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ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

July 14th, 2008

NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 07DCP078M)

East Village / Lower East Side Rezoning

Project Identification
CEQR No. 07DCP078M
ULURP Nos. 080397 ZMM, N 080398 ZRM
SEQRA Type: Type I

Lead Agency
City Planning Commission
22 Reade Street, 1W
New York, NY 10007

Contact Person
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The New York City Department of City Planning (DCP) on behalf of the City Planning Commission (CPC) as lead agency issued a Notice of Completion on May 2, 2008 for a Draft Environmental Impact Statement (DEIS) for the proposed East Village/Lower East Side Rezoning in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, August 13th, 2008 at 9:00 AM in Tishman Auditorium of Vanderbilt Hall on the New York University School of Law campus located at 40 Washington Square South, New York, New York 10012. Comments are requested on the DEIS and will be accepted until Monday, August 25th, 2008.

The DEIS analyzes a proposal by DCP, in conjunction with the New York City Department of Housing Preservation and Development (HPD), to adopt zoning map and text amendments and the disposition of a City property, that are collectively known as the East Village/Lower East Side Rezoning. The area of the proposed rezoning covers about 111 blocks of the East Village and Lower East Side neighborhoods in Manhattan Community District 3. It is generally bounded by East 13th Street on the north; Avenue D to the east; East Houston Street, Delancey Street and Grand Street on the south; and the Bowery and Third Avenue on the west.

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Under the proposed actions, the current zoning map would be amended along with zoning text modifications. The area would generally be rezoned from current R7-2 and C6-1 to R7A, R7B, R8A, R8B, C4-4A, and C6-2A. Further, a new C2-5 commercial overlay would be mapped along Second Avenue which would be consistent with the location of existing overlay districts (C1-5 and C2-5) within the rezoning area. The proposed zoning text amendments would establish incentives for the creation and preservation of affordable housing through application of Inclusionary Housing program to the proposed R8A and C6-2A districts along the major transportation corridors throughout the rezoning area. In addition to these DCP actions, HPD is proposing disposition of a City-owned property located at 302 East 2nd Street (Block 372, Lot 49), to facilitate the development of a residential project with ground-floor retail on this and adjacent parcels.

The purpose of the proposed actions is to preserve the low- to mid-rise character of the East Village and Lower East Side neighborhoods while concentrating new development towards specific corridors that are more suited for new residential construction with incentives for affordable housing. Specifically, the objectives of the proposed actions is to: protect the low- to mid-rise streetwall that characterizes much of the project area; address the community's request for contextual rezoning; reinforce use of several avenues as corridors for mixed retail/residential buildings; provide opportunities for housing development and incentives for affordable housing along selected wide streets and major corridors; and, protect existing commercial uses in proposed R8B districts.

The development scenario outlined in the DEIS identified 205 projected development sites considered most likely to be developed by 2017 as a result of the proposed actions. In addition, there are 565 potential development sites considered to have less development potential and which are less likely to be developed in the foreseeable future. Development in the rezoning area is expected to achieve a net increase of 1,383 residential units (including 23 enlargements), 348 of which would be affordable, and a net decrease of 74,439 gross square feet of commercial space on the projected development sites compared to conditions in the future without the proposed actions.

The DEIS identifies potential significant adverse impacts to historic resources and one publicly accessible open space resource due to shadows. Mitigation measures were identified in the DEIS that would mitigate shadows impacts to this open space resource. The DEIS identifies unavoidable significant adverse impacts to historic resources. Lastly, the DEIS examined various alternatives to the proposed actions including a No Action Alternative, No Impact Alternative, Lesser Density Alternative, and an R7A/C6-3A with Inclusionary Alternative.

Copies of the Draft Environmental Impact Statement, Final Scope of Work, and the Environmental Assessment Statement for the proposed East Village/Lower East Side Rezoning may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Robert Kulikowski, Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.