NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 19DCP157K)

Gowanus Rezoning and Related Actions

Project Identification
CEQR No. 19DCP157K
ULURP Nos. 210177ZMK, N210178ZRK, 210052HAK, 210053PPK, 210179MMK, 210180MMK
SEQRA Classification: Type I

Lead Agency
City Planning Commission
New York, New York 10271
120 Broadway, 31st Floor

Contact Person
Olga Abinader, Director, 212-720-3493
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on April 19, 2021 for a Draft Environmental Impact Statement (DEIS) for the Gowanus Neighborhood Rezoning proposal in accordance with Article 8 of the Environmental Conservation Law. **In light of the Governor's announcement on June 24, 2021 of the end of the State-declared state of emergency, and in support of the City's continued efforts to contain the spread of COVID-19, the public hearing on the DEIS will be accessible both in person and remotely. The public hearing will be held in person in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY on July 28, 2021, at 10:00 AM in conjunction with the CPC's public hearing pursuant to ULURP. Masks are required to be worn to enter the building and during the hearing. Comments are requested on the DEIS and will be accepted through August 9, 2021.**

To join remotely and comment, please visit the NYC Engage site, https://www.nyc.gov/engage
If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed below, then enter the following Meeting ID.

(877) 853-5247 (Toll-free)
(888) 788-0099 (Toll-free)
(213) 338-8477 (Toll)
(253) 215-8782 (Toll)

Then enter the following meeting ID and password when prompted.

Meeting ID: 618 237 7396
Password: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the hearing, will be posted on the NYC Engage site on the day of the Public Hearing, no later than 1 hour prior to the hearing. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording

that will be posted after the meeting. The Public Hearing livestream can be found on the above referenced NYC Engage site and will be made available on the day of the Public Hearing.

Comments are requested on the DEIS and will be accepted through August 9, 2021. They can be submitted via email to 19DCP157K_DL@planning.nyc.gov or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the DEIS may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov.

In addition, the DEIS and Final Scope of Work will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting.

The City of New York, acting through the Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), the Department of Parks and Recreation (NYC Parks), and the Department of Citywide Administrative Services is proposing a series of land use actions—including zoning map amendments, zoning text amendments, City Map amendments, and disposition of City-owned property (collectively, the "Proposed Actions")—to implement land use and zoning recommendations in the Gowanus Rezoning and Related Actions (the "Neighborhood Plan" or "Plan"). The area subject to the Proposed Actions (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 Proposed Actions would affect an approximately 81-block area of the Gowanus neighborhood of Brooklyn, Community Districts 2 and 6.

The Proposed Actions are intended to facilitate development patterns that meet the long-term vision of a thriving, inclusive, and more resilient Gowanus where existing and future residents and workers can participate in civic, cultural, and economic activities and where a wholly unique resource—the Gowanus Canal—can thrive and play an active role in that equitable and sustainable growth.

Overall, the Proposed Actions are expected to result in a net increase of approximately 8,500 dwelling units (DU), 735,000 square feet (sf) of commercial space, 251,000 sf of community facility space (inclusive of a new, 500-seat public school), and approximately six acres of new open space, including over an acre of newly mapped parkland. The Proposed Actions would result in net decreases of approximately 132,000 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 7,500 DUs, including approximately 2,000 permanently affordable DUs for lower-income New Yorkers in accordance with the Mandatory Inclusionary Housing Program (MIH). On City-owned sites, the Proposed Actions would result in approximately 1,000 affordable DUs, designated to serve a wide range of incomes. It is expected that the projected development shown

in the Reasonable Worst Case Development Scenario (RWCDS) would be built by 2035, following approval of the proposed actions.

The Proposed Actions affect an approximately 81-block area surrounding the Gowanus Canal and a segment of 4th Avenue. The area directly affected by the Proposed Actions, or 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 area encompasses approximately 200 acres, and is defined by the 1.8-mile-long, man-made Gowanus Canal, which splits the neighborhood, and the major north–south and east–west corridors that connect the upland areas to the surrounding neighborhoods.

The Proposed Actions include discretionary land use approvals that are subject to review under ULURP, Section 200 of the City Charter, and the CEQR process. The discretionary approvals are summarized below.

- ***Zoning Map Amendments.*** The Proposed Actions would replace all or portions of existing R6, R6B, R8A, R8A/C2-4, C8-2, M1-1, M1-2, M2-1, and M3-1 zoning districts with R6A, R6B, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, M1-4/R7X, C44D, and M1-4 zoning districts. The Proposed Actions would also eliminate an existing C2-4 overlay along 4th Avenue within the Project Area, and replace it 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 Waterfront Access Plan (WAP) for waterfront blocks within the Project Area, remove the Special Enhanced Commercial District – 1 (EC) within the Project Area, and amend Appendix F of the ZR to apply MIH to proposed R6A, M1-4/R6A, M1-4/R6B, M1-4/R7-2, M1-4/R7A, 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. In addition, the text of the ZR would be amended to:
    - create a Special Permit to allow hotels in the Project Area (as permitted by the underlying zoning district regulations);
    - create an Authorization to allow for the exemption of school floor area and modified bulk under certain conditions throughout the GSD;
    - create an Authorization to modify the use, streetscape, and bulk envelope (height and setback) regulation) for existing, large mixed-use sites seeking to redevelop while integrating new development with substantial, existing building(s); and
    - create an Authorization to allow an increase in density in exchange for identified transit improvements;
    - create a Chairperson Certification to allow an increase in density in exchange for identified transit improvements at the Union Street (R train) subway station.
- ***Disposition Approval and Urban Development Action Area Project (UDAAP) Designation.*** The Proposed Actions include an Urban Development Action Area Project (UDAAP) designation of City-owned property on Block 471 and project approval for the purpose of disposition and development pursuant to the proposed zoning, sought by HPD. In addition, HPD is seeking an amendment to a previously approved UDAAP designation for a City-owned property on Block 1028, Lot 7, which requires approval by the City Council and Mayor.
- ***City Map Amendments.*** The Proposed Actions include amendments to the City Map to acquire and map portions of Block 471, Lots 1 and 100, as parkland and

streets; remove the "Public Place" designation on Block 471; and demap 7th Street between Smith Street and the Gowanus Canal.

- ***Disposition of City-Owned Property.*** The Proposed Actions include the disposition of City-owned property under the jurisdiction of the Department of Citywide Administrative Services (DCAS). DCAS, behalf of EDC, is seeking the disposition of development rights from a City-owned property located on Block 456, Lot 29 pursuant to the proposed zoning.

The Proposed Actions would result in significant adverse impacts related to community facilities (child care), shadows, historic and cultural resources (architectural and archaeological resources), transportation (traffic, pedestrians, and transit), air quality, and construction (noise). Mitigation measures being proposed to address those impacts, where feasible and/or practical, are discussed in the DEIS. Between publication of this DEIS and the Final EIS, DCP will continue to explore measures that could reduce or mitigate the impacts in these areas. If no possible mitigation can be identified, an unavoidable significant adverse impact would result.

The DEIS considers three alternatives – a No-Action alternative, a No Unmitigated Significant Adverse Impact Alternative, and a Lower Density Alternative. The No-Action Alternative examines future conditions but assumes the Proposed Action is not adopted. Under the No Action Alternative, the Project Area would not be rezoned, and much of Gowanus would remain largely unchanged and underutilized. The No Unmitigated Significant Adverse Impact Alternative examines a scenario in which the density and other components of the Proposed Actions are changed specifically to avoid the unmitigated significant adverse impacts associated with the Proposed Actions. This alternative considers development that would not result in any unmitigable significant adverse impacts. However, to eliminate all unmitigated significant adverse impacts, the Proposed Actions would have to be modified to a point where the principal goals and objectives of the Proposed Actions would not be fully realized. The Lower Density Alternative was developed for the purpose of assessing whether lower-density residential development in some portions of the Project Area would eliminate or reduce the significant adverse impacts of the Proposed Actions while also meeting the goals and objectives of the Proposed Actions. Like the Proposed Actions, the Lower Density Alternative would work in unison with the comprehensive set of strategies put forth in the Neighborhood Plan, which seeks to foster a resilient Gowanus where existing and future residents and workers are able to participate in civic, cultural, and economic activities, and where the Canal would continue to play an active role in that equitable and sustainable growth. However, the Lower Density Alternative would result in fewer DUs, including affordable units, and would be somewhat less supportive of the Proposed Action's objectives with respect to affordable housing, while continuing to result in significant adverse impacts related to community facilities (child care), shadows, historic and cultural resources, transportation (traffic, transit, and pedestrians), air quality (mobile sources), and construction noise.