DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

May 4, 2012

Robert Kulikowski
Mayor's Office of Environmental Coordination
253 Broadway- 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Bedford Stuyvesant North Rezoning**
CEQR No. 12DCP156Y
ULURP No. 120294ZMK, N120295ZRK & N120296ZRY
Brooklyn, Community District 3 & 13;
Bronx, Community District 7
SEQR Classification: Type I

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the 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 City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The applicant, The New York City Department of City Planning (DCP), is proposing zoning map and text amendments affecting all or portions of approximately 140 blocks and 5,911lots, generally bounded by Lafayette Avenue and Quincy Street to the south, Classon and Franklin Avenues to the west, Broadway to the east, and Flushing Avenue to the north in the Bedford Stuyvesant neighborhood, of Brooklyn Community District 3.

The proposed action includes:

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Celeste Evans, *Deputy Director*
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- A Zoning Map amendment to change all or portions of approximately 140 blocks currently rezoned R5, R6, C4-3, and C8-2 districts to R6B, R6A, R7A, R7D, and C4-4L to reinforce established development patterns. This action would result in a modest increase in residential and commercial density along the area's main commercial corridors.

- A Zoning Map amendment to replace existing C1-2 and C1-3 overlay districts with C2-4 overlay districts, reduce overlay depth, and establish new C2-4 commercial overlay districts in order to recognize existing commercial uses.

- A Zoning Text amendment to establish a new C4-4L regional commercial zoning district for medium-density residential and commercial development along major retail or transit corridors where elevated train tracks are present.

- A Zoning Text amendment to establish the Inclusionary Housing program in the proposed R7A, R7D and C4-4L districts within the rezoning area in Brooklyn Community District 3.

- A Zoning Text amendment to establish an Enhanced Commercial District in the rezoning area along Broadway between Flushing Avenue and Monroe Street.

Additionally, the project includes a Zoning Text amendment to require transparency on the ground floor in R7D districts mapped with a C2 commercial overlay. The proposed transparency regulations would also apply to R9D districts mapped in conjunction with a C2 district, and in C4-5D districts. The Zoning Text amendment would, additionally, modify regulations for R7D, R9D, C4-5D to allow elevators and stairs that provide access to residential portions of buildings in areas otherwise not allowed to contain residential uses. This proposal would affect currently mapped R7D zoning districts in Brooklyn Community Districts 3 and 13, and C4-5D zoning districts currently mapped in Bronx Community District 7.

The proposed actions seek to reinforce the character of the Bedford Stuyvesant neighborhood and ensure future development is consistent with the neighborhood's building patterns while creating growth opportunities and affordable housing development through the Inclusionary Housing Program, and promoting predictable and appropriate commercial development on major corridors by establishing commercial zoning regulations that foster a lively streetscape that is pedestrian-friendly and meets the community's needs for access to retail and services. The project incorporates E-designations for Air Quality, Noise, and Hazardous Materials.

In order to assess the impacts associated with the proposed action, a Reasonable Worst Case Development Scenario was established. 31 projected development sites were identified as most likely to be developed in the future with the proposed action. As a result of the proposed action, it is anticipated that new development on those sites would consist of a net increase of 790 dwelling units, of which 285 are affordable under the Inclusionary Housing Program, and 135,964 square feet of retail space, 28,182 square feet of office space and net decrease of

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291,775 square feet of community facility space. Absent the proposed action, new development would occur as-of-right and consist of an increase in 1,198 dwelling units, 170,399 square feet of commercial retail space, 28,666 square feet office space and 380,826 square feet of community facility space. Additionally, 33 potential development sites were identified as less likely to be developed in the future with the proposed action. The affected area is currently zoned R5, R6, C4-3, and C8-2. The build year is 2022.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Robert Dobruskin, Purnima Kapur, Winston Van Engel, Pat Bussey, Susan Wong, Jonathan Keller, Anna Slatinsky