DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

November 10, 2016

Hilary Semel, Director
Mayor's Office of Sustainability
253 Broadway, 14th Floor
New York, New York 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: East Harlem Rezoning
CEQR No. 17DCP048M
ULURP Nos. Pending
Manhattan, Community District 11
Type I Action

Dear Ms. Semel:

The above-referenced application involves discretionary actions subject to City Planning Commission (CPC) approval. These actions are subject to review under City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the CPC, is assuming lead agency status for this application and is initiating the CEQR review.

The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a zoning map amendment, zoning text amendments, and amendments to the Millbank Frawley Circle East and Harlem-East Harlem Urban Renewal Plans (collectively the "Proposed Actions") affecting an approximately 95-block area within the East Harlem neighborhood of Manhattan Community District 11. The affected area is generally bounded by East 104th Street to the south, East 132nd Street to the north, Park Avenue to the west and Second Avenue to the east.

The Proposed Action include:

- A zoning map amendment to replace all or portions of existing R7-2, C8-3, M1-2, M1-4,

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C4-4, C4-4D, R8A, R7A, and C6-3 districts within the rezoning area with M1-6/R9, M1-6/R10, C4-6, C6-4, R10, R9, R7A, R7B, and R7D districts. Also, the proposed rezoning would replace or eliminate portions of existing C1-4, C2-4 and C1-5 overlays with C1-5 or C2-5 overlays and establish new C1-5 overlays. The proposed rezoning action would also amend the City's zoning map to include the boundaries of the Special East Harlem Corridors District along major thoroughfares within the rezoning area, as well as modified boundaries of the Special Transit Land Use District (TA).

- Zoning text amendments to:
    - Establish the Special East Harlem Corridors District along major corridors within the rezoning area including Park Avenue, Lexington Avenue, Third Avenue, Second Avenue and East 116th Street corridors to establish special use, bulk, ground floor design and parking regulations;
    - Modify a portion of the Special 125th Special District located at the intersection of East 125th Street and Park Avenue to implement special use, bulk, ground floor design and parking regulations;
    - Modify the boundaries of the Special Transit Land Use District to reflect the Metropolitan Transportation Authority's current plan for prospective 2nd Avenue subway station locations and introduce bulk modifications to facilitate the inclusion of necessary transportation related facilities in new developments within the Special District; and,
    - Amend Appendix F of the Zoning Resolution to apply the Mandatory Inclusionary Housing program to portions of the proposed rezoning area, including where zoning changes are promoting new housing.
- Amendment to the Millbank Frawley Circle East Urban and Harlem-East Harlem Renewal Plans to be compatible as warranted with the above zoning actions.

As noted above, DCP will be acting as lead agency on behalf of the CPC and will conduct a coordinated environmental review. HPD will be the co-applicant for the Urban Renewal Plan amendments and, as the result, will serve as an involved agency under CEQR.

The Proposed Actions are anticipated to facilitate new residential, commercial, community facility, and manufacturing development. The reasonable worst case development scenario (RWCDS) for the Proposed Actions identifies 69 projected development sites. On these sites, the Proposed Actions are expected to result in a net increase of approximately 3,500 dwelling units, a substantial proportion of which are expected to be affordable; 151,100 square feet of commercial space (retail, supermarket, restaurant, and office uses); 98,900 square feet of community facility space; and 132,400 square feet of manufacturing space; and net decreases of approximately 10,600 square feet of auto-related space, 33,000 square feet of hotel space, and 53,800 square feet of warehouse/storage space. The RWCDS also identifies 32 potential development sites which are considered less likely to be developed by the analysis year. The analysis year for the proposal is 2027.

The Proposed Actions reflect DCP's on-going engagement with Community Board 11, local

elected officials, and community residents and stakeholders to achieve the following land use objectives: a) create opportunities for additional housing, including requirements for permanently affordable housing, to ensure that the neighborhood continues to serve diverse housing needs; b) modify the existing zoning, where needed, to preserve the built neighborhood character; c) create opportunities for economic development while preserving the vitality of the existing commercial and manufacturing uses; d) establish a Special District that improves the pedestrian experience and establishes urban design controls that balance new development in response to existing neighborhood context and scale; and e) ensure a successful neighborhood plan by establishing a planning framework that is inclusive of the relevant capital infrastructure needs and services to support current demand and future growth.

The environmental review will also include an alternative that encompasses a separate action in addition to the above Proposed Actions, which would facilitate a proposed HPD-sponsored affordable housing development located on an entire city block bounded by East 111th Street, East 112th, Park and Madison Avenues (the "East 111th Street" site). The land use actions necessary to facilitate this development project are expected to enter public review concurrent with the Proposed Actions and include: a) zoning map amendment to rezone the existing R7-2 district to R9, b) zoning text amendment to apply the Mandatory Inclusionary Housing program to the site, c) disposition of city-owned land, d) amendment to the Millbank Frawley Circle East Urban Renewal Plan, and e) special permit for a large scale general development (LSGD) to allow for modifications to height and setback requirements and/or accessory off-street parking requirements. HPD is leading a coordination effort between various governmental agencies, community organizations, and the anticipated developer for the project.

An Environmental Assessment Statement is attached. If you have any questions regarding this application, please contact the project manager, Diane McCarthy, at (212) 720-3417.

Sincerely,

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

cc: The Hon. Gale A. Brewer, Manhattan Borough President
The Hon. Melissa Mark-Viverito, New York City Council, 8th District
The Hon. Inez E. Dickens, New York City Council, 9th District
Diane Collier, Chair, Community Board 11, Manhattan
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