FOREWORD[1]

This document is the Final Environmental Impact Statement (FEIS) for the Bay Street Corridor Rezoning and Related Actions Proposal. The New York City Department of City Planning (DCP), together with New York City Department of Housing Preservation and Development (HPD), and the Department of Citywide Administrative Services (DCAS), is proposing a series of land use actions- including zoning map amendments, zoning text amendments, disposition of City-owned property, and demapping a portion of a street (collectively, the "Proposed Actions")- to implement recommendations of the *Bay Street Corridor Neighborhood Planning Initiative* (the "Plan"). The Plan is the subject of an ongoing community process to create opportunities for housing, including affordable housing, commercial development, and improved public spaces and infrastructure within an approximately 20-block area ("Project Area") in Downtown Staten Island (roughly defined as Tompkinsville, Stapleton, and St. George neighborhoods), Community District 1. The Plan was developed to support *Housing New York*, the City's plan to build and preserve 200,000 units of affordable housing over the next 10 years, and builds upon *North Shore 2030*, a framework to guide future zoning and development actions throughout the North Shore of Staten Island.

The Proposed Actions are intended to create a walkable, pedestrian and transit oriented, mixed-use community. The Proposed Actions would create opportunities for housing and are intended to significantly expand the supply of housing, including a substantial amount of affordable housing, within the Project Area. In addition, the Proposed Actions would encourage appropriate building forms and heights and facilitate density that supports additional jobs, retail and community services, as well as advances efforts to create safer and more inviting streetscapes, as well as improve connections to the waterfront.

Acting on behalf of the City Planning Commission (CPC), which is the City Environmental Quality Review (CEQR) lead agency, the DCP determined the Draft Environmental Impact Statement (DEIS) for the Proposed Actions to be complete and issued a Notice of Completion for the DEIS on November 9, 2018. Public Notice of the public hearing on the DEIS was published in the *City Record* and the *Staten Island Advance* on February 12, 2019. The CPC held a public hearing on the DEIS at the City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, New York, 10271, on February 27, 2019 in conjunction with the public hearing pursuant to the Uniform Land Use Review Procedure (ULURP). Comments were accepted at the hearing and throughout the public comment period, which remained open through March 11, 2019.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 26, "Response to Comments." Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from additional agency reviews since issuance of the DEIS.

[1] This Foreword is new to the EIS.

Changes made following the issuance of the DEIS include:

- Revisions to Chapter 1, "Project Description," to incorporate updates as described below:
    - DCP's filing of an amended zoning text application that addresses modifications to the original proposal in response to feedback received during ULURP after the issuance of the DEIS. The amended application, filed as ULURP application N 190114(A) ZRR, consists of modifications to the Proposed Actions that would modify bulk regulations in Subareas A and B1 of the Special Stapleton Waterfront District (SSWD), and use, loading requirements, and visual corridor design regulations in the proposed Special Bay Street Corridor District (SBSCD). In addition, HPD has prepared and filed an amended disposition and Urban Development Action Area Project (UDAAP) designation application (ULURP No. C190179(A) HAR). The amended applications were analyzed in a technical memorandum issued on February 12, 2019 and are further analyzed as the "A-Text Alternative" in Chapter 22, "Alternatives" of the FEIS.
    - Additional details on the description of the Guiding Principles of the *Bay Street Corridor Neighborhood Planning Initiative* related to zoning and land use.
- Revisions to Chapter 2, "Land Use, Zoning and Public Policy," to provide updated information on future "No Build" projects that are anticipated to be developed irrespective of the Proposed Actions.
- Revisions to Chapter 4, "Community Facilities and Services," to:
    - incorporate new school utilization data and projected public-school ratios, enrollment projections and projected new housing statistics that were released after completion of the DEIS by the School Construction Authority (SCA) and NYC Department of Education (DOE), as well as address public comments received on the DEIS.
- Revisions to Chapter 5, "Open Space," to reflect additional information from City Agencies and other organizations, including the New York City Department of Parks and Recreation (DPR) and the New York City Economic Development Corporation (EDC), and public comments received on the DEIS.
- Revisions to Chapter 6, "Shadows" to address public comments received on the DEIS.
- Revisions to Chapter 7, "Historic and Cultural Resources," to update source references.
- Revisions to Chapter 13, "Energy," to reflect the New York Independent System Operator, Inc. (ISO) *2018 Load & Capacity Data* ("Gold Book") and updated Consolidated Edison (Con Edison) Annual Report (February 15, 2018).
- Revisions to Chapter 15, "Air Quality," to reflect refinements to the air quality modelling methodology.
- Revisions to Chapter 16, "Greenhouse Gas Emissions and Climate Change" to update the mobile source emissions calculations for the Proposed Actions and address public comments received on the DEIS.
- Revisions to Chapter 20, "Construction," to reflect refinements to the construction air quality and construction noise modeling methodologies .
- Updated conclusions in Chapter 21, "Mitigation," and Chapter 23, "Unavoidable Adverse Impacts," in the areas of community facilities, open space, historic and cultural resources, transportation, and construction to reflect further evaluation, discussions and consideration of mitigation measures conducted after the issuance of the DEIS between the lead agency

(DCP) and other involved agencies, including DPR, EDC, SCA, DOE, the NYC Administration for Children's Services (ACS) and the NYC Department of Transportation (DOT).

- Revisions to Chapter 22, "Alternatives" to reflect updated analyses to the No Unmitigated Significant Adverse Impacts Alternative and Reduced Rezoning Area Alternative. A new alternative, the A-Text Alternative, has been included in this FEIS that reflects the amended zoning text application (N 190114(A) ZRR) and the HPD-sponsored amended disposition and UDAAP designation application (C 190179(A) HAR), that address concerns raised after the issuance of the DEIS.
- Chapter 26, "Responses to Comments on the DEIS," which is entirely new.
- Updates to various appendices for consistency with revisions to analyses.
- Updates to Appendix K, "Agency Correspondence," to include additional correspondence received from other involved agencies.
- Appendix L, "Tech Memo 001," Appendix M, "A-Text Alternative," and Appendix N, "Written Comments Received on the DEIS," which are entirely new.

Except where indicated, all text changes since publication of the DEIS are marked by <u>double underlining</u> in this FEIS. No underlining is used for the Foreword or Chapter 26, "Response to Comments on the DEIS," both of which are entirely new.