DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

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

March 22, 2019

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: Gowanus Neighborhood Rezoning and Related Actions
CEQR No. 19DCP157K
ULURP No. Pending
Citywide
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) and the Department of Parks and Recreation (NYC Parks), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City map amendments, and disposition of City-owned property— to support and implement land use and zoning recommendations in the Gowanus Neighborhood Plan. DCP will be acting as lead agency on behalf of the CPC and will conduct a coordinated environmental review. For the purpose of the environmental review, the analysis build year is 2035.

The Proposed Actions affect an approximately 80-block area surrounding the Gowanus Canal and a segment of 4th Avenue, in Brooklyn Community Districts 2 and 6. The Project Area is generally bounded by Bond, Hoyt, and Smith Streets to the west, 3rd and 4th Avenues to the east, Huntington, 3rd, 7th and 15th Streets to the south, and Warren, Baltic, and Pacific Streets to the north. The reasonable worst case development scenario (RWCDS) for the Proposed Actions identifies 60 projected development sites. Overall, the Proposed Actions are expected to result in a net increase of approximately 8,200 dwelling units (DUs) (a With-Action scenario of approximately 9,000 DUs); 696,000 square feet (sf) of commercial space; 251,000 sf square feet of community facility space; and 6.4 acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of 104,000 sf of warehouse space; 125,000 sf of self-storage space; and 60,000 sf of other industrial space. On privately-owned sites the Proposed Actions could result in a net increase of approximately 7,200 dwelling units (DUs) (a With-Action scenario of 8,000 DUs), including approximately 2,000 permanently affordable homes for lower-income New Yorkers per MIH. On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes.

The Proposed Actions reflect comments and feedback received through the City's on-going community engagement process, initiated in 2016, and seek to achieve the following land use objectives: a) support existing clusters of economic activity and promote development of new job-generating uses through increased industrial and commercial density and updated parking and loading regulations in key areas; b) provide opportunities for the creation of permanently affordable housing with options for low- and moderate-income residents, while bringing existing residences into conformance with zoning; c) facilitate the creation of new waterfront open space and neighborhood parks along the Canal through establishing a Waterfront Access Plan (WAP) and changes to the City Map; d) facilitate several shared neighborhood-wide goals, including promoting a walkable, vibrant, mixed-use neighborhood, brownfield remediation and activation of key areas through allowing higher densities and a broader range of uses and incentivizing or requiring non-residential uses in select areas; e) create special rules to establish limits for height, bulk envelope and density that consider neighborhood context as well as other shared goals, including encouraging variation and diversity of future programing, open spaces, site planning, and design along the canal; and f) support a successful Neighborhood Plan by institutionalizing a comprehensive planning framework that is inclusive of relevant capital infrastructure needs and services to support current demand and future growth. The actions are as follows:

- **Zoning Map Amendments.** The Proposed Actions would replace all or portions of existing R6, R6B, R8A, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6B, R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, C4-4D, M1-4 and M1-4 zoning districts. The Proposed Actions would also eliminate existing C2-4 overlays along 4th Avenue within the Project Area, which would be replaced with the C4-4D district within the Special Gowanus Mixed-Use District (GSD).
- **Zoning Text Amendments.** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish the GSD within the Project Area, create the Gowanus WAP for waterfront blocks within the Project Area, and to amend Appendix F of the Zoning Resolution to apply the MIH program to proposed R6A, M1-4/R6B, M1-4/R6A, M1-4/R7A, M1-4/R7-2, M1-4/R7X, and C4-4D zoning districts to require a share of new housing to be permanently affordable where significant new housing capacity would be created.
- **City Map amendments.** The Proposed Actions include amendments to the City Map to map portions of Block 471, Lots 1 and 100 as parkland and streets, to remove the "Public Place" designation on Block 471, de-map 7th Street between Smith Street and the Gowanus Canal, and de-map Bond Street south of 4th Street and reestablish it as mapped parkland.
- **Disposition Approval and Urban Development Action Area Project (UDAAP) Designation.** UDAAP designation of HPD-owned property on Blocks 471 and 1028 and project approval for the purpose of disposition and development pursuant to the proposed zoning.

An Environmental Assessment Statement is attached. If you have any questions regarding this application, please contact the project manager, Katherine Glass, at (212) 720-3425.

Sincerely,

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

cc:

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