYC Department of City Planning, 2008

Figure A-3: Proposed Zoning

Lower Concourse Rezoning and Related Actions EIS

NYC Department of City Planning

south of East 146th Street and north of the Major Deegan Expressway. This area is currently zoned M1-2, M2-1, C4-4, and R6.

Other zoning text amendments relate to waterfront zoning, food store regulations, and inclusionary housing. A zoning text amendment is proposed to modify food store regulations within the rezoning area. The proposed amendment would allow food stores of any size as-of-right within M1-4 districts in Community District 1 in the Bronx in order to encourage the location of new grocery stores in the South Bronx. In addition, a zoning text amendment is proposed to establish the Inclusionary Housing program within the proposed rezoning area within Community Board 1, the Bronx.

Text amendments to establish a Waterfront Access Plan (WAP) and the Special Lower Concourse Waterfront District are proposed for the area along the Harlem River waterfront between Exterior Street and the Harlem River, north of the Metro North Bridge over the Harlem River and south of East 149th Street, in order to provide for a coordinated network of waterfront open spaces. The WAP would identify specific locations for required shore public walkways, upland connections, supplemental public access areas, and visual corridors. In addition, the waterfront Special District would modify use and bulk regulations to encourage varied building heights, control tower dimensions, and appropriately frame waterfront open spaces.

The proposed amendments to the City Map would establish a park (refer to Figure A-3) on an approximately two-acre area of land located between the Harlem River and Exterior Street, south of the extension East 146th Street, and north of the extension of East 144th Street. Although the site is located within the boundaries of the proposed Special Lower Concourse Waterfront District, the special district regulations would not apply.

Proposed Zoning Changes

The specific proposed zoning changes are described below.

*Change from **M1-2 to C6-2A** all or portions of four blocks generally located along the Grand Concourse south of East 144th Street and north of East 138th Street between Walton Avenue and the Metro North rail right-of-way*

This zoning change would result in a change in uses allowed at this important gateway to the South Bronx along the Grand Concourse, and would facilitate new residential and commercial development at a scale more appropriate to the more historic portions of the Grand Concourse to the north. This area is characterized by single-story automotive uses, surface parking, and self storage and moving facilities. The proposed C6-2A zoning district would allow taller buildings within a contextual envelope and is proposed here to reflect the width and prominence of the Grand Concourse.

The M1-2 district allows light industrial and some commercial uses with an FAR of 2.0. The proposed C6-2A would allow new residential development with a maximum FAR of 7.2 with the

full Inclusionary Housing bonus and a 5.4 FAR for projects which do not participate in the Inclusionary Housing program. New commercial development would be allowed a maximum FAR of 6.0. All new development would be required to build along the street-wall within a contextual envelope with a maximum height of 120 feet.

*Change from **M2-1** to **R7-2/ C2-4** and **C4-4** all or portions of two blocks along the Harlem River Waterfront south of East 149th Street and north of the Metro North rail bridge*

This zoning change would result in a change in uses allowed along the Harlem River waterfront, and would facilitate new residential and commercial development. New development would be required to provide public access areas shaped by the Waterfront Access Plan (see below). This area is characterized by open air industrial uses such as bus parking and concrete recycling, single-story warehouses, and personal self-storage facilities.

The M2-1 district allows medium-intensity industrial uses with an FAR of 2.0. The proposed R7-2 and C4-4 zoning districts would allow new residential development with a maximum FAR of 4.0 with the full Inclusionary Housing bonus and 3.0 for projects which do not participate in the Inclusionary Housing program. Bulk regulations would be controlled by the Special Lower Concourse Waterfront District. The C2-4 commercial overlay would allow new commercial retail and office development with a maximum FAR of 2.0. The C4-4 district would allow new commercial retail and office development with a maximum FAR of 3.4.

As described above, proposed amendments to the City Map would establish a park on an approximately two-acre area of land located between the Harlem River and Exterior Street, south of the extension East 146th Street, and north of the extension of East 144th Street. This site would remain M2-1 under the proposed zoning, and the regulations of the special district would not apply to this site. It is anticipated that the Department of Parks and Recreation (DPR) would acquire the site following the park mapping action and develop it for park use.

*Change from **M1-2** and **C4-4** to **MX (M1-4/ R8A)** all or portions of six blocks generally located south of East 149th Street and north of East 140th Street, between Exterior Street and Walton Avenue.*

These zoning changes would result in a change in allowable uses for those areas currently zoned M1-2, and would facilitate new residential and commercial development and conversions while continuing to permit existing and new light industrial uses. The area proposed to change from C4-4 to MX (M1-4/ R8A) would be allowed additional FAR for residential uses, increasing from 3.44 to 7.2 FAR. This area is characterized by single-story industrial buildings, multi-story loft buildings, and open-air industrial uses.

The C4-4 district, currently mapped on portions of two blocks, allows for mid-density commercial development at an FAR of 3.4 and residential development at an FAR of 3.44. The existing M1-2 district allows light industrial uses with an FAR of 2.0. The proposed MX (M1-4/ R8A) zoning district would allow new residential development with a maximum FAR of 7.2

with the full Inclusionary Housing bonus and 5.4 for projects which do not participate in the Inclusionary Housing program. New development would be required to build along the street-wall within a contextual envelope with a maximum height of 120 feet. The M1-4 zoning district would allow new commercial retail, office and light industrial development with a maximum FAR of 2.0.

*Change from **M1-2** to **MX (M1-4/ R6A)** all or portions of six blocks in two areas generally located south of East 144th Street, north of East 138th Street between Gerard and Walton Avenues in one area, and located south of East 146th Street and north of East 139th Street, between Canal Place and Rider Avenue in another.*

This zoning change would result in a change in allowable uses and would facilitate new residential development and conversions while continuing to permit existing and new light industrial uses. This area is characterized by single-story industrial buildings and multi-story loft buildings. The proposed R6A zoning district is intended to reflect the current built context of four to six-story multi-story loft buildings.

The existing M1-2 district allows light industrial uses with an FAR of 2.0. The proposed MX (M1-4/ R6A) zoning district would allow new residential development with a maximum FAR of 3.6 with the full Inclusionary Housing bonus and 2.7 for projects which do not participate in the Inclusionary Housing program. New development would be required to build along the street-wall within a contextual envelope with a maximum height of 70 feet. The M1-4 zoning district would allow new commercial retail and office and light industrial development with a maximum FAR of 2.0.

*Change from **M1-2** and **M2-1** to **MX (M1-4/ R7X)** all or portions of seven blocks generally located along East 138th Street between Park and Third Avenues.*

These zoning changes would result in a change in allowable uses and would facilitate new residential development and conversions while continuing to permit existing and new light industrial uses. This area is characterized by vacant lots, single-story automotive uses, and open-air automotive uses. The proposed R7X zoning district allows taller buildings within a contextual envelope and is proposed here to reflect the width of 138th Street and the street's mixed-use character to the east.

The existing M1-2 district allows light industrial uses with an FAR of 2.0. The proposed MX (M1-4/ R7X) zoning district would allow new residential development with a maximum FAR of 5.0 with the full Inclusionary Housing bonus and 3.75 for projects which do not participate in the Inclusionary Housing program. New development would be required to build within a contextual envelope with a maximum height of 125 feet. The M1-4 zoning district would allow new commercial retail and office and light industrial development with a maximum FAR of 2.0.

*Change from **M1-2 to MX (M1-4/ R7A)** all or portions of ten blocks generally located along Third, Morris, and Lincoln Avenues between East 144th Street and the Major Deegan Expressway.*

This zoning change would result in a change in allowable uses and would facilitate new residential development and conversions while continuing to permit existing and new light industrial uses. This area is characterized by single-story automotive uses, vacant multi-story buildings, and dilapidated residential buildings. The proposed R7A zoning district allows mid-size contextual buildings and is proposed here to reflect the height of buildings within the residential areas to the east.

The existing M1-2 district allows light industrial uses with an FAR of 2.0. The proposed MX (M1-4/ R7A) zoning district would allow new residential development with a maximum FAR of 4.6 with the full Inclusionary Housing bonus and 3.45 for projects which do not participate in the Inclusionary Housing program. New development would be required to build within a contextual envelope with a maximum height of 80 feet. The M1-4 zoning district would allow new commercial retail and office and light industrial development with a maximum FAR of 2.0.

*Change from **M1-2 and M2-1 to M1-4** portions of five blocks generally located south East 138th Street and north of the Major Deegan Expressway, between Park and Third Avenues.*

This zoning change from M2-1 to M1-4 would result in a change in the intensity of industrial uses allowed for portions of three blocks located generally north of the Major Deegan Expressway, west of Park Avenue, south of East 138th Street, and east of Rider Avenue. This area is characterized by single-story and open air industrial uses such as storage and warehouses/ distribution. Several large employers are located in this area. The expressway and elevated rail tracks detract from street and sidewalk-level conditions. For these reasons, allowance of residential use is not proposed here. This rezoning is proposed to ensure that only light industrial uses and retail uses are allowed adjacent to proposed new residential areas.

Zoning changes from M1-2 to M1-4 would result in different requirements for public parking for portions of two blocks located south of East 138th Street and north of East 136th Street between Rider Avenue and Third Avenue. The change from M1-2 to M1-4 would require a special permit for new public parking garages.

The M2-1 district allows medium-intensity industrial uses with an FAR of 2.0. The M1-2 district allows low-intensity uses with an FAR of 2.0. The proposed M1-4 zoning district would allow light industrial uses and some retail uses with a maximum FAR of 2.0.

*Change from **M1-2** to **C4-4** one block located south East 149th Street and north of E 144th Street, between Morris Avenue and the Metro North rail right-of-way.*

This zoning change would result in a change in allowed uses, bringing the existing Lincoln Hospital into use conformity.

Proposed Zoning Text Amendments

The proposed action includes the following zoning text amendments:

WATERFRONT ACCESS PLAN AND SPECIAL LOWER CONCOURSE WATERFRONT DISTRICT

The proposed zoning text amendments would create the Lower Concourse Waterfront Access Plan (WAP) and the Special Lower Concourse Waterfront District. The amendments would affect two Harlem River waterfront blocks extending between the Harlem River and Exterior Street, south of East 149th Street and north of the Metro North Railroad bridge over the Harlem River. This area is proposed to be rezoned to R7-2/C2-4 and C4-4 from M2-1, with the exception of the proposed park, which would remain zoned M2-1. The proposed WAP would specify the location of public access areas and visual corridors and apply special bulk regulations to waterfront lots.

The WAP would be guided by the following goals:

- Provide for a continuous network of open spaces connecting along the Harlem River waterfront;
- Enhance the pedestrian environment along the waterfront public access areas; and
- Provide a varied and pleasing skyline along the Harlem River waterfront.

A summary of the proposed special use and bulk provisions of the Special Lower Concourse Waterfront District follows:

- The maximum base and tower height limits would be modified for R7-2 and C4-4 to allow a maximum tower height of 400 feet on lots larger than 100,000 square feet and 300 feet on lots smaller than 100,000 square feet. Current regulations allow a maximum tower height of 135 feet. The minimum base height would be 40 feet, and the maximum base height would be 60 feet. Under the current regulations, the maximum base height is 60 feet, and there is no minimum base height;
- The maximum tower footprint and location of towers would be modified for R7-2 and C4-4. Current regulations allow a maximum tower footprint of 8,100 square feet for lots larger than 1.5 acres and 7,000 square feet for lots smaller than 1.5 acres. All towers would have a maximum footprint of 8,100 square feet under the proposed regulations;
- An authorization would be available to allow narrow or shallow lots to waive out of proposed height, bulk, and waterfront open space requirements. Maximum floor area ratio regulations would not be available to this waiver.
- The level of the shore public walkway would be required to be raised at least to the height of the Oak Point Rail line for all waterfront properties.

- Screening requirements would mandate usable floor area facing all waterfront public access areas; usable floor area would be required for the ground floor facing streets; and
- Restrictions in C2-4 commercial overlays on the location of commercial space in mixed-use buildings would be modified to allow flexibility in locating commercial areas.

These special use and bulk provisions would not apply to the site of the proposed park.

MODIFY FOOD STORE REGULATIONS

The proposed zoning text amendment would permit food stores of any size as-of-right within the proposed rezoning area. Currently, food stores over 10,000 square feet are only allowed within M1 districts by special permit of the City Planning Commission. The South Bronx is currently underserved by grocery stores and by stores providing fresh produce. In order to provide additional opportunities for new grocery store development, food stores of any size would be allowed as-of-right within M1-4 zoning districts in Bronx Community District 1.

ESTABLISH INCLUSIONARY ZONING IN REZONING AREA

The proposed zoning text amendment would apply the Inclusionary Housing program within the rezoning area in the Bronx, Community District 1. New base and bonused FARs would apply to new residential development. Base FARs apply to developments that do not use the Inclusionary Zoning bonus. The full bonused FAR is applied to buildings that take full advantage of the program by providing one-fifth of the total new housing floor area as affordable residential floor area in accordance with the Inclusionary Housing program. Base and bonused FARs are presented in Table A-2.

Table A-2: Proposed Inclusionary Housing Zoning in the Lower Concourse Rezoning Area

Zoning District	Base FAR	Bonused FAR
C6-2A	5.4	7.2
R6A	2.7	3.6
R7A	3.45	4.6
R7X	3.75	5.0
R8A	5.4	7.2
C4-4	3.0	4.0
R7-2	3.0	4.0

Proposed City Map Changes

Other changes to be assessed in the EIS and in the ULURP application include changes to the City Map creating a new park. The New York City Department of City Planning, in conjunction with the Department of Parks and Recreation, is proposing changes to the City Map for the mapping of a new two-acre park located along the Harlem River Waterfront within the rezoning area. The park would be located between the Harlem River and Exterior Street; generally south of the prolongation of East 146th Street and north of the prolongation of East 144th Street (refer to **Figure A-3**). Although the site is located within the boundaries of the proposed Special Lower Concourse Waterfront District, the special district regulations would not apply. Under the proposed actions, the site would remain zoned M2-1. The proposed Harlem River waterfront park would serve the following purposes:

- Provide new recreational green space for the substantial new residential population expected as a result of the proposed actions;
- Provide waterfront access and open space to existing South Bronx residents, employees, and students; and
- Provide a catalyst for redevelopment along the waterfront, thereby extending waterfront access to adjacent waterfront parcels.

Proposed Rezoning and Related Action Area

Table A-3 below provides a list of the block and lots affected by the proposed action.

Table A-3: List of Blocks and Lots Affected by Proposed Lower Concourse Rezoning

Affected Blocks	Affected Lots
2349	15, 100, 112
2323	28
2351	1, 3, 12, 20, 22, 25, 35
2350	1, 5, 11, 16, 34, 63
2349	46, 47, 90
2344	1, 11, 17, 27,52, 60, 75, 83, 110, 112
2345	1, 5, 10, 12, 14, 18, 22, 26, 49
2341	6, 10,23, 28, 31, 34, 37, 40, 42
2340	1, 3, 8, 56, 58, 208, 209
2322	28, 81, 101
2333	1, 6, 10
2320	5, 6, 7, 8, 9 10, 11, 32, 33, 37, 41, 42, 43, 45, 46, 47, 50, 51, 53, 59, 66, 72, 73, 74, 77, 79, 88, 164, 185
2318	5, 7, 9, 18, 19, 22
2335	57, 58
2340	11, 72, 186, 195, 204, 213, 215, 218, 221
2334	38, 39, 40, 41, 43, 45, 59, 61, 62, 63, 66
2333	12, 17, 31, 33, 50, 54
2355	6
2349	3, 38
2323	13, 43

PURPOSE AND NEED

The proposed action is intended to provide opportunities for new residential and commercial development, and the enhancement and upgrading of waterfront areas in the South Bronx. Over the past two decades, the South Bronx has experienced a substantial amount of new housing construction, rebounding from substantial disinvestment and population loss experienced during the 1970's and 1980's. Most vacant and City-owned sites have been developed or are programmed for development, leaving a shortage of available sites for new residential development to continue to recoup earlier population losses. At the same time, industrial uses in the Lower Concourse have declined, leaving vacant and underutilized land and buildings. With

the population of New York City expected to increase by one million people by the year 2030, new areas are needed to accommodate residential growth.

Transit access is excellent in the Lower Concourse, with stops on New York City Transit's 2, 4, and 5 express subway trains, and the No. 6 local train located within walking distance of the entire proposed rezoning area. The southernmost portion of the Grand Concourse runs through the center of the project area, creating a high-profile gateway to the South Bronx for motorists exiting from the Major Deegan Expressway and for pedestrians using subway stops at 138th Street and 149th Street. Pedestrian access to Manhattan is available across the 145th Street, Madison Avenue, and Third Avenue bridges.

In the nineteenth century, an active port and numerous rail connections brought a number of industrial businesses to this area, including garment and piano factories. The construction of the subway in the early twentieth century brought a number of multi-story industrial loft buildings. While an industrial presence remains, industrial firms and jobs have declined in this area in the last several years.

Recent substantial investments have been made in the area surrounding the Lower Concourse. The Port Morris/Bruckner Avenue Mixed-Use district rezoning area is located directly to the south and east. This district, established in 1997 and expanded in 2005, allowed residential uses along with the existing manufacturing uses. This rezoning resulted in the conversion of several buildings into more than 300 new residential units, along with the rehabilitation of several existing row-houses and apartment buildings. The Gateway Center, currently under construction, will bring approximately one million square feet of new retail space north of 149th Street. New waterfront parks are under construction along the Harlem River waterfront directly north of the site.

Despite these investments, few new buildings have been constructed within the Lower Concourse area since the current manufacturing zoning went into effect in 1961. New development has consisted primarily of automotive service and personal self-storage facilities. Current zoning in the area is outmoded and unduly limits reasonable expansion of this strategically located area. Current zoning densities and allowed uses are relatively limited for an area with such excellent transportation infrastructure. Existing zoning encourages uses and densities that are incompatible with surrounding residential neighborhoods and limits opportunities for new investment. As a consequence, vacant and under-built sites create a blighting influence along major thoroughfares located at high-profile entryways into the borough, creating a negative effect upon the South Bronx as a whole.

The proposed action would create opportunities for new housing development on underutilized and vacant land in this highly-transit accessible location. This would allow for additional investments and continuation of the revitalization of the South Bronx. In addition, the proposed mixed-use districts would permit the continuation of light industrial uses as well as the development of new light industrial uses. Lifting restrictions on the size of food stores within the rezoning area would provide additional opportunities for new grocery stores in the South

Bronx, which is currently underserved by such stores. Finally, the action would encourage the development of the under-utilized Harlem River waterfront, extending waterfront access from the Gateway Center area south to the Port Morris community.

DEVELOPMENT SCENARIO

CEQR considers the long term and short term effects of proposed actions. For area-wide rezonings not associated with a specific development, the foreseeable future is generally considered to be a ten-year build out period. This is assumed to be the length of time over which developers would act on the change in zoning and the effects of the proposed action would be experienced.

The future With-Action (or Build) scenario therefore identifies the amount, type, and location of development that is expected to occur by 2018 as a result of the proposed action. The future without the Action (or No-Build) scenario identifies similar development projections for 2018 absent the proposed action. The incremental difference between the build and no-build scenarios serves as the basis for the impact analyses.

To determine the development scenarios, standard methodologies have been used following *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions. These methodologies have been used to identify the amount and location of future residential, commercial, and community facility growth. In projecting the amount and location of new development, several factors have been considered, including known development proposals, current market demands, past development trends, and DCP's "soft site" criteria, described below, for identifying likely development sites. Generally, for area-wide rezonings, which create a broad range of development opportunities, new development can be expected to occur on selected, rather than all, sites within a rezoning area. The first step in establishing the development scenarios was to identify those sites where new development could reasonably be expected to occur.

In identifying the RWCDS, a general set of criteria was established and all sites that met the criteria were identified. Area-specific criteria were also developed to further identify projected and potential development sites.

General Criteria for Development Sites

- Lots with a total size of 5,000 square feet or larger (may include potential assemblages totaling 5,000 square feet, if assemblage seems probable) occupied by buildings with floor area ratios equal to or less than half the proposed maximum permitted FAR.
- Lots occupied by loft buildings or other buildings which are suitable for residential conversion.

The following criteria were used to further categorize soft sites as "Potential" development sites, which are seen as less likely to develop in the foreseeable future:

- Lots containing active businesses operating within fully-enclosed structures which occupy most of their lot/ building.
- Active businesses which have undergone extensive investment, which provide unique services, or which are prominent and successful neighborhood businesses or organizations unlikely to move.
- Lots with multistory buildings which are less than 20% vacant or occupied by marginal uses and which are suitable for conversion.
- Highly irregular lots or otherwise encumbered parcels that would make development difficult or lots situated in a less-attractive location for new development.

The following uses and types of buildings that meet these criteria were **not included** in the development scenario because they are very unlikely to be redeveloped as a result of the proposed rezoning:

- The sites of schools and colleges (public and private). Many schools that meet the development site criteria are built to less than half of the permitted floor area under the current zoning. It is unlikely that the increment of additional FAR permitted under the proposed zoning would induce redevelopment or expansion of these sites.

Additional assumptions were made in developing the RWCDS include:

- The average dwelling unit size is assumed to be 1,000 square feet, reflecting that type of units that are currently being constructed in this area.
- Ground floor commercial totals assume that 15 percent of the floor's floor area is circulation and mechanical space.

The Future Without The Proposed Action Conditions (No-Build Scenario)

In the future without the proposed action, given the current zoning and commercial and residential housing trends in the area, it is anticipated that the proposed project area would experience nominal growth in commercial and light manufacturing uses. Most of the projected growth is expected to include further development of self-storage facilities, drive-through restaurants, gasoline station/convenient stores, office uses, and warehouses.

The Future With the Proposed Action Conditions (Build Scenario)

In the future with the proposed action, higher density commercial and residential development is expected to occur throughout the rezoning area. The proposed action is expected to result in new development, including 3,416 dwelling units, 772,750 square feet of retail and hotel space, 95,500 square feet of industrial space, and 154,289 square feet of community facility space. This estimate is based on the above soft-site criteria and the available sites within the rezoning area. In addition, some uses on the projected development sites that are expected in the future

without the proposed action would be redeveloped, although in most cases such no-build uses would remain.

DCP identified 31 projected development sites likely to be developed by 2018 (see **Table A-4**). In addition, there are 48 potential development sites that are considered less likely than the projected sites to be developed over the 10-year analysis period.

The 31 projected development sites currently contain two dwelling units that appeared to be unoccupied during field surveys conducted on November 28, 2007; 105,163 square feet of commercial uses (including retail and office space), 532,626 square feet of industrial/manufacturing uses, and two community facility uses including a storefront church and transportable classroom units at Hostos Community College with a total of 36,599 sf. In the future without the proposed action (No-Build), some as-of-right development is expected to occur on these sites. The no-build program is expected to consist of the two existing dwelling units that occupancy status is to be determined for, 704,709 square feet of commercial space, 404,372 square feet of industrial space, and 90,589 square feet of community facility space.

The total development expected to occur on the projected development sites under the Build conditions would consist of 3,416 dwelling units, 772,750 square feet of commercial space (589,520 local retail, 88,000 square feet of grocery stores, 164,285 square feet hotel), 95,500 square feet of industrial space, and 154,289 square feet of community facility space (educational facilities). The projected incremental (net) change, between the No-Build and the Build scenarios that would result from the proposed action on the 31 projected development sites includes an increase of 3,414 dwelling units, a total of 735,477 sf of commercial space (571,162 square feet of retail space, 164,275 square feet of hotel space); 63,700 square feet of community facility space (educational facilities), a net reduction of 308,872 square feet of industrial space, and a net reduction of 598,351 of office space.

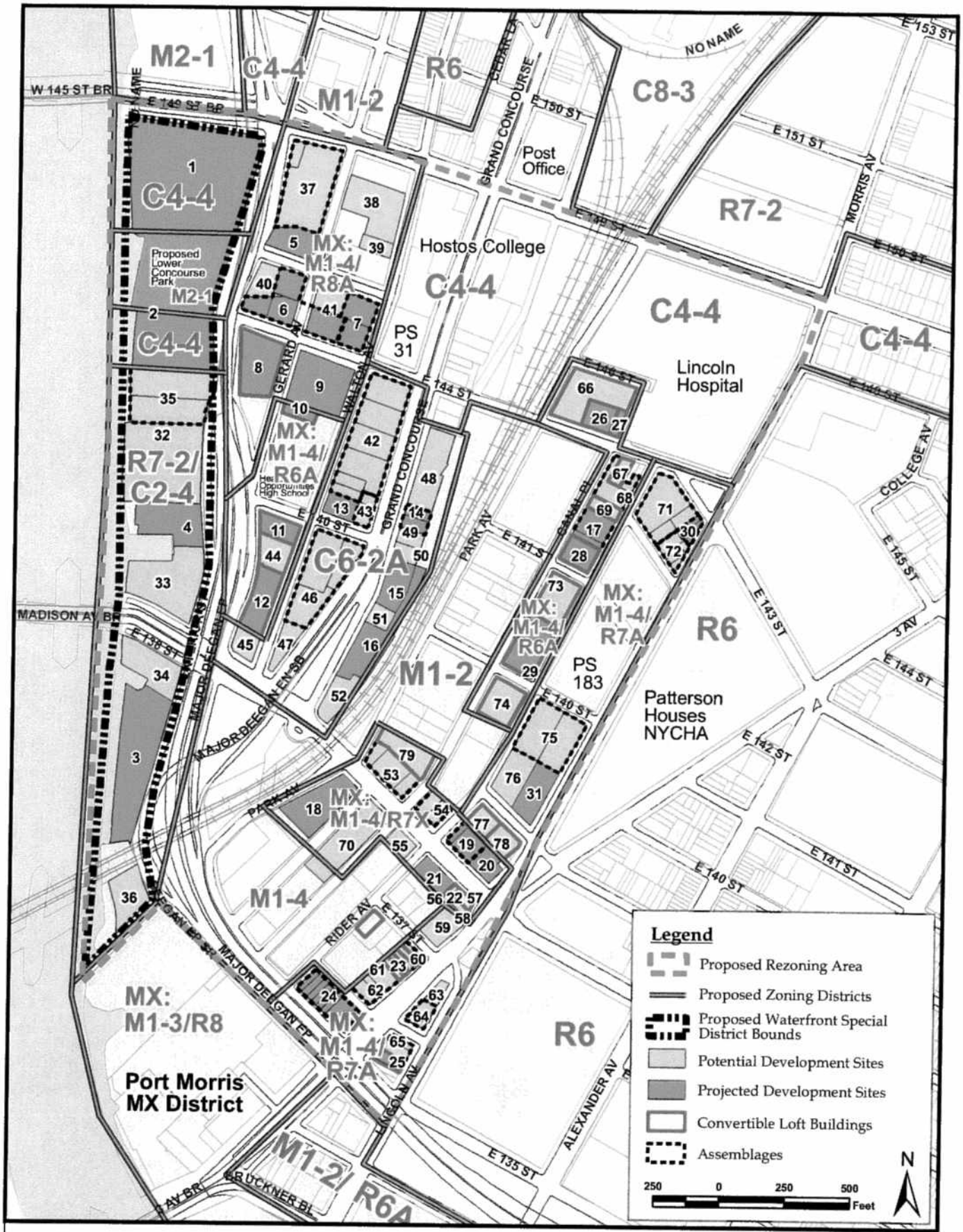
New residential construction is projected throughout the proposed rezoning area. Hotel and office growth is projected to occur primarily along the Grand Concourse in the proposed C6-2A zoning district. Regional retail is anticipated on large lots along the Grand Concourse and on large lots along the waterfront where proposed zoning districts would allow grocery stores. In addition, the proposed text amendment would allow grocery stores as-of-right within the proposed M1-4 zoning district. As such, large and accessible lots within the proposed M1-4 zoning district are also projected as grocery store sites. New local retail is projected within the base of all new residential construction.

Key factors in anticipating a significant increase in new residential development include the introduction of residential uses and the relatively high densities that the proposed zoning would allow. The largest increases in residential growth are expected to occur along the waterfront and along the Grand Concourse.

Community facilities are expected near Hostos College, reflecting recent growth patterns.

As part of the proposed actions, a park would be mapped on a site located between the Harlem River and Exterior Street, south of the extension East 146th Street, and north of the extension of East 144th Street. It is expected that under the proposed actions, DPR would develop two acres of park on the site, which is currently occupied by bus parking and warehouse uses. Absent the proposed actions, current uses are expected to continue.

The projected development sites (see **Figure A-4**) with projected No-build and Build condition development, are summarized in Table A-4, and are presented in Appendix 1.



Major Zoning Classifications

R - Residential District
C - Commercial District
M - Manufacturing District

Source: NYC Department of City Planning, 2008

Figure A-4: Projected and Potential Development Sites

Lower Concourse Rezoning and Related Actions EIS

NYC Department of City Planning

Table A-4: Summary of No-Build and Build Development on Projected Development Sites

	Existing									No Action										With Action										Increment								
Proj'd Site No.	Retail SF	Off. SF	Hotel SF	Ind SF	CF SF	Res SF	Vacant Bldg Area	Ex. Affordable Dus	Ex. Mkt. Rate Dus	Retail SF	Office SF	Hotel SF	Ind SF	CF SF	Res SF	Vacant Bldg Area SF	Aff. Dus	Mkt Rate Dus	Tot. Dus	Retail SF	Office SF	Hotel SF	Ind SF	CF SF	Res SF	Aff. Dus	Mkt Rate Dus	Total Dus	Retail SF	Office SF	Hotel SF	Ind. SF	CF SF	Res SF	Affordable DUs	Mkt Rate Dus	Total Res Dus
1	0	0	0	14,759	0	0	0	0	0	0	0	0	14,759	0	0	0	0	0	0	143,250	0	0	0	0	620,750	124	497	621	143,250	0	0	-14,759	0	620,750	124	497	621
2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	60,000	0	0	0	0	260,000	52	208	260	60,000	0	0	0	0	260,000	52	208	260
3	0	0	0	21,700	0	0	0	0	0	0	0	0	21,700	0	0	0	0	0	0	108,668	0	0	0	0	470,893	94	377	471	108,668	0	0	-21,700	0	470,893	94	377	471
4	0	0	0	0	0	0	3,240	0	0	0	0	0	109,086	0	0	0	0	0	0	40,907	0	0	0	0	177,265	35	142	177	40,907	0	0	-109,086	0	177,265	35	142	177
5	0	0	0	0	0	0	2,468	0	0	0	0	0	16,182	0	0	0	0	0	0	13,755	0	0	0	0	102,756	21	82	103	13,755	0	0	-16,182	0	102,756	21	82	103
6	0	0	0	8,993	0	0	0	0	0	0	0	0	45,273	0	0	0	0	0	0	32,568	0	0	0	0	243,300	49	195	243	32,568	0	0	-45,273	0	243,300	49	195	243
	0	0	0	10,000	0	0	0	0	0																													
	0	0	0	6,480	0	0	0	0	0																													
	0	0	0	19,800	0	0	0	0	0																													
7	0	0	0	0	9,975	0	0	0	0	0	29,640	0	0	78,065	0	0	0	0	0	0	0	0	0	141,765	0	0	0	0	0	-29,640	0	0	63,700	0	0	0	0
	0	0	0	0	0	0	29,640	0	0																													
8	0	0	0	237,000	0	0	158,000	0	0	0	395,000	0	0	0	0	0	0	0	0	32,917	0	0	0	0	362,083	0	302	302	32,917	-395,000	0	0	0	362,083	0	302	302
9	82,956	0	0	0	0	0	0	0	0	82,956	0	0	0	0	0	0	0	0	0	37,860	0	0	0	0	282,835	57	226	283	-45,096	0	0	0	0	282,835	57	226	283
10	0	0	0	0	0	0	14,400	0	0	0	0	0	14,400	0	0	0	0	0	0	2,600	0	0	0	0	10,800	0	11	11	2,600	0	0	-14,400	0	10,800	0	11	11
11	1,000	0	0	12,000	0	0	6,000	0	0	0	19,000	0	0	0	0	0	0	0	0	1,000	0	0	11,500	0	35,308	7	28	35	1,000	-19,000	0	11,500	0	35,308	7	28	35
12	0	0	0	43,820	0	0	0	0	0	0	0	0	43,820	0	0	0	0	0	0	7,303	0	0	0	0	91,531	18	73	92	7,303	0	0	-43,820	0	91,531	18	73	92
13	0	0	0	0	0	0	14,940	0	0	0	0	0	20,106	0	0	0	0	0	0	8,545	0	0	0	0	63,837	13	51	64	8,545	0	0	-20,106	0	63,837	13	51	64
14	2,450	0	0	0	0	0	0	0	0	3,600	0	0	0	0	0	0	0	0	0	7,693	0	0	0	0	57,468	11	46	57	4,093	0	0	0	0	57,468	11	46	57
	1,150	0	0	0	0	0	0	0	0																													
15	1,404	0	0	0	0	0	0	0	0	1,404	0	0	0	0	0	0	0	0	0	15,181	0	0	0	0	113,411	23	91	113	13,777	0	0	0	0	113,411	23	91	113
16	8,900	0	0	0	0	0	0	0	0	8,900	0	0	0	0	0	0	0	0	0	27,115	0	184,285	0	0	0	0	0	0	18,215	0	164,285	0	0	0	0	0	0
17	0	0	0	6,250	0	0	0	0	0	0	0	0	18,750	0	0	0	0	0	0	13,281	0	0	0	0	42,969	9	34	43	13,281	0	0	-18,750	0	42,969	9	34	43
	0	0	0	12,500	0	0	0	0	0																													
18	0	0	0	0	14,100	0	0	0	0	0	0	0	33,640	0	0	0	0	0	0	28,594	0	0	0	0	139,606	28	112	140	28,594	0	0	-33,640	0	139,606	28	112	140
19	0	0	0	1,430	0	0	0	0	0	2,440	0	0	1,430	0	0	0	0	0	0	10,625	0	0	0	0	51,875	10	42	52	8,185	0	0	-1,430	0	51,875	10	42	52
	2,440	0	0	0	0	0	0	0	0																													
20	0	0	0	0	0	0	2,200	0	0	2,185	0	0	0	0	0	0	0	0	0	9,328	0	0	0	0	45,542	9	36	46	7,133	0	0	0	0	45,542	9	36	46
21	0	0	0	0	0	0	948	0	0	0	23,000	0	0	0	0	0	0	0	0	9,775	0	0	0	0	47,725	10	38	48	9,775	-23,000	0	0	0	47,725	10	38	48
22	0	0	0	837	0	0	1,673	0	0	0	0	0	837	0	0	1,673	0	0	0	837	0	0	0	0	2,510	0	3	3	837	0	0	-837	0	2,510	0	3	3
23	2,700	0	0	0	0	0	8,100	0	0	2,700	0	0	0	0	0	0	0	0	0	2,700	0	0	0	0	8,100	0	8	8	0	0	0	0	0	8,100	0	8	8
24	0	0	0	0	0	0	0	0	0	0	0	0	23,239	0	0	0	0	0	0	18,000	0	0	0	0	0	0	0	0	18,000	0	0	-23,239	0	0	0	0	0
	0	0	0	0	0	0	448	0	0																													
25	0	0	0	11,907	0	0	6,500	0	0	0	17,907	0	0	0	0	0	0	0	0	5,969	0	0	0	0	11,938	0	12	12	5,969	-17,907	0	0	0	11,938	0	12	12
26	0	0	0	5,000	12,524	0	45,094	0	0	0	0	0	5,000	12,524	0	45,094	0	0	0	0	0	0	0	12,524	61,959	0	62	62	0	0	0	-5,000	0	61,959	0	62	62
27	0	0	0	0	0	0	9,804	0	0	0	9,804	0	0	0	0	0	0	0	0	2,451	0	0	0	0	7,353	0	7	7	2,451	-9,804	0	0	0	7,353	0	7	7
28	0	0	0	36,150	0	0	6,025	0	0	0	0	0	36,150	0	0	6,025	0	0	0	12,050	0	0	0	0	48,200	0	36	36	12,050	0	0	-36,150	0	48,200	0	36	36
29	0	0	0	84,000	0	0	20,000	0	0	0	104,000	0	0	0	0	20,000	0	0	0	0	0	0	84,000	0	20,000	0	20	20	0	-104,000	0	84,000	0	20,000	0	20	20
30	2,163	0	0	0	0	0	0	0	0	2,163	0	0	0	0	3,522	0	2	2	5,721	0	0	0	0	25,241	5	20	25	3,558	0	0	0	0	21,719	5	18	23
	0	0	0	0	0	2,442	0	0	1																													
	0	0	0	0	0	1,080	0	0	1																													
31	0	0	0	0	0	0	20,350	0	0	0	0	0	0	0	0	20,350	0	0	0	18,828	0	0	0	0	83,063	17	66	83	18,828	0	0	0	0	83,063	17	66	83
	105,163	0	0	532,626	36,599	3,522	349,831	0	2	106,358	598,351	0	404,372	90,589	3,522	93,142	0	2	2	677,520	0	184,285	95,500	154,289	3,488,316	591	2,825	3,416	571,162	-598,351	164,285	-308,872	63,700	3,484,794	591	2,823	3,414

For each technical area, the *CEQR Technical Manual* defines thresholds which, if met or exceeded, require that a detailed technical analysis be undertaken. Preliminary screening analyses were conducted for the proposed action using the guidelines presented in the *CEQR Technical Manual*, to determine whether detailed analysis of a given technical area is appropriate. These analyses are provided below and identify which areas require more detailed analysis that will be provided in the Draft Environmental Impact Statement (DEIS).

Land Use, Zoning, and Public Policy

A detailed assessment of land use, zoning, and public policy is appropriate if the proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Under *CEQR Technical Manual* guidelines, an assessment of zoning is typically performed in conjunction with a land use analysis when the action would change the zoning on the site or result in the loss of a particular use. Similar to zoning, an assessment of public policy typically accompanies an assessment of land use.

The existing land use pattern of the rezoning area is primarily non-residential, with low-to-mid-rise buildings. The Grand Concourse within the rezoning area is characterized by large educational institutions on its northern portion, including Hostos Community College. Industrial areas along the waterfront are located west of the Major Deegan Expressway, and streets to the east of the Grand Concourse contain older light industrial buildings, including lofts, some commercial development, and limited residential uses. The rezoning area abuts residential areas to the northeast, including mid-rise public housing.

The proposed action would be a rezoning of an area comprising 30 whole and partial blocks and would result in substantial changes to land use and zoning in the affected areas. These changes are expected to be beneficial as new development would occur and underutilization of existing properties would be addressed. Therefore, a detailed assessment of land use, zoning and public policy in a Land Use Study Area shown on **Figure A-1** will be presented in the EIS, as described in the draft Scope of Work.

Socioeconomic Conditions

A socioeconomic assessment may be necessary if the proposed action is expected to create substantial socioeconomic changes within the area that would not be expected to occur in the absence of the action. Such socioeconomic changes include direct or indirect displacement of residential population, businesses, or employees; a new development that is markedly different from existing uses and activities within the neighborhood; an adverse effect on conditions in the real estate market in the area; or an adverse effect on socioeconomic conditions in a specific industry. According to the *CEQR Technical Manual*, a residential development of 200 units or less, or a commercial development of 200,000 sf or less would typically not result in socioeconomic impacts, unless it generates socioeconomic conditions that are very different from prevailing conditions.

As discussed above, the proposed action is anticipated to result in development on 31 projected development sites in the rezoning area. With the rezoning, the rezoning area would experience considerable new residential and commercial development. The proposed action is expected to generate a net gain of 3,414 new dwelling units, 735,447 square feet of retail and hotel space, new community facility space of 63,700 square feet, and a net reduction of 308,872 sf of industrial space and a net reduction of 598,351 of office space. As the proposed action would exceed the CEQR screening threshold for residential and commercial development and would be markedly different from existing uses and activities within the neighborhood, a socioeconomic assessment of the potential for impacts is warranted, as discussed the draft Scope of Work for an EIS.

Community Facilities and Services

The need for analysis of community facilities can be triggered by potential direct or indirect effects of a proposed project. Direct effects occur if a project would "physically alter a community facility, whether by displacement or other physical change." Indirect effects occur if a project would add population to an area which may potentially affect service delivery. According to guidelines established in the *CEQR Technical Manual,* such potential generally exists when a project either physically displaces or alters a community facility, or adds 100 or more residential units to an area, thereby indirectly affecting service delivery.

While a storefront church and transportable classroom units (TCUs) of Hostos Community College would be replaced on two projected development sites, the proposed rezoning action would not have any direct physical effects on any community facilities identified for analysis in the *CEQR Technical Manual.* In terms of indirect effects, the proposed action is expected to result in the net addition of 3,414 dwelling units, of which 591 would be affordable housing units. While not triggering the analysis thresholds for outpatient health care facilities, a detailed analysis of day care centers, which is based on the number of low-to-moderate income units, would be warranted. As for public safety community facilities, the Police and Fire Departments routinely evaluate the need for changes in personnel, equipment, or facilities based on population, response times, crime levels, or other local factors. Since the proposed action would not directly affect existing facilities identified for analysis in the *CEQR Technical Manual*, a detailed assessment is not warranted.

The proposed action would induce new development which could affect elementary and middle schools. The CEQR thresholds for detailed analysis of schools is an action anticipated to generate 50 or more elementary/middle school students or 150 high school students. The screening threshold is higher for high school students as high school level students can elect to attend schools other than their neighborhood high schools. The proposed action is expected to generate more than 50 elementary/middle school students, and fewer than 150 high school students; therefore an assessment of impacts on elementary and middle schools is warranted.

In addition, based on the screening criteria established in the *CEQR Technical Manual*, the proposed action would represent a five percent or greater increase over the average dwelling units per library branch in the borough of the Bronx. The average number of DUs per branch is

13,623, and the screening threshold is an action resulting in an increase of 5 percent or more of this average, or 681 DUs.

The Draft Scope of Work for the Lower Concourse Rezoning and Related Actions EIS provides a description of the tasks required for the detailed analyses of elementary/middle and high schools, libraries and day care facilities to be presented in the EIS.

Open Space

Open space is defined as publicly or privately owned land that is publicly accessible and has been designated for leisure, play or sport, or land set aside for the protection and/or enhancement of the natural environment. An open space assessment may be necessary if a proposed action could potentially have a direct or indirect effect on open space resources in the project area. A direct effect would "physically change, diminish, or eliminate an open space or reduce its utilization or aesthetic value." An indirect effect may occur when the population generated by a proposed project would be sufficient to noticeably diminish the ability of an area's open space to serve the existing or future population. According to the guidelines established in the *CEQR Technical Manual*, a project that would add fewer than 200 residents or 500 employees, or a similar number of other users to an area, is typically not considered to have indirect effects on open space.

As part of the proposed actions, a park would be mapped on a site located between the Harlem River and Exterior Street, south of the extension East 146th Street, and north of the extension of East 144th Street. The site, which is currently occupied by bus parking and warehouse uses, would be developed with two acres of parkland under the proposed actions. Absent the proposed actions, current uses are expected to continue.

Pursuant to the open space thresholds identified in the *CEQR Technical Manual*, an assessment of the proposed action's potential to affect open space and recreational facilities is required. The proposed action would result in a substantial number of new residents and employees thereby requiring further assessment based on the thresholds provided in the *CEQR Technical Manual* A detailed analysis of open space will be presented in the EIS, as described in Task 5 of the draft Scope of Work.

Shadows

Generally, shadow impacts could occur if an action would result in new structures, or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight. The proposed action would permit development of buildings of greater than 50 feet in height, and therefore has the potential to result in shadow impacts on light-sensitive uses in the areas to be rezoned, such as historic resources or public open spaces. As discussed in Task 6 of the draft Scope, a detailed assessment will be provided in the EIS to determine whether the action would result in shadow impacts.

Historic Resources

An assessment of historic resources is usually needed for projects that are located adjacent to historic or landmark structures, or projects that require in-ground disturbance, unless such disturbance occurs in an area that has already been excavated.

The *CEQR Technical Manual* identifies historic resources as those resources potentially significant or viewed to be potentially significant by the New York City Landmarks Preservation Commission (LPC), and those listed on the State/National Registers of Historic Places. Several historic resources are located in or are adjacent to the rezoning area. LPC has identified several tax lots on a single block (Block 2334, Lots 38-41, lots 61-63 and Lot 66) as potentially sensitive for nineteenth century resources. A Phase 1A Archaeological Assessment for this project will be prepared in accordance with the directions and requirements of LPC.

Because the proposed action would induce development that could result in new in-ground disturbance and construction of a building type not currently permitted in the affected area, the action has the potential to result in impacts to archaeological and architectural resources. An analysis will be conducted in the EIS to ascertain the potential for the proposed action to affect significant historic resources, if any.

Urban Design/Visual Resources

An analysis of urban design and visual resources is appropriate if a proposed project would a) result in buildings that have substantially different height, bulk, form, setbacks, size, scale, use, or arrangement than exists in an area; b) change block form, demap an active street, or map a new street, or affect the street hierarchy, street wall, curb cuts, pedestrian activity, or street space elements; or c) would result in above-ground development in an area that includes significant visual resources.

The proposed action would affect building bulk, form and height in the rezoning area, and therefore has the potential to result in impacts related to urban design and visual resources. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to urban design and visual resources, and if warranted more detailed analysis will be provided.

Neighborhood Character

According to the *CEQR Technical Manual*, an assessment of neighborhood character may be appropriate if the proposed project impacts land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic, or noise within the neighborhood.

The proposed action would permit new residential and commercial development As such, the proposed action has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic and noise

levels, and urban design features. A detailed assessment will be presented in the EIS identifying whether the proposed action would result in significant impacts on neighborhood character.

Natural Resources

As stated in the *CEQR Technical Manual*, a natural resource is defined as plant and animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and built structures used by wildlife. An assessment of natural resources is appropriate if a natural resource exists on or near the site of the proposed action, or if an action involves disturbance of that resource. A detailed screening analysis will be presented in the EIS identifying whether the proposed action would result in significant impacts to natural resources, and if warranted, detailed analysis will be provided that would include an analysis of the combined sewage outflow (CSO) generated by the proposed action

Hazardous Materials

A hazardous material is any substance that poses a threat to human health or the environment. Substances that can be of concern include, but are not limited to, heavy metals, volatile and semivolatile organic compounds, methane, polychlorinated biphenyls and hazardous wastes (defined as substances that are chemically reactive, ignitable, corrosive, or toxic). According to the *CEQR Technical Manual*, the potential for significant impacts from hazardous materials can occur when: a) hazardous materials exist on a site, and b) an action would increase pathways to their exposure; or c) an action would introduce new activities or processes using hazardous materials.

The proposed action would result in new residential and commercial development, including conversions of existing structures, and therefore has the potential to result in significant hazardous materials impacts. A detailed hazardous materials assessment will be presented in the EIS. As a result of the analysis, the proposed action may be modified to include (E) designations for hazardous materials to ensure that the action would not result in adverse impacts.

One of the 31 projected development sites (Site 3 – Block 2323, Lot 28) is publicly owned and cannot be mapped with an (E) designation. Therefore, a Phase I Environmental Site Assessment (ESA) will be conducted for this site pursuant to Title 15, Chapter 24, Section 24-05.

For purposes of the Scope of Work and EIS, it is assumed that the Department of Parks and Recreation (DPR) would acquire Projected Development Site 2 (Block 2349, Lot 100) for parkland. The site, which is located between the Harlem River and Exterior Street, south of the extension East 146th Street, and north of the extension of East 144th Street, would not be subject to an (E) designation. Rather, a Phase I ESA will be prepared to determine previous uses on the site and in adjacent areas with the potential to have resulted in site contamination. If the Phase I assessment is insufficient to define the potential impacts from contamination materials on the

site, then Phase II testing will likely be necessary. If Phase II testing is necessary, DPR will enter into a Memorandum of Understanding with DEP ensuring that, prior to the acquisition of the property, all appropriate testing at the proposed park site will be completed. All necessary remediation measures would be undertaken, as necessary, following acquisition and prior to construction.

Waterfront Revitalization Program

A review of the City's coastal zone boundary maps indicates that proposed action is within the designated NYC coastal zone boundary. As such, a detailed assessment of the proposed action's consistency with the Waterfront Revitalization Program is warranted by the proposed Lower Concourse rezoning.

Two major components of the proposal are the Waterfront Access Plan (WAP) and Special Lower Concourse Waterfront District. Implementation of the WAP and waterfront Special District may be affected by existing shoreline conditions, for example, whether there is a stable seawall along the waterfront or if littoral wetland conditions exist. Shoreline conditions will be assessed to determine if they may affect the design of the waterfront esplanade.

The EIS will include an analysis of socioeconomic conditions in the study area. The WRP assessment of consistency with Policy 1: Support and facilitate commercial and residential redevelopment in areas well-suited to such development, will reference this analysis should be supported by the EIS assessment of existing and anticipated socioeconomic conditions

Infrastructure

For CEQR, the City's "infrastructure" comprises the physical systems supporting its population, including water supply, wastewater treatment and storm water management. Other infrastructure components are addressed separately under CEQR. Given the size of New York City's water supply system and the City's commitment to maintaining adequate water supply and pressures, few actions have the potential to cause significant impacts on this system. Therefore only very large developments or actions having exceptionally large water demands (e.g., more than 1 million gallons per day) would warrant a detailed water supply assessment. Similarly, only unusual actions with very large flows could have potential impacts on wastewater treatment. The proposed action would induce new development which could place additional demands on infrastructure due to increased demand for services and the additional volume of sewage produced as well as resultant utility and infrastructure relocations. A detailed screening analysis will be presented in the EIS identifying whether the proposed action has the potential to result in significant impacts and, if warranted, detailed analysis will be provided. The detailed analysis may require a CSO analysis as reference above in "Natural Resources."

Solid Waste and Sanitation Services

The *CEQR Technical Manual* states that actions involving construction of housing or other development generally do not require evaluation of solid waste impacts unless they are unusually large. A generation rate of less than 10,000 pounds per week is not considered large. The proposed action would induce new development that would require sanitation services. It is expected to exceed 10,000 pounds of solid waste per week, given the scale of the expected development. Accordingly, a detailed assessment will be provided in the EIS to determine whether the proposed action would result in impacts on solid waste and sanitation services.

Energy

Detailed assessments of energy impacts are limited to actions that could significantly affect energy transmission or generation, or that would generate substantial indirect energy consumption. Due to the added floor area as a result of the proposed action, additional residents, businesses, and other new uses would increase energy demand in the rezoning area. Therefore, the proposed action may result in a significant increase in the amount of energy consumed and a screening analysis will be provided in the EIS to determine if a detailed analysis is warranted.

Traffic and Parking

The objective of traffic and parking analyses is to determine whether a proposed action is expected to have a significant impact on street and roadway conditions or on parking facilities. This includes the sufficiency of street and highway elements to adequately process the proposed action's expected traffic flow and operating condition changes, and the effect of the proposed action on parking resources in the area.

According to the *CEQR Technical Manual*, a preliminary trip generation analysis for a project will generally be appropriate to determine the volume of vehicular trips expected during the peak hours. In most areas of the city, including the project area, if the proposed action is projected to result in fewer than 50 peak hour vehicular trip ends, traffic impacts would be unlikely, and therefore further traffic analysis would not be necessary.

Potentially significant traffic impacts may occur due to the number of new vehicular trips associated with the proposed action. Additionally, the proposed action may result in potentially significant impacts to area parking availability due to the possible elimination of existing spaces and the introduction of new parking demand. Therefore, an analysis of traffic and parking conditions will be provided in the EIS.

Transit and Pedestrians

The objective of transit and pedestrian analyses is to determine whether a proposed action would have a significant impact on public transportation facilities and services and on pedestrian flows.

According to the general thresholds used by the Metropolitan Transportation Authority specified in the *CEQR Technical Manual*, detailed transit analyses are not required if the proposed project is expected to result in less than 200 peak hour rail or bus transit riders, because a proposed development that generates such a low number of transit riders is unlikely to create a significant impact on the current transit facilities.

The proposed action may result in potentially significant adverse impacts on transit facilities and pedestrian flow conditions due to the large residential and worker population that would be introduced to the area as a result of the proposed rezoning. Therefore, an analysis of transit and pedestrian conditions will be provided in the EIS.

Air Quality

The proposed action may result in potentially significant adverse impacts on stationary and mobile source air quality due to the increased demand for heating, ventilation and air conditioning (HVAC) and the increases in pollutants associated with the additional vehicular traffic introduced by the anticipated new development. Therefore, an analysis of air quality will be provided in the EIS.

Noise

Under CEQR, the possible noise effects associated with the proposed action must be reviewed. The assessment focuses on: 1) the potential for project-generated vehicles to affect sensitive uses in the area; and 2) the potential for high ambient noise levels from both mobile and stationary noise sources to affect new sensitive uses introduced by the proposed action. The residential uses induced by the proposed action would be sensitive new uses.

The proposed action may result in potentially significant impacts on noise levels in the area due to noise from increased vehicular traffic. In addition, it would result in the placement of new residential and commercial uses at sites in the vicinity of potential stationary and mobile noise sources. Therefore, a detailed technical analysis of noise conditions will be presented in the EIS.

Construction Impacts

Construction impacts, although temporary, can include disruptive and noticeable effects of a project. Determination of their significance and need for mitigation is generally based on the duration and magnitude of the impacts. Construction impacts are usually important when construction activity could affect traffic conditions, archaeological resources, and the integrity of historic resources, community noise patterns, and air quality conditions. As it is anticipated that the projected development sites would undergo construction over a 10-year duration (Build year 2018), an analysis of the potential for construction impacts will be provided in the EIS.

Public Health

Public health involves the activities that society undertakes to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction and natural resources. A public health assessment may be warranted if a project results in a) increased vehicular traffic or emissions from stationary sources resulting in significant adverse air quality impacts; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant adverse impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect ground water to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant adverse impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying soil that may result in significant adverse hazardous materials or air quality impacts.

The construction generated by the proposed action has the potential to add dust, inhalable particulates, noise and odors to the immediate environment that can adversely affect public health. Therefore, the proposed action has the potential to create significant adverse impacts on public health and an analysis will be provided in the EIS.

Appendix 1

Projected Development Sites
Summary of No-Build and Build Development

Summary of No-Build and Build Development on Projected Development Sites

Site Description	No-Action Conditions							With-Action Conditions							
Projected Development Site	Comm'l SF	Ind.SF	CF SF	Res'l SF	Afford. Dus	Market Rate DUs	Total Res Dus	Proposed Zoning	Proposed FAR	Comm'l SF	Ind. SF	CF SF	Res'l SF	Afford. Dus	Market Rate Dus	Total Res DUs
1	0	14,759	0	0	0	0	0	R7-3/ C2-4	5.00	143,250	0	0	811,750	162	649	812
2	0	0	0	0	0	0	0	R7-3/ C2-4	5.00	60,000	0	0	340,000	68	272	340
3	0	21,700	0	0	0	0	0	R7-3/ C2-4	5.00	108,668	0	0	615,783	123	493	616
4	0	109,086	0	0	0	0	0	R7X/ C2-4	5.00	40,907	0	0	231,808	46	185	232
5	0	16,182	0	0	0	0	0	M1-4/ R8A	7.20	13,755	0	0	102,756	21	82	103
6	0	45,273	0	0	0	0	0	M1-4/ R8A	7.20	32,568	0	0	243,300	49	195	243
7	29,640	0	78,065	0	0	0	0	M1-4/ R8A	6.50 (for CF)	0	0	141,765	0	0	0	0
8	395,000	0	0	0	0	0	0	M1-4/ R8A	7.20	32,917	0	0	362,083	0	302	302
9	82,956	0	0	0	0	0	0	M1-4/ R8A	7.20	37,860	0	0	282,835	57	226	283
10	0	14,400	0	0	0	0	0	M1-4/ R6A	3.60	2,600	0	0	10,800	0	11	11
11	19,000	0	0	0	0	0	0	M1-4/ R6A	3.60	1,000	11,500	0	35,308	7	28	35
12	0	43,820	0	0	0	0	0	M1-4/ R6A	3.60	7,303	0	0	91,531	18	73	92
13	0	20,106	0	0	0	0	0	C6-2A	7.20	8,545	0	0	63,837	13	51	64
14	3,600	0	0	0	0	0	0	C6-2A	7.20	7,693	0	0	57,468	11	46	57
15	1,404	0	0	0	0	0	0	C6-2A	7.20	15,181	0	0	113,411	23	91	113
16	8,900	0	0	0	0	0	0	C6-2A	6.00	162,690	0	0	0	0	0	0

Summary of No-Build and Build Development on Projected Development Sites (Continued)

Site Description	No-Action Conditions							With-Action Conditions								
Projected Development Site	Comm'l SF	Ind.SF	CF SF	Res'l SF	Afford. Dus	Market Rate DUs	Total Res Dus	Proposed Zoning	Proposed FAR	Comm'l SF	Ind. SF	CF SF	Res'l SF	Afford. Dus	Market Rate Dus	Total Res DUs
17	0	18,750	0	0	0	0	0	M1-4/ R6A	3.60	13,281	0	0	42,969	9	34	43
18	37,354	0	0	0	0	0	0	M1-4/ R7X	5.00	32,215	0	0	157,285	31	126	157
19	2,440	1,430	0	0	0	0	0	M1-4/ R7X	5.00	10,625	0	0	51,875	10	42	52
20	10,974	0	0	0	0	0	0	M1-4/ R7X	5.00	9,328	0	0	45,542	9	36	46
21	23,000	0	0	0	0	0	0	M1-4/ R7X	5.00	9,775	0	0	47,725	10	38	48
22	2,510	0	0	0	0	0	0	M1-4/ R7X	5.00	837	0	0	2,510	0	3	3
23	2,700	0	0	0	0	0	0	M1-4/ R7A	4.60	2,700	0	0	8,100	0	8	8
24	0	23,239	0	0	0	0	0	M1-4/ R7A	4.60	18,000	0	0	0	0	0	0
25	17,907	0	0	0	0	0	0	M1-4/ R7A	4.60	0	11,907	0	6,000	0	6	6
26	0	0	12,524	0	0	0	0	M1-4/ R6A	3.60	0	0	12,524	61,959	0	62	62
27	9,804	0	0	0	0	0	0	M1-4/ R6A	3.60	2,451	0	0	7,353	0	7	7
28	0	36,150	0	0	0	0	0	M1-4/ R6A	3.60	0	36,150	0	12,050	0	12	12
29	104,000	0	0	0	0	0	0	M1-4/ R6A	3.60	0	84,000	0	20,000	0	20	20
30	2,163	0	0	3,522	0	2	2	M1-4/ R7A	4.60	5,721	0	0	25,241	5	20	25
31	10,175	0	0	0	0	0	0	M1-4/ R7A	4.60	18,828	0	0	83,063	17	66	83