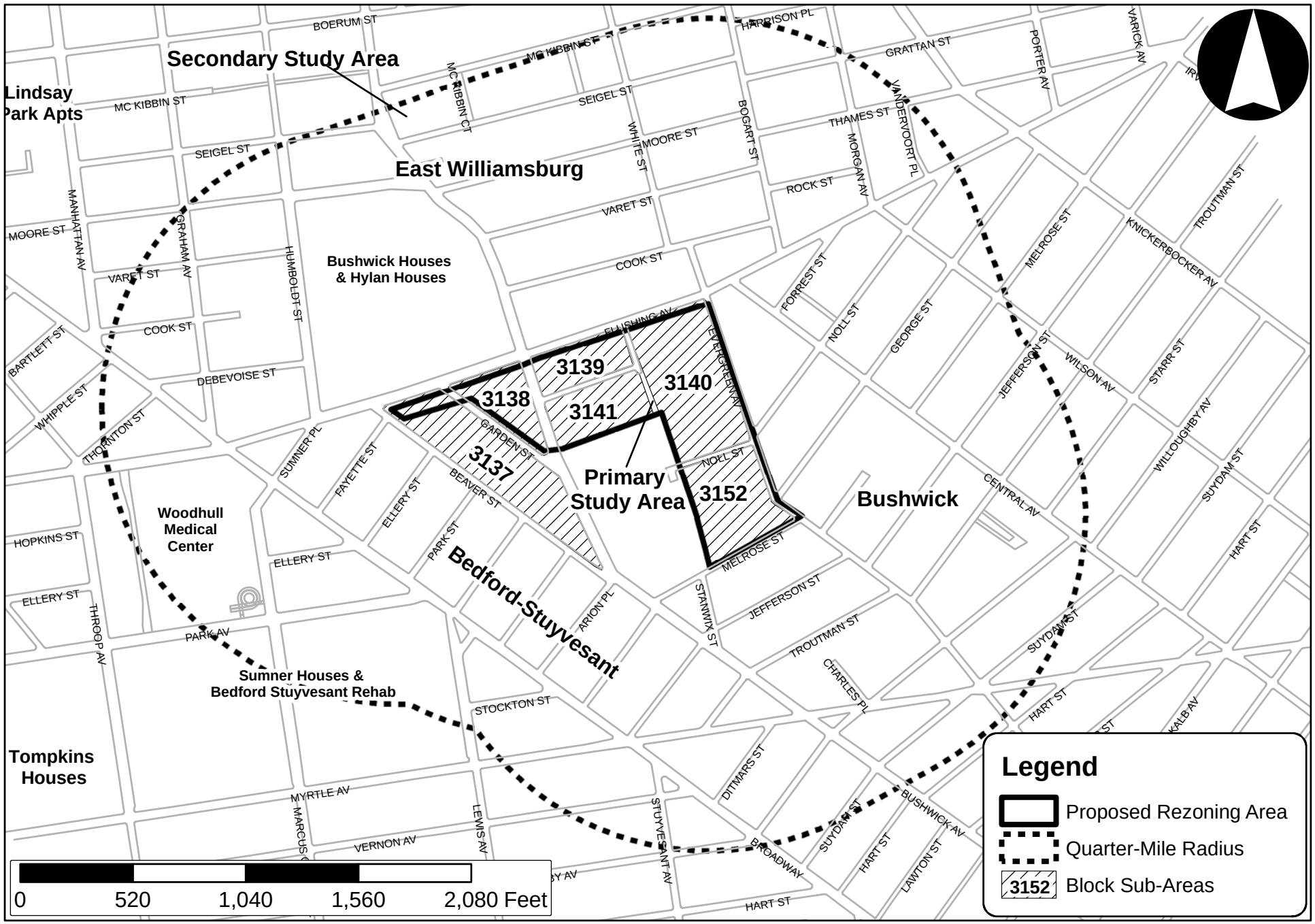
A. INTRODUCTION

The Applicant, Forrest Lots, LLC, is requesting a zoning map and zoning text amendment affecting five full blocks and a portion of one block and a change in the official City map to map two new street segments in the Bushwick neighborhood of Brooklyn Community District 4 (collectively, the "Proposed Action"). The proposed rezoning action affects the area bounded by Flushing Avenue on the north and Melrose Street and Forrest Street on the south, between Evergreen Avenue and Garden, Stanwix and Beaver Streets (see Figure 7-1). The Applicant is proposing a rezoning of its owned properties within the rezoning area, which consists of all of Blocks 3140, 3141, and Block 3139 lots 18-21 and 23-36 and Block 3152 lots 1-3, 45, 48, 56, 58, 62-64, 66 and 100. In addition to the sites controlled by the Applicant, the rezoning would also affect all of Block 3138, the remainder of the lots on Blocks 3139 and 3152 and lots 26 (portion), 49 (portion), 51 and 56 on Block 3137. The block zoned M3-1 would be rezoned to an M1-2 district and the blocks zoned M1-1 would be rezoned to R6A and R7A residential districts with a C2-4 commercial overlay mapped along portions of the Stanwix Street, Bushwick, Flushing and Evergreen Avenue frontages to a depth of 100 feet. The Proposed Action also includes a zoning text amendment, which modifies Section 23-922 of the NYC Zoning Resolution to make the proposed R6A and R7A districts "Inclusionary Housing designated areas." This will establish an inclusionary floor area ratio (FAR) bonus, providing opportunity and incentive for the development of affordable housing.

The proposed mapping action would map and formally bestow to the City the unbuilt section of Stanwix Street between Montieth Street and Forrest Street and the unbuilt section of Noll Street between Evergreen Avenue and Stanwix Street, thereby creating network connectivity by opening them to public traffic. In conjunction with this expanded network, new signage and other traffic control devices would be installed by the Applicant and maintained by the New York City Department of Transportation.

The Proposed Action would facilitate a proposal by the Applicant to develop ten residential buildings with ground floor local retail uses. The Applicant intends to develop 54,182 sf of local retail space and 977 dwelling units (DUs), of which 242 DUs would be affordable to low-to-moderate-income households, per the Inclusionary Housing regulations, of which 47 units would be set aside for senior housing. However, for analysis purposes, this environmental review will consider that the Applicant would develop a maximum of 195 affordable dwelling units and that the 47 senior units would be considered typical dwelling units. Therefore, under the RWCDS, the Applicant's sites would result in a net increase of 54,182 sf of local retail and 977 dwelling units, 195 of which are expected to be affordable to low-to-moderate-income households in accordance with the Inclusionary Housing Program. With the adoption of the Proposed Action, the proposed development is expected to be completed and occupied by 2016.

Four additional projected developments sites besides the Applicant's proposed development within the proposed rezoning area that could result in up to 99 DUs, of which 20 would be affordable, per the Inclusionary Housing regulations, and 27,609 sf of ground floor retail on Block 3152, Lots 36, 37, 38, 41, 43; Block 3138, Lots 20, 22, 32; Block 3137, Lot 56. There are also 3 potential development sites (sites



Rheingold Development Rezoning EIS

Figure 7-1

Urban Design Study Area

that are also rezoned but which are less likely to be developed), which will be discussed in detail in this section. The other lots in the proposed rezoning area are not expected to be redeveloped as a result of the Proposed Action within the 2016 analysis timeframe. The area to be rezoned from M3-1 to the more restricted M1-2 is also not expected to be redeveloped as a result of the Proposed Action. It should be noted that M1-2 districts permit applications for special permits, whereas M3-1 districts do not. Therefore, overall, the Proposed Action would result in an incremental increase of approximately 1,076 DUs, of which 215 would be affordable, per the Inclusionary Housing regulations, and approximately 74,194 sf of local retail by 2016. As part of the Proposed Action, the portion of Stanwix Street between Montieth Street and Forrest Street and the portion of Noll Street between Stanwix Street and Evergreen Avenue would become mapped streets to complete the street network around the project site and reconnect the existing neighborhoods with the proposed development sites.

A preliminary level analysis is appropriate when the project may have effects on one or more of the elements that contribute to the pedestrian experience, including streets; buildings; visual resources; open space; natural features; and wind, and would be perceptible to the pedestrian. As the proposed project would affect a number of these components, a preliminary analysis has been conducted in accordance with the guidelines in the 2012 City Environmental Quality Review (CEQR). This preliminary analysis first addresses urban design characteristics for existing conditions, the future without the proposed projects (the No Action condition), and the probable impacts of the proposed projects for the year 2016, when the proposed projects are expected to be completed. The analysis compares the proposed project to the No Action condition.

B. PRINCIPAL CONCLUSIONS

The Proposed Action will not result in significant adverse impacts on urban design and visual resources, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*. The proposed zoning map changes would replace the existing M1-1 zoning districts\ within the proposed rezoning area with R6A and R7A contextual zoning districts; and designate a C2-4 commercial overlay to be mapped along portions of Stanwix Street, Flushing, Bushwick, and Evergreen Avenues. In addition, the existing M3-1 zoning district would be replaced with a M1-2 zoning district.

As detailed in the following sections, the Proposed Action is anticipated to result in new development exhibiting a built form that is congruous to the existing building types prevalent throughout the study area. Generally, the Proposed Action would establish contextual zoning districts for residential and mixed-use buildings that would maintain the scale and character of the existing Bushwick community while providing appropriate development opportunities. The Proposed Action would preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts, by creating increases in density with contextual zoning districts targeted to these areas. The proposed zoning changes would also replace an existing manufacturing districts in the rezoning area with a mixed use district to encourage new residential and commercial uses, as well as retain high performance manufacturing and industrial uses. Finally, the Proposed Action would provide support for existing ground floor retail uses by mapping commercial overlays along streets where existing ground floor retail uses exist to encourage the growth of local-scale commercial activity. The Proposed Action would not result in any changes to block form, or building arrangement. Therefore, the Proposed Action is not expected to result in any significant adverse impacts to urban design in the study area.

C. METHODOLOGY

Determining whether an Urban Design Analysis is Necessary

Urban Design is the totality of components that may affect a pedestrian's experience of public space. These components include streets, buildings, visual resources, open space, natural features, and wind and sunlight conditions. These elements, as defined in the *CEQR Technical Manual*, are described below:

- *Streets.* For many neighborhoods, streets are the primary component of public space. The arrangement and orientation of streets define the location and flow of activity in an area, set street views, and create the blocks on which buildings and open spaces are organized. The apportionment of street space between cars, bicycles, transit, and sidewalk is critical to making a successful streetscape, as is the careful design of street furniture, grade, materials used, and permanent fixtures, including plantings, street lights, fire hydrants, curb cuts, or newsstands.

- *Buildings.* Buildings support streets. A building's streetwalls form the most common backdrop in the city for public space. A building's size, shape, setbacks, lot coverage, placement on the zoning lot and block, the orientation of active uses, and pedestrian and vehicular entrances all play major roles in the vitality of the streetscape. The public realm also extends to building facades and rooftops, offering more opportunity to enrich the visual character of an area.

- *Visual Resources.* A visual resource is the connection from the public realm to significant natural or built features, including views of the waterfront, public parks, landmark structures or districts, otherwise distinct buildings or groups of buildings, or natural resources.

- *Open Space.* For the purpose of urban design, open space includes public and private areas such as parks, yards, cemeteries, parking lots and privately owned public spaces.

- *Natural Resources.* Natural features include vegetation and geologic, topographic, and aquatic features. Rock outcroppings, steep slopes or varied ground elevation, beaches, or wetlands may help define the overall visual character of an area.

- *Wind.* Channelized wind pressure from between tall buildings and downwashed wind pressure from parallel tall buildings may cause winds that may jeopardize pedestrian safety.

In general, an assessment of urban design is needed when the project may have effects on one or more of the elements that contribute to the pedestrian experience, which are described above. As the Proposed Action and subsequent development within the rezoning area could result in physical changes to the proposed rezoning area beyond the bulk and form currently permitted as-of-right, it has the potential to result in development that could alter the arrangement, appearance, and functionality of the built environment, and therefore, change the experience of a pedestrian in the project area. The following urban design analysis follows the guidelines of the *CEQR Technical Manual*.

Per criteria of Section 230 of the *CEQR Technical Manual*, a study of wind conditions and their effect on pedestrian level safety may be warranted under certain circumstances for projects involving the construction of large buildings at locations that experience high wind conditions. The proposed zoning changes would map contextual zoning districts in Bushwick, which would facilitate new development that would relate to the existing scale and character of the surrounding neighborhood. The Proposed Action is not expected to result in the construction of large or unusually tall buildings. The maximum building height permitted would be 80 feet tall in the proposed R7A zoning district.

Study Area

The Urban Design study area consists of both a primary study area, which is coterminous with the boundaries of the rezoning area, where the urban design effects of the Proposed Action are direct, and a secondary study area (refer to Figure 7-1). For the purpose of this assessment, the primary study area consists of an irregularly-shaped approximately 6-block area, generally bounded by Flushing Avenue on the north, Melrose Street and Forrest Street on the south, Evergreen Avenue to the east and Stanwix, Garden and Beaver Streets to the west. The secondary study area extends an approximate quarter (¼) mile from the boundary of the rezoning area and encompasses areas that have the potential to experience indirect impacts as a result of the Proposed Action. It is generally bounded at its outer limits by McKibbin Street on the north, Wilson Avenue on the east, Willoughby Avenue on the south, and Beaver Street and Throop Street on the west. Both the primary and secondary study areas have been established in accordance with 2012*CEQR Technical Manual* guidelines.

The analysis of urban design and visual resources is based on field visits, photography, and computer imaging of the proposed rezoning area and surrounding study area, with particular emphasis on projected and potential development sites and their vicinity.

Proposed Rezoning Area-(Primary Study Area Sub-areas)

For the purposes of this analysis of urban design characteristics, the primary study area is divided into six distinct sub-areas. As shown in Figure 7-1, these include:

- Block 3137 (Portion): Bounded by Flushing Avenue to the north, Bushwick Avenue to the south, Garden Street to the east and Beaver Street to the west.

- Block 3138: Bounded by Flushing Avenue to the north, Bushwick Avenue to the east, and Garden Street to the southwest.

- Block 3139: Bounded by Flushing Avenue to the north, Stanwix Street to the east, Montieth Street to the south, and Bushwick Avenue to the west.

- Block 3140: Bounded by Flushing Avenue to the north, Evergreen Avenue to the east, the prolongation of Noll Street (Block 3152, Lot 100) to the south, and Stanwix Street to the west.

- Block 3141: Bounded by Montieth Street to the north, the prolongation of Stanwix Street (Block 3140, Lot 50) to the east, Forrest Street to the south, and Bushwick Avenue to the west.

- Block 3152: Bounded by the prolongation of Noll Street (Block 3140, Lot 1) to the north, Evergreen Avenue on the east, Melrose Street on the south, and Stanwix Street on the west.

Secondary Study Area Sub-areas

For the purposes of this analysis of urban design characteristics, the secondary study area is divided into three distinct sub-areas. As shown in Figure 7-1, these include:

- East Williamsburg: Bounded by Flushing Avenue on the south, Broadway and Graham Avenue to the west, McKibbin Street to the north, and Vandervoort Place to the east.

- Bedford-Stuyvesant: Bounded by Bushwick Avenue on the east, Flushing Avenue on the north, Throope Avenue and Marcus Garvey Boulevard on the west, and Suydam Street on the south.
- Bushwick: Bounded by Bushwick Avenue on the west, Flushing Avenue on the north, Hart Street on the south, and Wilson Avenue on the east.

D. PRELIMINARY ASSESSMENT

Existing Conditions

Proposed Rezoning Area- (Primary Study Area Sub-areas)

As shown in Figure 7-2, the primary study area includes six sub-areas, each of which is discussed further below. Figure 7-5 shows the existing density, in terms of floor area ratios (FAR) for both the primary and secondary study areas. Figure 7-6 shows the existing building heights for both the primary and secondary study areas. Figure 7-4g provides a key map for the photos in Figures 7-4a through 7-4f, which are discussed in detail below.

Block 3137 (Portion)

The Block 3137 (Portion) sub-area is situated in the western section of the proposed rezoning area. This sub-area is roughly bounded on the north by Flushing Avenue, to the east by Garden Street, to the south by Bushwick Avenue, and to the west by Beaver Street. The Block 3137 sub-area is currently predominately zoned R7-2 with commercial overlays encompassing the southern 400-feet portion of the block. The northern 100-foot frontage of the block, the portion to be rezoned, is currently zoned M1-1(see Figure 7-3a). The portion of the block within the rezoning area contains institutional, commercial, and mixed use residential and commercial uses. The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R6A contextual zoning district, and designate and apply a C2-4-zoning district.

Streets

The principal arterials that bound the sub-area on the north are Flushing Avenue and on the southeast is Bushwick Avenue. Flushing Avenue carries east-west two-way traffic, and Bushwick Avenue carries north-south two-way traffic. Beaver Street carries south-bound one-way traffic, while Garden Street carries northbound one-way traffic. The street grid is irregular, Beaver and Garden Streets extend diagonally northwest-southeast from Flushing Avenue with blocks of varying sizes and shapes (refer to Figure 7-1).

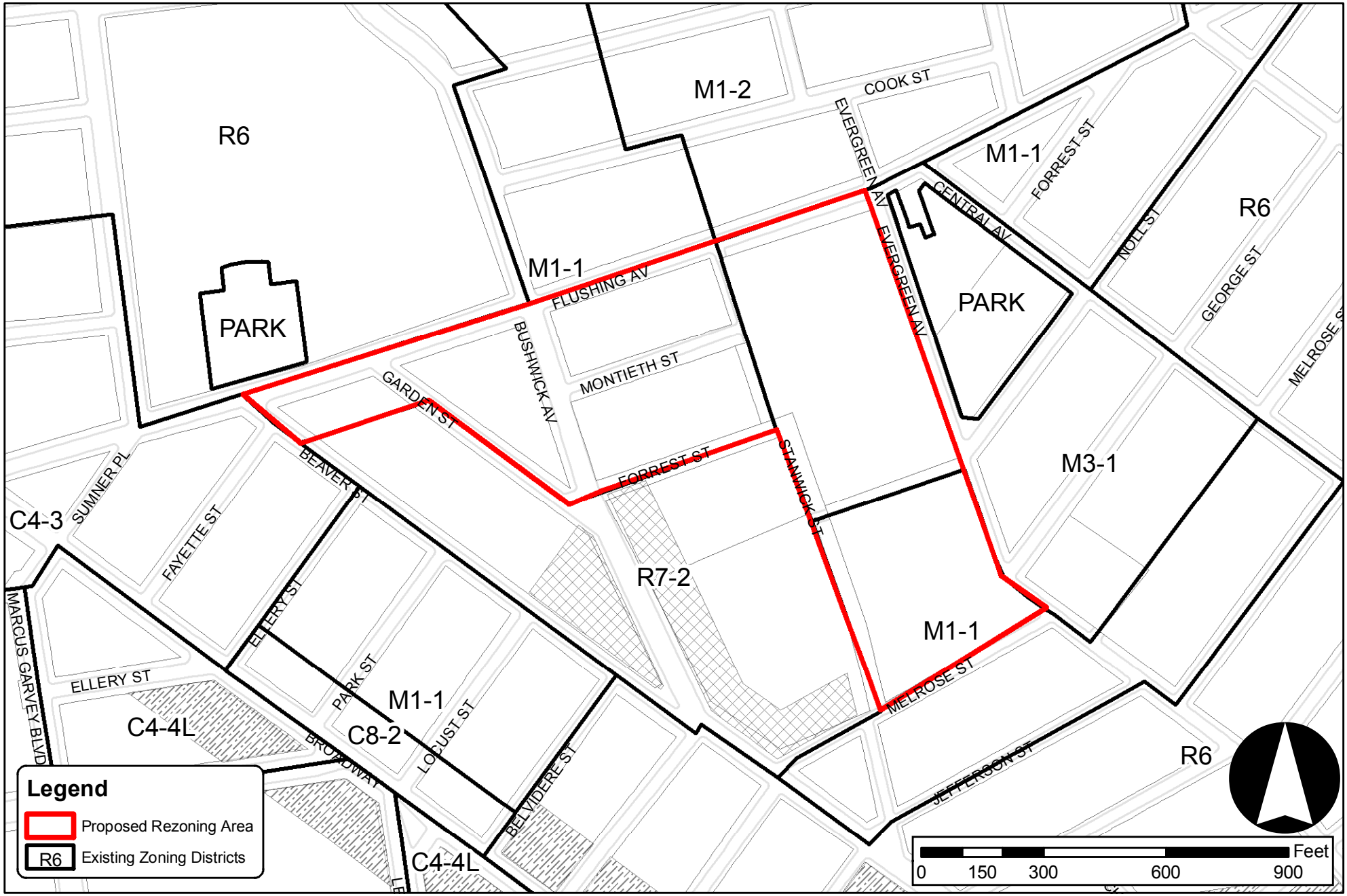
The streetscape elements of the portion of the Block 3137 sub-area include wide sidewalks lined with street trees without tree guards. Other streetscape elements are standard street signs, cobra head lampposts, bus stop signs, pay phones, and a telephone pole (refer to photo 2 in Figure 7-4a). Most of the Block 3137 sub-area is lined with parallel-parked cars.



Rheingold Development Rezoning EIS

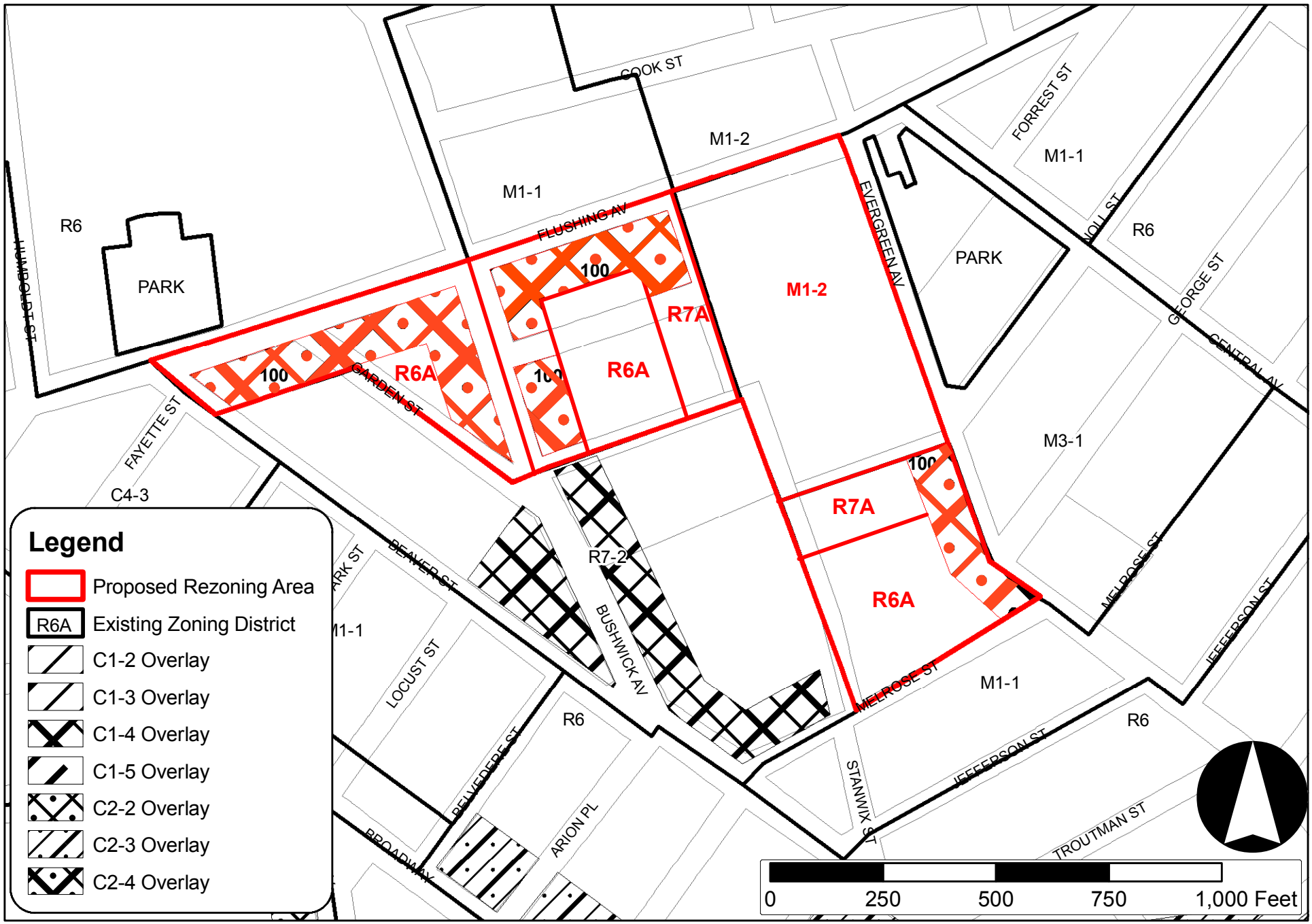
Figure 7-2

Urban Design and Visual Resources Study Area-Aerial View



Rheingold Development Rezoning EIS

Figure 7-3a
Existing Zoning



Rheingold Development Rezoning EIS

Figure 7-3B
Proposed Zoning

Buildings

As described in Chapter 2, "Land Use, Zoning, and Public Policy," The Block 3137 sub-area is occupied by the Carlos Tapia School / PS 120 Playground, and portions of a one-story supermarket on Flushing Avenue. There are a few restaurant establishments in a concentration of 1-story buildings adjacent to the C-town supermarket on Flushing Avenue. The buildings along Flushing Avenue form a continuous streetwall (see photo 1 in Figure 7-4a). Building facade materials brick and stone for commercial buildings, and the facades generally have been altered with various types of signage and canopies.

The manufacturing district within this sub-area has a maximum floor area ratio (FAR) of 1.0, (Refer to Table 2-1 in Chapter 2, "Land Use, Zoning, and Public Policy").

Open Space

Open spaces include the Garden Playground. As described in Chapter 5 "Open Space", the 1.09-acre park is located at Flushing Avenue between Beaver and Garden Streets, on the eastern side of the portion of the block within the rezoning area.

Visual Resources and Natural Resources

There are no notable visual resources within the Block 3137 sub-area as it does not contain any significant natural or built features.

Block 3138

The triangular Block 3138 sub-area is situated in the northwestern section of the proposed rezoning area. This sub-area is roughly bounded by Flushing Avenue to the north, Bushwick Avenue to the east, and Garden Street to the southwest. This portion of the rezoning area is currently zoned M1-1, and contains a variety of mixed residential and commercial, industrial, vacant, and automotive uses (see Figure 7-3a). The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R6A contextual zoning district, and designate and apply a C2-4-zoning district to be mapped along Flushing and Bushwick Avenues frontages to a depth of 100 feet.

Streets

The principal arterials that bound the sub-area are Flushing Avenue on the north, and Bushwick Avenue on the east. As described above, Flushing Avenue carries east-west two-way traffic, and Bushwick Avenue carries north-south two-way traffic. Also described above, Garden Street carries northbound one-way traffic. The street grid is irregular; Garden Street extends northwest-southeast, creating a triangle shaped block with Flushing and Bushwick Avenues. The irregular grid creates blocks of varying sizes and shapes (refer to Figure 7-1).

The streetscape elements of the Block 3138 sub-area include wide sidewalks along Flushing and Bushwick Avenues, and a narrow sidewalk on Garden Street. While Flushing Avenue is lined with street trees without guards, Garden Street and Bushwick Avenue have no street trees. Other streetscape elements are standard street signs, cobra head lampposts, fire hydrants, and recycling bins. Most of the Block 3138 sub-area is lined with parallel-parked cars (refer to images 3 and 4 in Figure 7-4a).



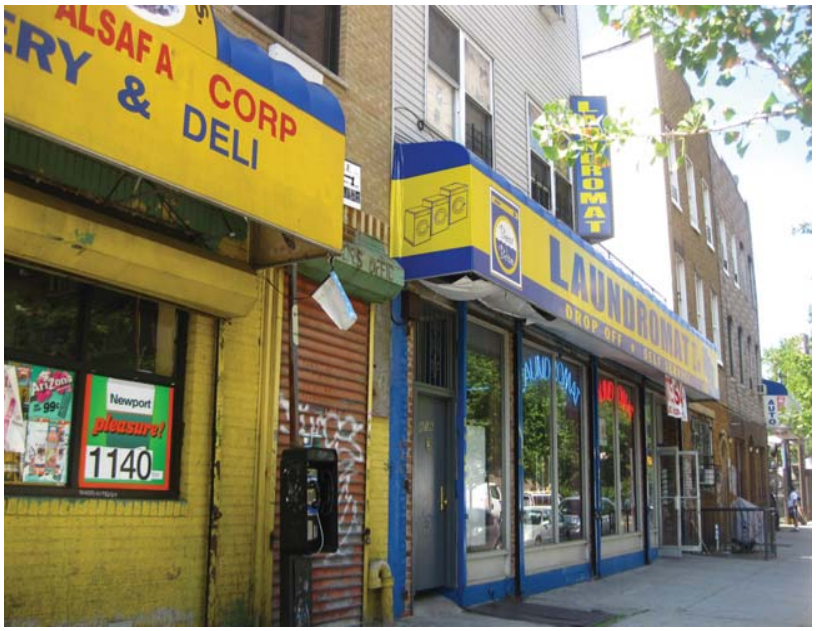
1. Block 3137-Looking southeast on Flushing Ave and Beaver Street



2. Block 3137-Looking southwest on Flushing Ave and Garden Street



3. Block 3138-Facing northeast on Flushing Ave and Garden Street



4. Block 3138- Looking southwest from Stanwix Street and Flushing Ave

Buildings

As described in Chapter 2, "Land Use, Zoning, and Public Policy", the sub-area has some automotive uses including a car wash and oil change business, a gas station, a tire supply store, and a vehicle repair shop. On Flushing Avenue there are multifamily and mixed residential and commercial buildings with brick, stone, and vinyl siding, the ground floor retail has been altered with various types of signage and canopies. The gas station on the eastern end of Flushing Avenue, and the auto repair shop on the western end break the continuous street wall. On Bushwick Avenue, there are two to six-story multifamily apartment buildings as well as mixed residential and commercial uses. The continuous streetwall along Bushwick Avenue is broken by a gas station at the corner on Flushing Avenue and by a carwash at the southern portion of the block. Two to three-story multifamily row houses with vinyl, brick and stone facades, some with iron stoop railings and fences to protect private garbage dispensers, and one brick warehouse form a continuous street wall along Garden Street. There are also has some industrial and vacant lots in the Sub-area (refer to images 5 and 6 in Figure 7-4b).

As described above, the manufacturing district within this sub-area has a maximum floor area ratio (FAR) of 1.0 (Refer to Table 2-1 in Chapter 2, "Land Use, Zoning, and Public Policy").

Open Space

There are no open spaces, as there are no parks or plazas in this sub-area.

Visual and Natural Resources

There are no notable visual resources within the Block 3138 sub-area as it does not contain any significant natural or built features.

Block 3139

The Block 3139 sub-area is situated in the northern section of the proposed rezoning area. This sub-area is roughly bounded by Flushing Avenue to the north, Stanwix Street to the east, Montieth Street to the south, and Bushwick Avenue to the west. This portion of the rezoning area is currently zoned M1-1, and contains parking and storage open space, residential, and mixed use residential and commercial uses (see Figure 7-3a). The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R7A contextual zoning district, and designate and apply a C2-4-zoning district to be mapped along the Stanwix Street, and Bushwick and Flushing Avenue frontages to a depth of 100 feet.

Streets

The principal arterials that bound the sub-area are Flushing Avenue on the north and Bushwick Avenue on the west. As described above, Flushing Avenue carries east-west two-way traffic, and Bushwick Avenue carries north-south two-way traffic. Stanwix and Montieth streets carry south and west bound, one-way traffic.

The streetscape elements of the Block 3139 Sub-area include wide sidewalks with no street trees except on Flushing Avenue. There are a few trees along the fence line on Stanwix and Montieth Streets (refer to images 7 and 8 in Figure 7-4b). Other streetscape elements are standard street signs, cobra head lampposts, and fire hydrants. Most of the Block 3139 sub-area is lined with parallel-parked cars.



5. Block 3138- Looking south on Bushwick from Flushing Ave



6. Block 3138- Facing southeast on Garden Street from Flushing Ave



7. Block 3139- Facing southwest on Flushing Ave and Stanwix Street



9. Block 3139-Looking north on Montieth street mid-block

Buildings

As described in Chapter 2, "Land Use, Zoning, and Public Policy", approximately half of the block is owned by the Applicant and used for vehicle parking and vehicle open storage in a paved and gated area. The rest of the block consists of small, attached buildings reflecting their narrow lot sizes. On Bushwick Avenue, there are four-story row houses with ground floor retail. Building façade materials vary, including brick and stone for commercial buildings, brick for apartment houses and row houses, the latter typically with roof-line cornices with dentils. Façades of the commercial buildings in the area generally have been altered with various types of signage and canopies. On Flushing Avenue, there are one to six-story row houses and apartment buildings; the building façade materials include brick for apartment buildings and row houses, typically with roof-line cornices with dentils. As illustrated in Figure 7-5, four to five story residential buildings are concentrated along the west and northern portion of this sub-area. In this area, buildings form a continuous streetwall (see photos 9 and 10 in Figure 7-4c).

The manufacturing district has a maximum floor area ratio (FAR) of 1.0, (Refer to Table 2-1 in Chapter 2, "Land Use, Zoning, and Public Policy").

Visual and Natural Resources

There are no notable visual resources within the Block 3139 sub-area as it does not contain any significant natural or built features.

Open Space

As described in Chapter 2, "Land Use, Zoning, and Public Policy", approximately half of the Block 3139 Sub-area is an open space storage and parking lot.

Block 3140

The Block 3140 sub-area is situated in the eastern section of the proposed rezoning area. This sub-area is roughly bounded by Flushing Avenue to the north, Evergreen Avenue to the east, the prolongation of Noll Street (Block 3152, Lot 100) to the south, and Stanwix Street to the west. This eastern portion of the rezoning area is currently zoned M3-1, and contains industrial and parking open space uses. The proposed zoning map changes would replace the existing M3-1 zoning district within the proposed rezoning area with M1-2 zoning district.

Streets

Flushing Avenue, the principal arterial that bounds Block 3140 Sub-area to the north, as described above, carries east-west bound two-way traffic. Evergreen Avenue carries northbound one-way traffic. Both Stanwix Street to the west and Noll Street to the south of Block 3140 Sub-area are prolongations. Noll Street is used as an access way to the existing warehouse/storage facility on the block (refer to Figure 7-1). As described in Chapter 2, "Land Use, Zoning, and Public Policy", Stanwix Street is divided into two discontinuous sections north and south of Block 3140. This portion of Stanwix Street is paved and used as a parking lot for the adjacent warehouse employees.

The streetscape elements of the Block 3140 sub-area include wide sidewalks, Flushing and Evergreen Avenues, and the southern portion of Stanwix Street are lined with street trees. Other streetscape elements



9. Block 3139- Looking east at Flushing and Bushwick Avenues



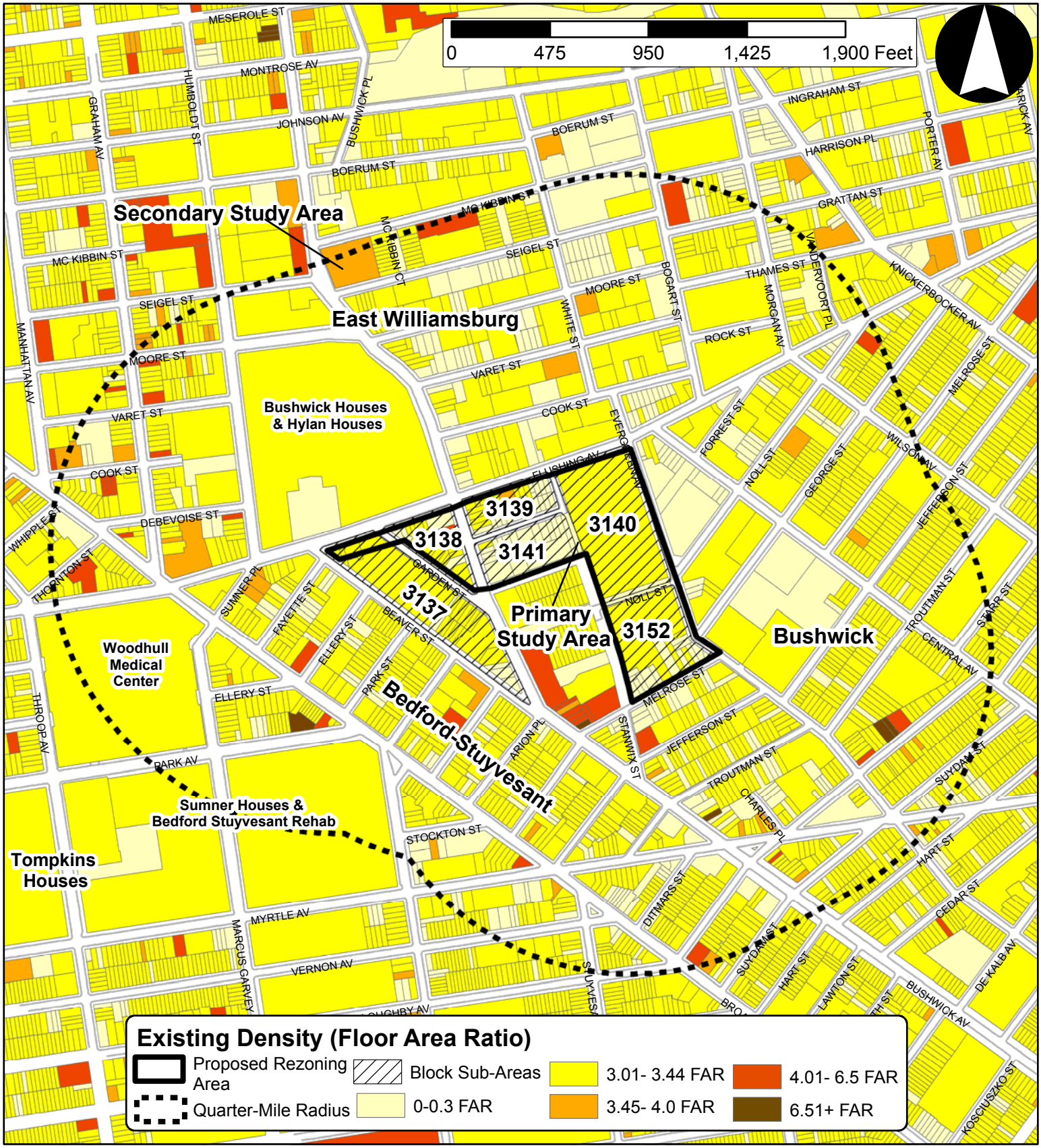
10. Block 3139- Facing north on Bushwick Ave and Montieth Street



11. Block 3140-Looking northeast on Flushing Ave and Stanwix Street



12. Block 3140-Facing southeast on Evergreen and Flushing avenues


0
475
950
1,425
1,900 Feet
Secondary Study Area
East Williamsburg
Bushwick Houses & Hylan Houses
3139
3140
3138
3141
3137
3152
Primary Study Area
Bushwick
Bedford-Stuyvesant
Woodhull Medical Center
Sumner Houses & Bedford Stuyvesant Rehab
Tompkins Houses
MESEROLE ST
MONTROSE AV
JOHNSON AV
BOERUM ST
MC KIBBIN ST
SEIGEL ST
MOORE ST
VARET ST
COOK ST
DEBEVOISE ST
GARDEN ST
BEAVER ST
ELLERY ST
PARK AV
STOCKTON ST
MYRTLE AV
VERNON AV
NOLL ST
MELROSE ST
JEFFERSON ST
TROUTMAN ST
CENTRAL AV
STARR ST
SUYDAM ST
HART ST
CEDAR ST
DE KALB AV
BUSHWICK AV
KOSCIUSZKO ST
INGRAHAM ST
HARRISON PL
GRATTAN ST
THAMES ST
KNICKERBOCKER AV
ROCK ST
WHITE ST
BOGART ST
MORGAN AV
VANDERVOORT PL
FORREST ST
GEORGE ST
WILSON AV
EVERGREEN AV
FLUSHING AV
STANWIX ST
DITMARS ST
CHARLES PL
ARION PL
SUMNER PL
FAYETTE ST
ELLERY ST
PARK ST
THROOP AV
MARCUS GARVEY
MANHATTAN AV
WHIPPLE ST
THORNTON ST
GRAHAM AV
HUMBOLDT ST
BUSHWICK PL
PORTER AV
Existing Density (Floor Area Ratio)
Proposed Rezoning Area
Quarter-Mile Radius
Block Sub-Areas
0-0.3 FAR
3.01- 3.44 FAR
3.45- 4.0 FAR
4.01- 6.5 FAR
6.51+ FAR

are standard street signs, cobra head lampposts, fences, and fire hydrants. Most of the Block 3140 sub-area is lined with parallel-parked cars (refer to image14 in Figure 7-4d).

Buildings

Block 3140 Sub-area is occupied by a two-story 304,080 square foot warehouse, currently leased for warehousing/storage use, and a paved parking lot for the warehouse employees (refer to images 11 and 12 in Figure 7-4c, and photo 13 in Figure 7-4d). The M3-1 manufacturing district has a maximum floor area ratio (FAR) of 2.0, (Refer to Table 2-1 in Chapter 2, "Land Use, Zoning, and Public Policy").

Visual Resources and Natural Resources

There are no notable visual resources within the Block 3140 sub-area as it does not contain any significant natural or built features.

Open Space

Approximately 10,042 square feet of the Block 3140 Sub-area is being used as an outdoor parking lot. Although not located on Block 3140, Green Central Knoll Park is located directly across Evergreen Avenue.

Block 3141

The Block 3141 sub-area is situated in the section directly south of Block 3139 of the proposed rezoning area. This sub-area is roughly bounded by Montieth Street to the north, the prolongation of Stanwix Street (Block 3140, Lot 50) to the east, Forrest Street to the south, and Bushwick Avenue to the west. This portion of the rezoning area is currently zoned M1-1, and contains open space vehicle and container storage, vacant, and industrial uses. The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R6A contextual zoning district, and designate and apply a C2-4 zoning district to be mapped along Bushwick Avenue frontage to a depth of 100 feet.

Streets

The principal arterial that bounds the sub-area is Bushwick Avenue. As described above, it carries north-south bound two-way traffic (refer to Figure 7-1). Both Montieth and Forrest Streets carry westbound one-way traffic, while the portion of Stanwix Street within the Block 3141 Sub-area is currently used as a parking lot.

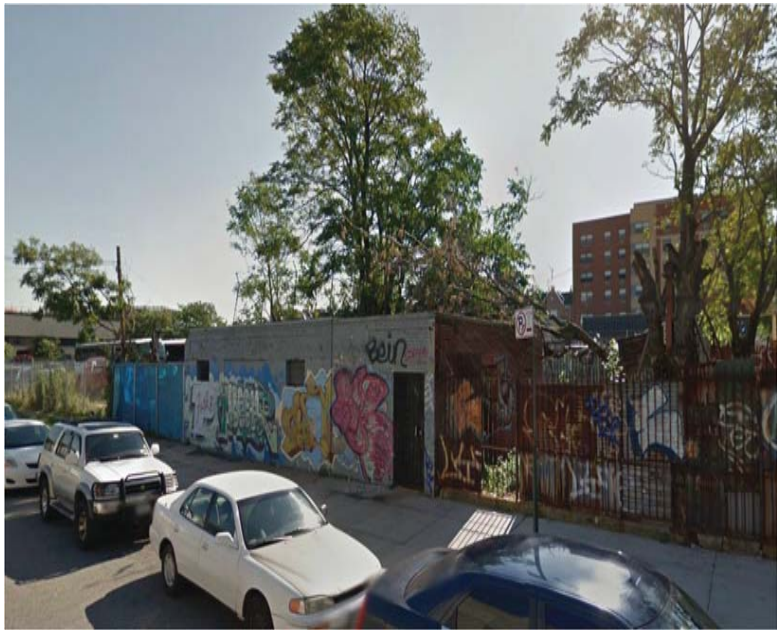
The streetscape elements of Block 3141 Sub-area include narrow sidewalks lined with street trees and teardrop lamp posts, fences, and street signs on Forrest Street. On Bushwick Avenue and Montieth Street there are fences, wide sidewalks without street trees, cobra head lampposts, street signs and parallel parked cars (See photos 15 and 16 in Figure 7-4d).

Buildings

As described in Chapter 2, "Land Use, Zoning, and Public Policy", Block 3141 Sub-area is mostly used for vehicle and container open storage. Vestiges of a used car lot remain fronting Bushwick Avenue and a vacant one-story industrial building occupies the corner of Bushwick Avenue and Montieth Street; this is the only building on Block 3141. The easternmost portion of this block is paved and is used as a



13. Block 3140- Looking north on Stanwix and Forrest Streets



14. Block 3141- Facing southeast on Montieth Street and Bushwick Ave



15. Block 3141- Looking north on Bushwick Ave and Forrest Street



16. Block 3141- Facing southwest on Montieth Street mid-block

parking lot for the adjacent warehouse employees with Lot 50 of Block 3140 (refer to image 14 in Figure 7-4d).

The M1-1 manufacturing district has a maximum floor area ratio (FAR) of 1.0, (Refer to Table 2-1 in Chapter 2, "Land Use, Zoning, and Public Policy").

Visual and Natural Resources

There are no notable visual resources within the Block 3141 sub-area as it does not contain any significant natural or built features.

Open Space

The majority of the block is used for vehicle and container open storage.

Block 3152

This Block 3152 sub-area is situated in the southern section of the proposed rezoning area. This sub-area is roughly bounded by the prolongation of Noll Street (Block 3140, Lot 1) to the north, Evergreen Avenue on the east, Melrose Street on the south, and Stanwix Street on the west. This portion of the proposed rezoning area is currently zoned M1-1, and contains industrial, automotive, open space storage, and residential uses. The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R6A and R7A contextual zoning districts, and designate and apply a C2-4 zoning district to be mapped on Evergreen Avenue frontage to a depth of 100 feet.

Streets

As described above, Evergreen Avenue and Stanwix Street both carry northbound one-way traffic, while Melrose Street carries westbound one-way traffic. At George Street, Evergreen Avenue bends southeast at an approximately 45-degree angle, this irregular grid creates blocks of varying sizes and shapes (refer to Figure 7-1).

The streetscape elements of Block 3152 Sub-area include a wide sidewalk on Evergreen Avenue, with narrow sidewalks on Melrose and Stanwix Streets. As described above, Standwix Street has teardrop lampposts, fire hydrant, and street trees. The Sub-area includes street signs, fences, and cobra head lampposts. On Evergreen Avenue at George Street, there is an aluminum fence covered in graffiti (refer to images 17-20 in Figure 7-4e).

Buildings

According to Chapter 2, "Land use, Zoning, and Public Policy", the Block 3152 Sub-area is mostly occupied by a 77,680 square foot warehouse that houses several wholesale businesses. The rest of the block has a vehicle towing business, a metal works factory and one four-story multifamily residential building with vinyl siding and iron stoop railings fronting Evergreen Avenue (refer to images 17-20 in Figure 7-4e).



17. Block 3152- Looking south on Evergreen Ave and Noll Street



18. Block 3152- Looking west on Evergreen Ave and George Street



19. Block 3152- Facing southwest on Melrose Street mid-block



20. Block 3152- Facing northwest on Stanwix and Melrose Streets



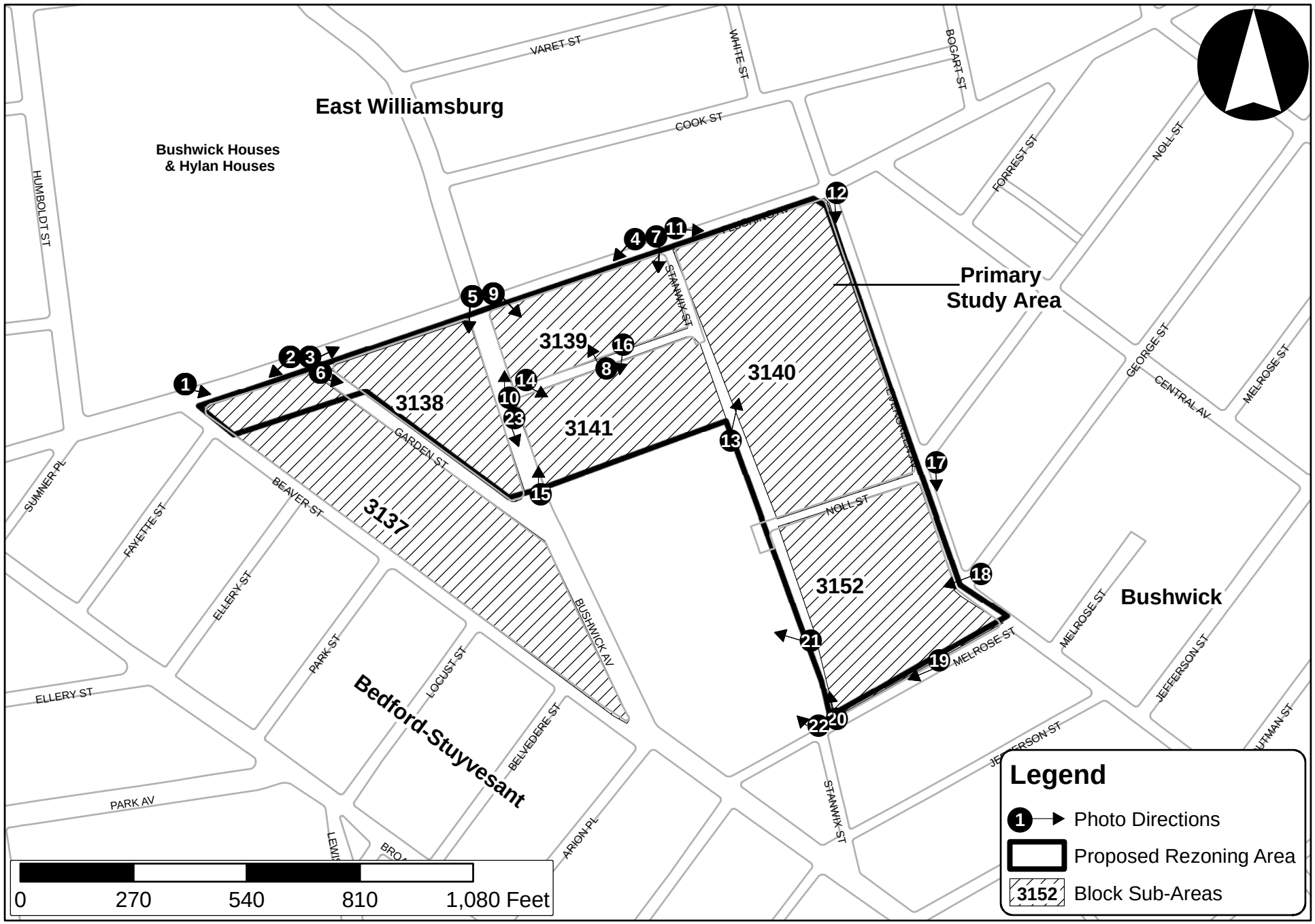
21. Looking northwest on Stanwix and George Streets



22. Facing northwest on Melrose and Stanwix Streets



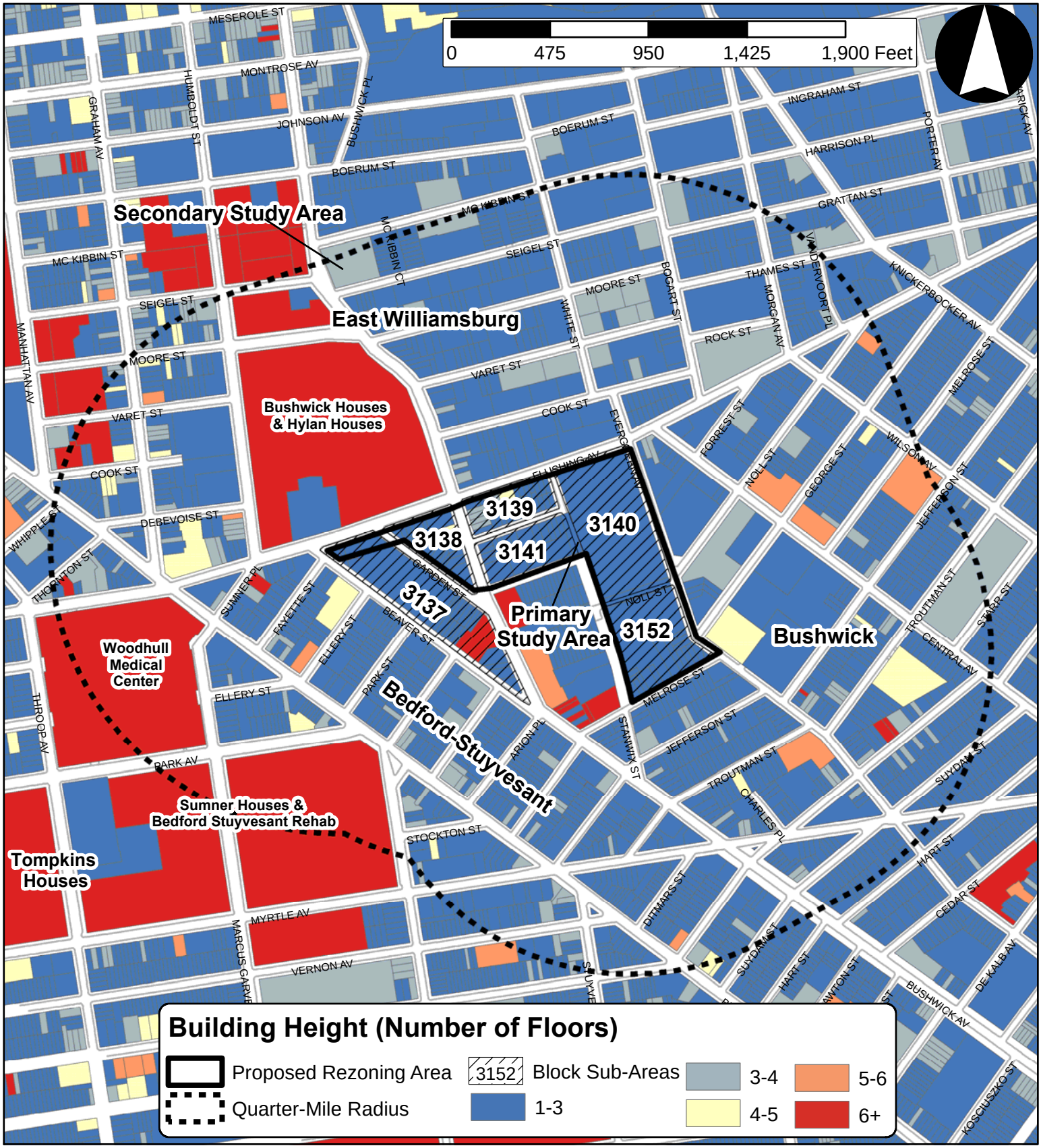
23. Looking southeast on Bushwick Ave at Forrest Street



Rheingold Development Rezoning EIS

Figure 7-4g

Primary Study Area-Photo Key Map



Rheingold Development Rezoning EIS

Figure 7-6

Existing Building heights (Primary and Secondary Study Areas)

Visual and Natural Resources

There are no notable visual resources within the Block 3152 sub-area as it does not contain any significant natural or built features.

Open Space

The Block 3152 Sub-area has a large open storage area with lumber and scrap metal.

Secondary Study Area

As shown in Figure 7-2, the secondary study area includes three sub-areas, each of which is discussed further below.

East Williamsburg

The East Williamsburg Sub-area is situated in the northern section of the secondary study area. This sub-area is roughly bounded to the north by McKibbin Street to the north, Flushing Avenue on the south, Broadway and Graham Avenue to the west, and Vandervoort Place to the east. This portion of the sub-area, which is primarily zoned M1-1 and M1-2 east of Bushwick Avenue, is generally characterized by warehouses, light manufacturing, and a large proportion of parking and vacant uses. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the central section of the East Williamsburg subarea, roughly bounded by Bushwick Avenue and Humboldt Street, which is zoned R6, is occupied by multifamily residential buildings, mixed-use buildings, and commercial / office buildings. Most prominent are the NYCHA Bushwick, and Hylan Houses. The Bushwick Houses include eight thirteen to twenty story-brick buildings with punch-hole windows. The Hylan Houses consists of one nineteen-story brick building with punch-hole windows. There are scattered institutional uses such as the Isaac Remsen School / PS 147 on McKibbin Street, the Fennel Day Care Center on Moore Street, the John Hylan School / PS 257 on Humboldt Street, and the Bushwick branch of the Brooklyn Public Library on Seigel Street and Bushwick Avenue.

Around the Broadway corridor in the western section of the East Williamsburg sub area, which is zoned district C4-3, contains various mixed use residential and commercial buildings. The building façade materials include brick, stone, vinyl, and the facades generally have been altered with various types of signage and canopies.

Visual Resources and Open Spaces

Situated in the eastern section of the East Williamsburg sub area is the 1.04-acre Justice Gilbert Ramirez Park. Located in the central section of the East Williamsburg sub area is the 1.29-acre Bushwick Playground and Pool. There are no notable visual resources within the East Williamsburg sub-area as it does not contain any significant natural or built features.

Bedford-Stuyvesant

The Bedford-Stuyvesant Sub-area is situated in the southwestern section of the secondary study area. This sub-area is roughly bounded by Bushwick Avenue on the east, Flushing Avenue on the north, Throop Avenue and Marcus Garvey Boulevard on the west, and Suydam Street on the south. Zoning changes in

the Bedford-Stuyvesant neighborhood were recently approved in October 2012. The zoning changes affected 140 blocks in the northern section of Bedford-Stuyvesant in Brooklyn Community District 3. The recently approved rezoning resulted in R6B, R6A, R7A, R7D, C4-4L, and C2-4 commercial overlays. The rezoning eliminated C1-3 and C2-3 districts from within existing R5 and R6 districts, changing R5, R6, C4-3, and C8-2 districts to R6A, R6B, R7A, R7D, and C4-4L districts, establishing C2-4 districts within existing and proposed R6, R6A, R7A, and R7D districts, creating new Inclusionary Housing Areas, and establishing a Special Enhanced Commercial District, or EC-4.

As discussed above, R6 districts permit medium density residential and community facility uses in a variety of building types and prohibit commercial and manufacturing uses.

The C4-4L district is tailored for significant commercial corridors with elevated trains, similar to Broadway. Use Groups 1, 2, 3, 4, 5, 6, 8, 9, 10 and 12 are permitted. Commercial and community facility development is limited to a maximum FAR of 4.0, while residential development is limited to 4.6 FAR when using the Inclusionary Housing bonus and 3.45 FAR when not using the Inclusionary Housing program.

The Enhanced Commercial District along Broadway establishes regulations governing ground floor use, transparency on the ground floor, and limits curb cuts.

Several blocks south of Flushing Avenue are zoned C4-3, as discussed above. C4-3 general commercial districts are typically zoned for medium density commercial areas located outside of central business districts. The buildings facing Broadway from Ellery to Belvidere Streets are zoned C8-2. C8-2 general service commercial districts are generally found along major traffic arteries where automotive uses have developed or are planned. The Broadway corridor southeast of the C4-3 and C8-2 districts has a C2-3 commercial overlay district along the east side of the street. These types of districts are mapped within residential districts to provide retail uses to serve the local community, as described above.

This sub-area is generally characterized by medium density residential, commercial and community facilities in various building types. The residential blocks between Bushwick Avenue and Broadway consists of two to four story attached row houses, and detached single and multifamily apartment buildings. There are industrial buildings scattered throughout. The building materials vary between vinyl, stone, and brick buildings, some with awnings, fire escapes, cornices with dentils, and iron gate stoops and fences.

Broadway is a commercial corridor developed with buildings ranging from one-story commercial buildings to two- to six-story mixed-use buildings with commercial use on the ground floor and residential use or community facility use on the upper floors. Broadway is a commercial corridor with a broad range of retail, commercial and community facility activity as well as residences. The elevated J, M, and Z train lines run along the 80-foot wide street. Several blocks south of Flushing Avenue are zoned C4-3, characterized by medium density commercial uses. Some mixed use three to four story brownstones with cornices are scattered throughout, with retail on the ground floor.

Between Bushwick Avenue and Marcus Garvey Boulevard, Myrtle Avenue is the area's most significant east-west commercial street, with medium-density apartment buildings; it is the main east-west commercial street in the northern part of Bedford-Stuyvesant. The existing development fronting on this portion of Myrtle Avenue includes a mix building types, with the southerly blocks characterized mainly by mixed-use buildings ranging from one to three stories with ground floor commercial use and residential use on the upper floors. In addition, there is a complex of industrial buildings at Myrtle Avenue and Throop Avenue and several vacant sites. The Building materials include stone and brick

buildings, some with awnings, fire escapes, and cornices with dentils. The building facades generally have been altered with various types of signage and canopies.

As described in Chapter 2, "Land Use, Zoning, and Public Policy", the institutional uses in Bedford-Stuyvesant include the Woodhull Medical and Mental Health Center located in a large superblock between Flushing Avenue and Park Avenue, as well as the Robert F. Kennedy Day Care Center and Diana Jones Senior Center on Broadway and Flushing Avenue. South of the Woodhull Medical Center are the NYCHA Sumner Houses, thirteen seven to twelve story brick residential buildings with punch-hole windows.

Visual Resources and Open Spaces

Within 400-feet of the Proposed Rezoning Area in the Bedford-Stuyvesant Sub-area, the William Uhlmer Brewery on Beaver and Locust Streets is a designated Landmarks Preservation Commission landmark. Dating back to 1872, the William Uhlmer Brewery consists of three buildings. One brewery building is located on the west side of Beaver Street between Belvidere and Locust Streets. Ornamentation is minimal on this L-shaped 4-story brick building and includes windows with brick Romanesque compound arches, bays separated by brick pilasters, a Romanesque brick cornice, and star-shaped metal wall ties. The second brewery building is located at 28-32 Locust Street. This 3-story building's facade is configured as a temple with the two upper stories divided into three bays separated by paired pilasters. While the base has minimal decoration, with restrained brick work and five large windows, the upper two floors have smaller arched windows with compound brick arches resting on brick bands. The third brewery building, the former Uhlmer Brewery Office, is located at 29 Belvidere Street. It is an eclectic 2-story brick and terra cotta structure with Romanesque details. The facade consists of three bays with a central 2-story entrance pavilion capped with a gabled brick cornice with decorative corbeling.

The St. Mark's Lutheran Church and School, Arion Hall, and P.S. 52 are also located in the Bedford-Stuyvesant Sub-area. All three resources may be considered eligible for S/NR and LPC listing. St. Mark's Lutheran Church and School is located at 626 Bushwick Avenue on the southwest corner of the intersection with Jefferson Street. The church is red brick with white terra cotta Victorian Gothic structure and a tall central tower capped with a copper spire that is visible for long distances down Bushwick Avenue. Arion Hall is located at 13 Arion Place and used to be a German social hall that housed a singing society, it is admired for its Romanesque and Italianate decorative elements. P.S. 52, at 330 Ellery Street, dates from around 1880 and was designed by the Superintendent of School Buildings at that time. The building is recognized for its unusual Queen Anne style brick and terra cotta structure and asymmetrical massing.

Parks within the sub area include the 1.09-acre Garden Playground, and the L.D.C of Broadway.

Bushwick

The Bushwick Sub-area is situated in the southeastern section of the secondary study area. This sub-area is roughly bounded by Bushwick Avenue on the west, Flushing Avenue on the north, Hart Street on the south, and Wilson Avenue on the east. This portion of the sub-area, which is primarily zoned R6, is generally characterized by a mix of single family and multifamily residential, industrial, and institutional uses (see Figure 7-3a). The residential blocks bounded by Flushing Avenue, Central Avenue, Wilson Avenue, and Starr Street contain a mix of two to four story multifamily residential buildings, four to six story apartment buildings, and one to four story industrial buildings scattered throughout. There are a few mixed use buildings with ground floor retail on Central and Wilson Avenues. The building materials vary between vinyl siding, brick and stone rowhouses, some have awnings, fire escapes, cornice with dentils,

iron gate railings and fences. The streetwall is obstructed on some streets by fenced parking lots. Some of the streets are lined with street trees and parallel parked cars.

Adjacent to the southwest of the rezoning area are several blocks zoned R7-2. On Blocks 3137, 3145, and 3151, there are several new developments which have been constructed over the past decade. These include Rheingold Garden Partnership Homes; Rheingold Garden Housing Trust Fund apartments; and the Renaissance Estates Housing Trust Fund apartments. The developments vary between three story multifamily brick row houses, to six-story multicolored brick apartment buildings (see photos 21-23 in Figure 7-4f).

The sections of the Bushwick subarea south of Flushing Avenue are zoned M1-1. It is generally characterized by one to four story brick industrial buildings, some with iron gated windows and garage doors, and awnings. There are two to four story attached multifamily rowhouses, their facades are made up of vinyl, stone, and brick siding with iron gated railings and fences, awnings, cornices with dentils and fire escapes. The blocks directly to the east of the rezoning area are zoned M3-1. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the area to the east of the proposed rezoning area is generally characterized by a mix of small scale industrial, warehousing, and automotive uses, including an auto repair shop, a mixed use warehousing/residential building, a tortilla factory, several contractors' establishments, and vehicle/open storage. The area south of Noll Street is occupied by a large superblock (Blocks 3163 and 3156) mostly used for vehicle open storage, but which also has two industrial buildings, housing a paper company, a linens supplier a machine shop, a paint applicator, and decorating company. The northeast side of Bushwick Avenue between Melrose and Forrest Streets has a C2-4 commercial overlay district to provide retail uses to the surrounding residential community.

Myrtle Avenue in the Bushwick subarea has a C2-3 commercial overlay, the elevated M train line runs along it. This commercial corridor developed with buildings ranging from one-story commercial buildings to two- to six-story mixed-use attached buildings with commercial use on the ground floor and residential use or community facility use on the upper floors. The building materials include brick, stone, and vinyl sidings typically with roof-line cornices with dentils; the ground floor retail has been altered with various types of signage and canopies.

Visual Resources and Open Spaces

Open spaces located within the Bushwick Subarea include the 2.60-acre Green Central Knoll Park/ Playground, the 1.06-acre Fermi Playground, and the Freedom Triangle. There are no notable visual resources within the Bushwick sub-area as it does not contain any significant natural or built features.

E. THE FUTURE WITHOUT THE PROPOSED ACTION (NO-ACTION)

As discussed in Chapter 1, "Project Description", in the future without the Proposed Action, it is projected that no new development would occur on the projected and potential development sites and existing uses are expected to remain.

Proposed Rezoning Area

In the future without the Proposed Action, it is expected that the current Urban Design and Visual Resource general development patterns would remain unchanged. As described in Chapter 2, "Land Use,

Zoning, and Public Policy", despite the presence of available vacant sites, the primary study area has seen little manufacturing development over the last several decades. Given the existing zoning and land use trends in the area, it is anticipated that the primary study area would experience no new development by 2016 and the existing uses would remain.

Table 1-4a in Chapter 1, "Project Description," identifies the No-Action RWCDS development that is projected to occur on each of the 8 projected and 3 potential development sites in the future without the Proposed Action. As shown in Table 1-4a, none of the projected development sites and potential development sites would be redeveloped, or undergo conversion and/or enlargement in the RWCDS for the future without the Proposed Action.

Secondary Study Area

East Williamsburg

There are no anticipated redevelopment sites in the East Williamsburg subarea.

Bedford-Stuyvesant

As described in Chapter 2, "Land Use, Zoning, and Public Policy', as a result of the implementation of the Bedford-Stuyvesant Rezoning Proposal, several sites may be redeveloped by 2016 within the Bedford-Stuyvesant subarea. The Bedford-Stuyvesant North Rezoning Proposal rezoned R5, R6, C4-3, and C8-2 districts to R6A, R6B, R7A, R7D, and C4-4L districts, establish C2-4 districts within existing and proposed R6, R6A, R7A, and R7D districts, create new Inclusionary Housing Areas, and establish a Special Enhanced Commercial District, or EC-4. The latter would be implemented along Broadway in the Study Area.

The 3 story commercial building at 7 Marcus Garvey Boulevard is currently C4-4L. The site would be developed with two ten story mixed use buildings. The two story commercial building at 790 Broadway could be redeveloped with up to 31 dwelling units with 8,738 commercial / retail floor area and 7,710 office floor area under the proposed zoning. Three vacant lots located at 869 Park Avenue are currently zoned C4-4L. This would allow the development of one mixed use eight-story 35,880 square foot building. The one story commercial building located at 886 Broadway is currently zoned C4-4L and would be developed with one 10-story 57,591 square foot mixed use building. Two vacant lots located at 23 Lewis Avenue and 354 Stockton Street are currently zoned C4-4L. This site would be developed with one eight-story 45,540 square foot mixed use building. The vacant site located at 912 Broadway is currently zoned C4-4L. The site would be developed with two 10-story 48,583 square foot mixed use buildings. There are also several commercial, industrial, parking, and vacant lots at 1100-1122 Myrtle Avenue and 367-373 Vernon Avenue all owned by the same company, which could be redeveloped with up to 27,607 commercial / retail floor area, 16,240 office floor area, 8,120 community facilities floor area, and 127 dwelling units.

Bushwick

There are no anticipated redevelopment sites in the Bushwick subarea.

G. THE FUTURE WITH THE PROPOSED ACTION (WITH-ACTION)

As described in Chapter 1, "Project Description," the Proposed Action includes zoning map and text amendments affecting an approximately 6 block area in the Bushwick neighborhood in Brooklyn Community District 4. This section describes the effects of the Proposed Action on the urban design and visual resource conditions in the area by 2016, and evaluates the potential for the Proposed Action to result in significant adverse impacts.

By 2016, it is anticipated that the Proposed Action would be in place, and that, as a result, all or most of the 8 projected development sites and possibly some of the 3 potential development sites in the RWCDS would be developed. Development on the projected development sites and the less likely redevelopment of the potential development sites pursuant to the Proposed Action would affect the area's urban design, specifically the streetscape and building bulk, use, and type of the area, as described below.

Primary Study Area Sub-areas (Proposed Rezoning Area)

The underlying zoning of the primary study area is predominantly manufacturing, the area contains underutilized lots used for vehicle and open storage while residential uses are not permitted under the existing zoning. In the future with the Proposed Action, residential development would be facilitated. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the proposed zoning changes would expand opportunities for mixed use development in the existing manufacturing district, and facilitate opportunities for affordable housing, as well as enhance and provide support for existing ground floor retail uses. The proposed zoning map and text amendments would be tailored to existing urban design character.

As described in Chapter 2, "Land Use, Zoning, and Public Policy", throughout much of the primary study area, the Proposed Action would facilitate predominately residential development, as the area contains underutilized lots used for vehicle and open storage while residential uses are not permitted under the existing zoning. The primary study area is located adjacent to an existing R7-2 zoning district to the west of Stanwix Street and an existing R6 zoning district to the north of Flushing Avenue; therefore, the Proposed Action would extend residential zoning with similar districts (R7A, R6A) onto an additional four and a quarter block area.

The Proposed Action would allow for the development of new uses and higher densities at the projected and potential development sites. In the future with the Proposed Action, it is expected that a total of approximately 1,076 dwelling units and 81,790 square feet (net 74,194 square feet) of local retail would be developed.

As part of the proposed project, in the future with the Proposed Action, portions of Stanwix Street and Noll Street would be remapped and opened to through traffic. The mapping would allow better access to the proposed mixed use development and restore the street grid at this location. The Applicant proposes to map and formally bestow to the City the unbuilt section of Stanwix Street between Montieth Street and Forrest Street and the unbuilt section of Noll Street between Evergreen Avenue and Stanwix Street. At present, these portions of the unmapped Stanwix and Noll Streets are inaccessible to the public and to public traffic.

Stanwix Street would have a mapped width of 50 feet, including a 30-foot travel way and two 10-foot sidewalks. Noll Street would also have a width of 50 feet, including a 30-foot travel way and two 10-foot sidewalks. These widths are consistent with the adjacent streets connecting to these newly mapped street

segments. The NYCDCP and NYCDOT have consulted on the area's circulation plan and recommended the opening of these newly mapped streets. In conjunction with this mapping, selected one-way streets within the study area would change in direction. Montieth Street would change from eastbound operation to westbound operation, Forrest Street would change from westbound operation to eastbound operation and Stanwix Street would change from northbound operation to southbound operation in the vicinity of the project site.

As discussed above, the street mapping would achieve a number of benefits: the neighborhoods to the east and west of the project site would be visually connected. New access to the existing and proposed housing on Stanwix Street, Forrest Street and Noll Street would be provided through the proposed Stanwix Street. New sidewalks and streets would connect the proposed new neighborhood with existing neighborhoods to the east and allow for pedestrian and vehicle use. In addition, new infrastructure to support the proposed developments can be placed in the newly mapped public streets.

The Proposed Action and the RWCDS would not alter the topography, open spaces, and natural resources of the primary study area, nor would it alter the existing street hierarchy within the primary study area. Development pursuant to the Proposed Action would occur on existing blocks and lots, and the site plans and footprints of new buildings would be in keeping with the varied building arrangements in the primary study area. The Proposed Action would not alter block shapes and building arrangements within the primary study area. As described above, new buildings as a result of the RWCDS would conform to proposed contextual zoning streetwall and setback requirements.

The Proposed Action would designate the R6A and R7A zoning districts proposed for the rezoning area with the Inclusionary Housing Program (IH district). The proposed IH district would allow a base residential density of 2.7 FAR bonusable to 3.6 FAR in the R6A district and allow a base of 3.45 FAR bonusable to 4.6 FAR in the R7A district achievable with the Inclusionary Housing bonus within this area. Community facilities would be allowed up to 3.0 FAR and 4.0 FAR in the R6A and R7A districts, respectively. The proposed R6A and R7A zoning districts are intended to provide a useful incentive to develop affordable housing and enhance future development opportunities for the rezoning area.

Block 3139 Sub-area – Projected Development Site 1

The future-with action condition within the Block 3139 Sub-area consists of a proposed rezoning that would allow residential development within a contextual envelope. The current M1-1 zoning district would be replaced with R6A and R7A (refer to Figure 7-3b). The proposed R6A and R7A zoning districts would mandate street wall and maximum building heights (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. It would also increase the maximum residential FAR from 1.0 FAR in M1-1 districts to 3.0 FAR for R6A (2.7 to 3.6 with an Inclusionary Housing bonus) and 4.0 for R7A (3.45 to 4.6 with an Inclusionary Housing bonus). Community facility development would be permitted up to 3.0 FAR for R6A and 4.0 for R7A. The proposed R7A zoning district would mandate maximum building heights of 80 feet and the proposed R6A zoning district would mandate maximum building heights of 70 feet.

The Proposed Action would map C2-4 commercial overlay on the south side of Flushing Avenue between Stanwix Street and Bushwick Avenue, on the east side of Bushwick Avenue between Flushing Avenue and Montieth Street, and the west side of Stanwix Street between Montieth Street and Flushing Avenue. The C2-4 commercial overlay within the proposed R7A district would permit ground floor retail uses with up to 2.0 FAR in mixed residential/commercial buildings. New developments would be subject to the density and bulk requirements of the proposed underlying R6A and R7A districts (See Figure 7-3b).

Projected development site 1 is located within the Block 3139 Sub-area. New structures on this development site would comply with building bulk, use and type set forth by the proposed zoning changes and create a streetscape lined with buildings of consistent heights and continuous streetwalls (see Figures 7-7 and 7-8).

Block 3141 Sub-area – Projected Development Site 2

The future-with action condition within the Block 3141 Sub-area consists of a proposed rezoning that would allow residential development within a contextual envelope. The current M1-1 zoning district would be replaced with R6A and R7A (refer to Figure 7-3b). As described above, the proposed R6A and R7A zoning districts would mandate street wall and maximum building heights (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. It would also increase the maximum residential FAR from 1.0 FAR in M1-1 districts to 3.0 FAR for R6A (2.7 to 3.6 with an Inclusionary Housing bonus) and 4.0 for R7A (3.45 to 4.6 with an Inclusionary Housing bonus). Community facility development would be permitted up to 3.0 FAR for R6A and 4.0 for R7A. The proposed R7A zoning district would mandate maximum building heights of 80 feet and the proposed R6A zoning district would mandate maximum building heights of 70 feet.

The Proposed Action would map C2-4 commercial overlays on the east side of Bushwick Avenue between Montieth and Forrest Street. As described above, the C2-4 commercial overlay within the proposed R7A district would permit up to 2.0 FAR for commercial uses in mixed residential/commercial buildings. New developments would be subject to the density and bulk requirements of the proposed underlying R6A district (See Figure 7-3b).

The projected development site 2 is located within the Block 3141 Sub-area. New structures on this development site would comply with building bulk, use and type set forth by the proposed zoning changes and create a streetscape lined with buildings of consistent heights and continuous streetwalls (see Figures 7-9 -7-11).

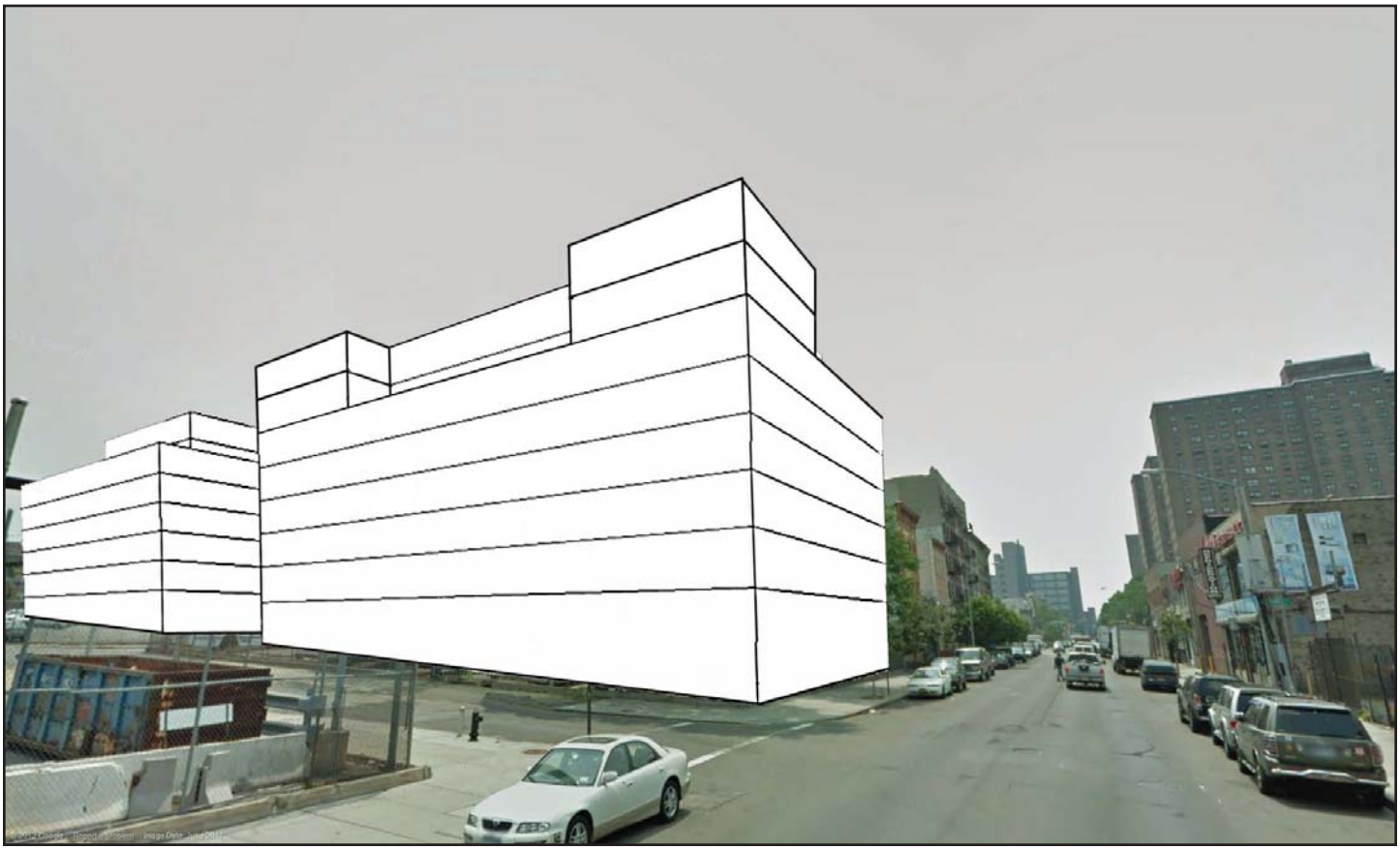
Block 3152 Sub-area – Projected Development Sites 3, 4, & 5; Potential Development Site 9

The future-with action condition within the Block 3152 Sub-area consists of a proposed rezoning that would allow residential development within a contextual envelope. The current M1-1 zoning district would be replaced with R6A and R7A (refer to Figure 7-3b). As described above, the proposed R6A and R7A zoning districts would mandate street wall and maximum building heights (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. It would also increase the maximum residential FAR from 1.0 FAR in M1-1 districts to 3.0 FAR for R6A (2.7 to 3.6 with an Inclusionary Housing bonus) and 4.0 for R7A (3.45 to 4.6 with an Inclusionary Housing bonus). Community facility development would be permitted up to 3.0 FAR for R6A and 4.0 for R7A. The proposed R7A zoning district would mandate maximum building heights of 80 feet and the proposed R6A zoning district would mandate maximum building heights of 70 feet.

The Proposed Action would map C2-4 commercial overlay on the west side of Evergreen Avenue between Noll and Melrose Streets. As described above, the C2-4 commercial overlay within the proposed R7A district would permit ground floor retail uses with up to 2.0 FAR in mixed residential/commercial buildings. New developments would be subject to the density and bulk requirements of the proposed underlying R6A and R7A districts (See Figure 7-3b).



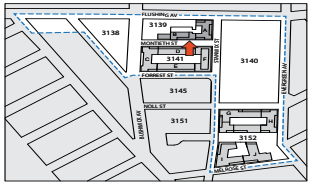
Existing view looking southwest from Flushing Avenue and Stanwix Street



View of proposed development looking southwest from Flushing Avenue and Stanwix Street



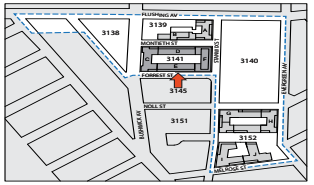
Building A And B - Montieth Street Rendered Elevation



KEY PLAN



Building C, E And F - Forrest Street Rendered Elevation



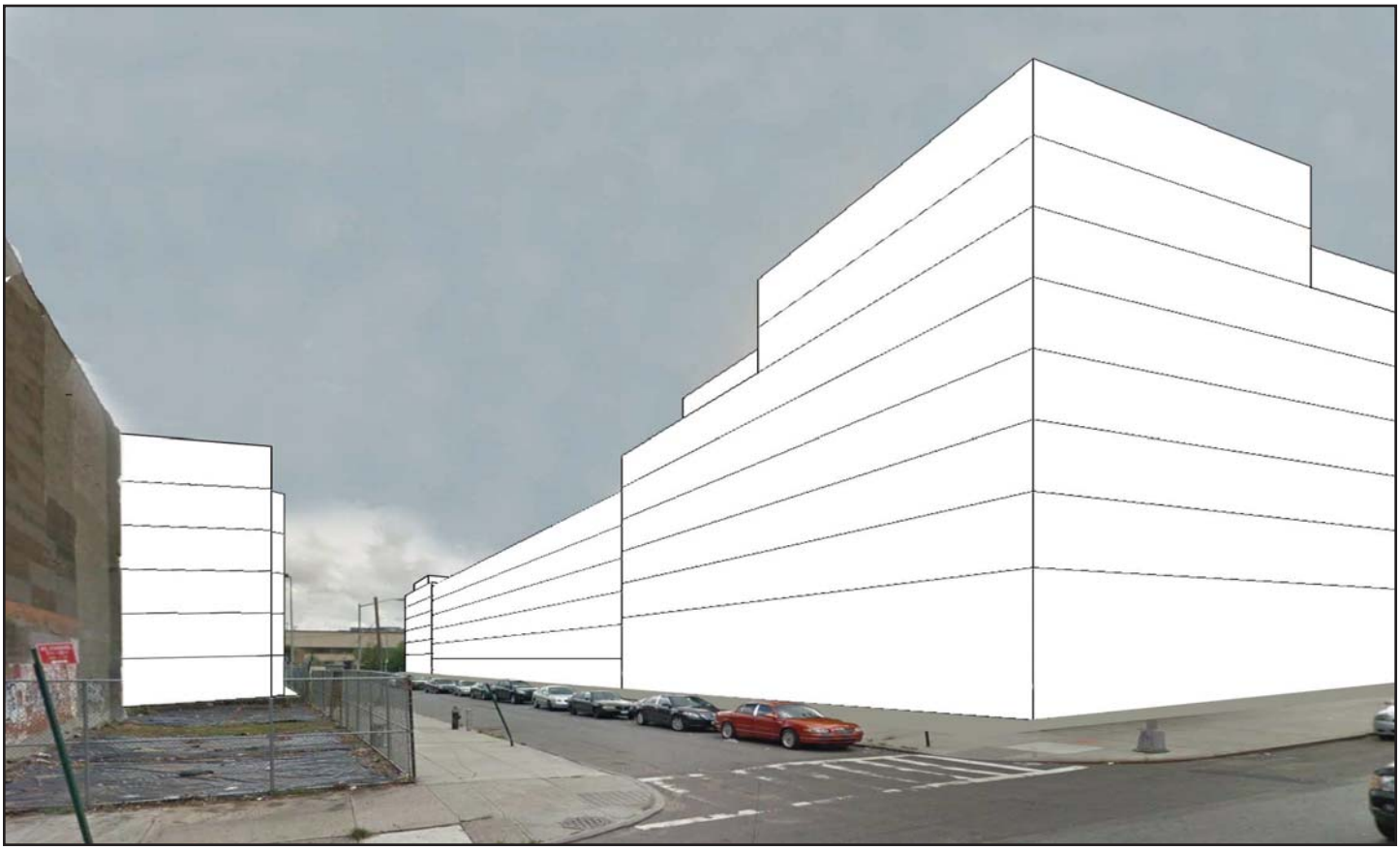
KEY PLAN

FOR ILLUSTRATIVE PURPOSES ONLY

Existing and Proposed Perspecitve - Sites 1 & 2



Existing view looking southeast from Bushwick Avenue and Montieth Street



View of proposed development looking southeast from Bushwick Avenue and Montieth Street



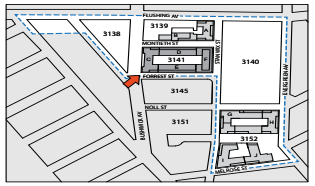
Existing view looking northeast from Bushwick Avenue and Forrest Street



View of proposed development looking northeast from Bushwick Avenue and Forrest Street



Buildings C, E and F - Perspective View From Bushwick Avenue / Forrest Street



KEY PLAN

FOR ILLUSTRATIVE PURPOSES ONLY

The projected development sites 3, 4, and 5 and potential development site 9 are within the Block 3152 Sub-area. New structures on this development site would comply with building bulk, use and type set forth by the proposed zoning changes and create a streetscape lined with buildings of consistent heights and continuous streetwalls (see Figures 7-12 through 7-16). Projected development sites 3 and 4 are currently zoned M1-1 and the Proposed Action will change the zoning to R6A and R7A/C2-4. Projected development site 5 are currently zoned M1-1; the Proposed Action will change the zoning to R7A/C2-4.

Figure 7-17 shows the location of the projected development sites.

Block 3138 Sub-area and 3137 Sub-area (Portion) – Projected Development Sites 6, 7, 8; Potential Development Sites 10, 11

The future-with action condition within the Block 3138 Sub-area consists of a proposed rezoning that would allow residential development within a contextual envelope. The current M1-1 zoning district would be replaced with R6A/ C2-4 (refer to Figure 7-3b). As described above, the proposed R6A zoning district would mandate street wall and maximum building heights (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. It would also increase the maximum residential FAR from 1.0 FAR in M1-1 districts to 3.0 FAR (2.7 to 3.6 with an Inclusionary Housing bonus).

The Proposed Action would map C2-4 commercial overlay on the south side of Flushing Avenue between Bushwick Avenue and Beaver Street, and on Bushwick Avenue between Flushing Avenue and Forrest Street. As described above, the C2-4 commercial overlay within the proposed R6A would allow ground floor retail uses up to 2.0 FAR in mixed residential/commercial buildings. New developments would be subject to the density and bulk requirements of the proposed underlying R6A district (See Figure 7-3b).

The projected development sites 6, 7, and 8 the potential development sites 10 and 11 are located within the Block 3138 and Block 3137 (portion) Sub-area. New structures on this development site would comply with building bulk, use and type set forth by the proposed zoning changes and create a streetscape lined with buildings of consistent heights and continuous streetwalls (see Figures 7-18 – 7-20). Potential development site 10 is currently zoned M1-1, the Proposed Action will change the zoning to R6A. Projected development sites 6, 7, 8, and potential development site 11 are currently zoned M1-1, the Proposed Action will change the zoning to R6A/ C2-4.

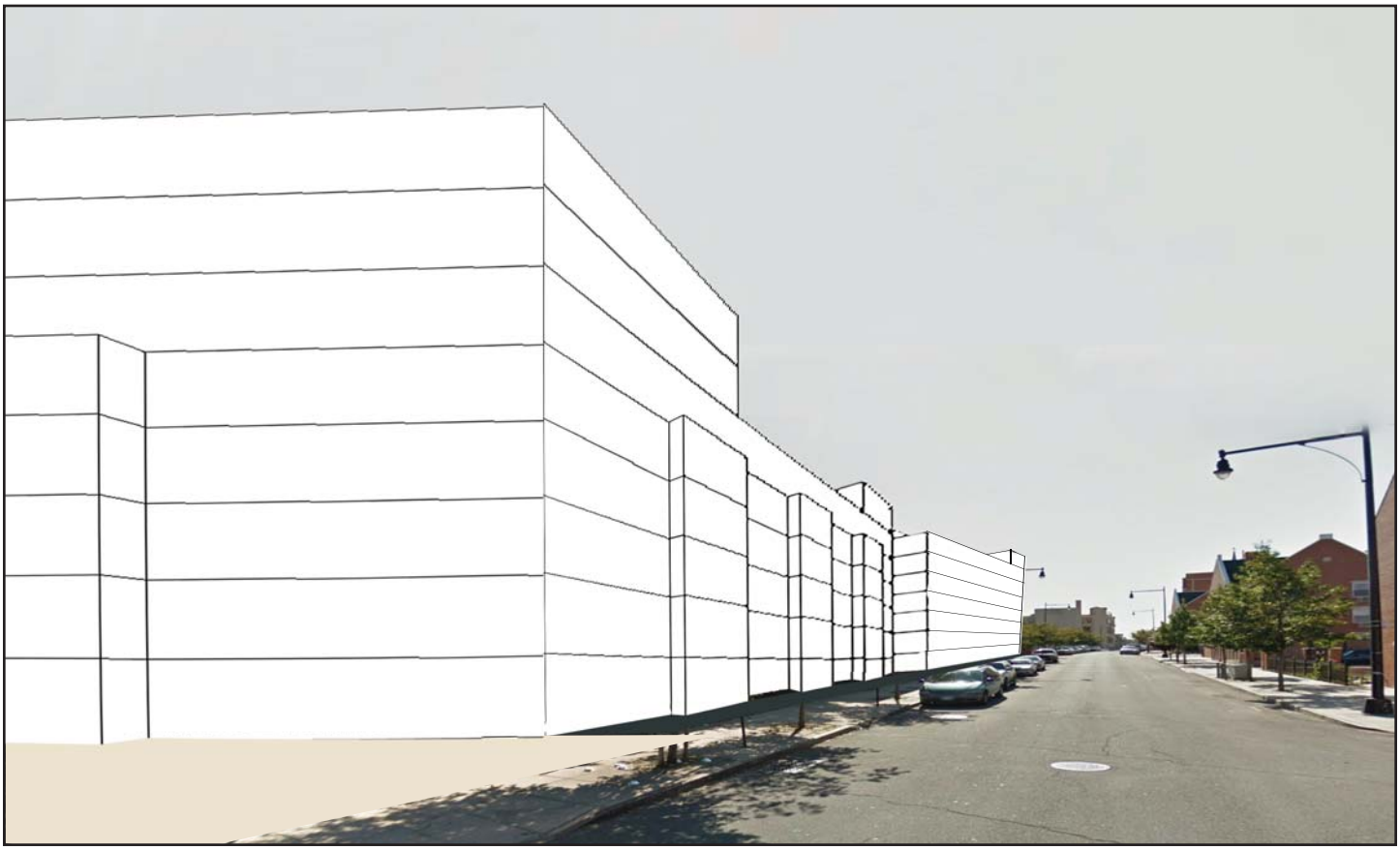
Block 3140 Sub-area

The future-with action condition within the Block 3140 Sub-area consists of a proposed rezoning that would allow high performance manufacturing and certain community facility uses. The current M3-1 zoning district would be replaced with M1-2 (refer to Figure 7-3b). The proposed M1-2 zoning district would mandate street wall and maximum building heights (see Table 2-3 in Chapter 2, "Land Use, Zoning, and Public Policy") and would require new development in this area to conform to the existing urban design character. Community facility development would be permitted up to 4.8 FAR. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the M1-2 zoning light manufacturing district would be an appropriate buffer zoning district between the heavier industrial M3-1 zoning district to the east and the proposed R6A and R7A residential districts to the west and south.

There are no projected or potential development sites within the Block 3140 Sub-area.



Existing view looking southeast from Noll Street and Stanwix Street



View of proposed development looking southeast from Noll Street and Stanwix Street



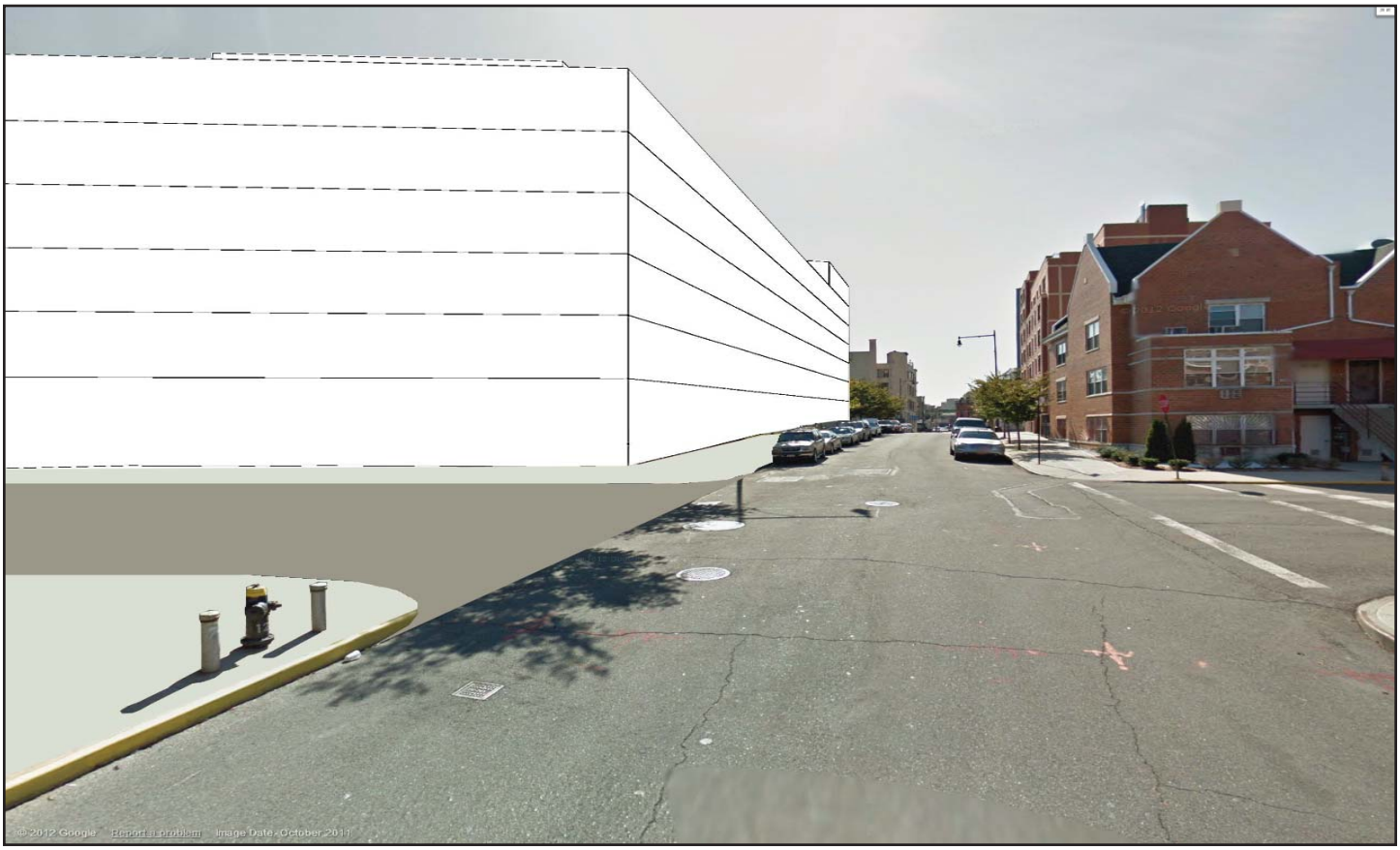
Existing view looking northwest from Melrose Street and Evergreen Avenue



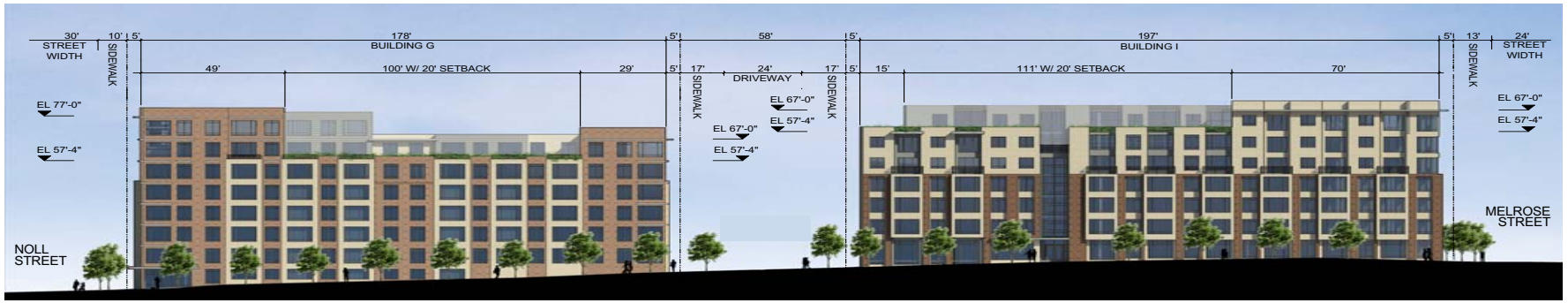
View of proposed development looking northwest from Melrose Street and Evergreen Avenue



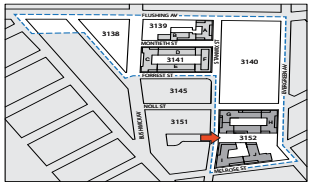
Existing view looking south from Renaissance Court and Stanwix Street



View of proposed development looking south from Renaissance Court and Stanwix Street



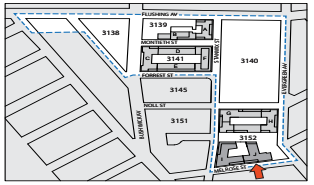
Building G And I - Stanwix Street Rendered Elevation



KEY PLAN



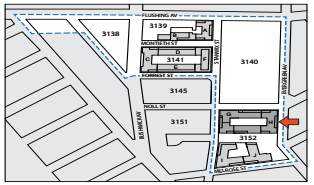
Building I And J - Melrose Street Rendered Elevation



KEY PLAN



Building H - Evergreen Avenue Rendered Elevation



KEY PLAN

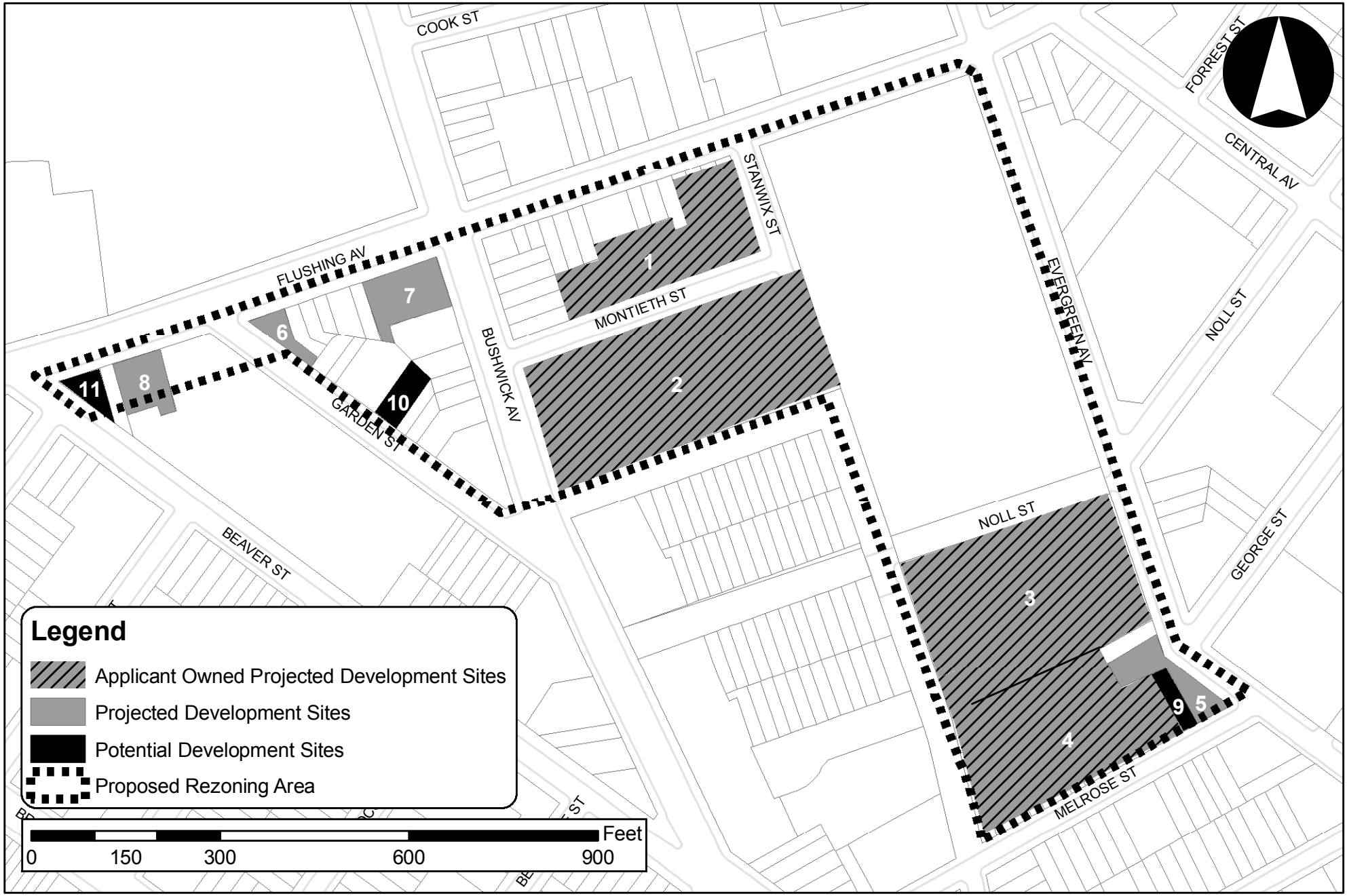
FOR ILLUSTRATIVE PURPOSES ONLY



Existing view looking north from Melrose Street and Stanwix Street



View of proposed development looking north from Melrose Street and Stanwix Street



Rheingold Development Rezoning EIS

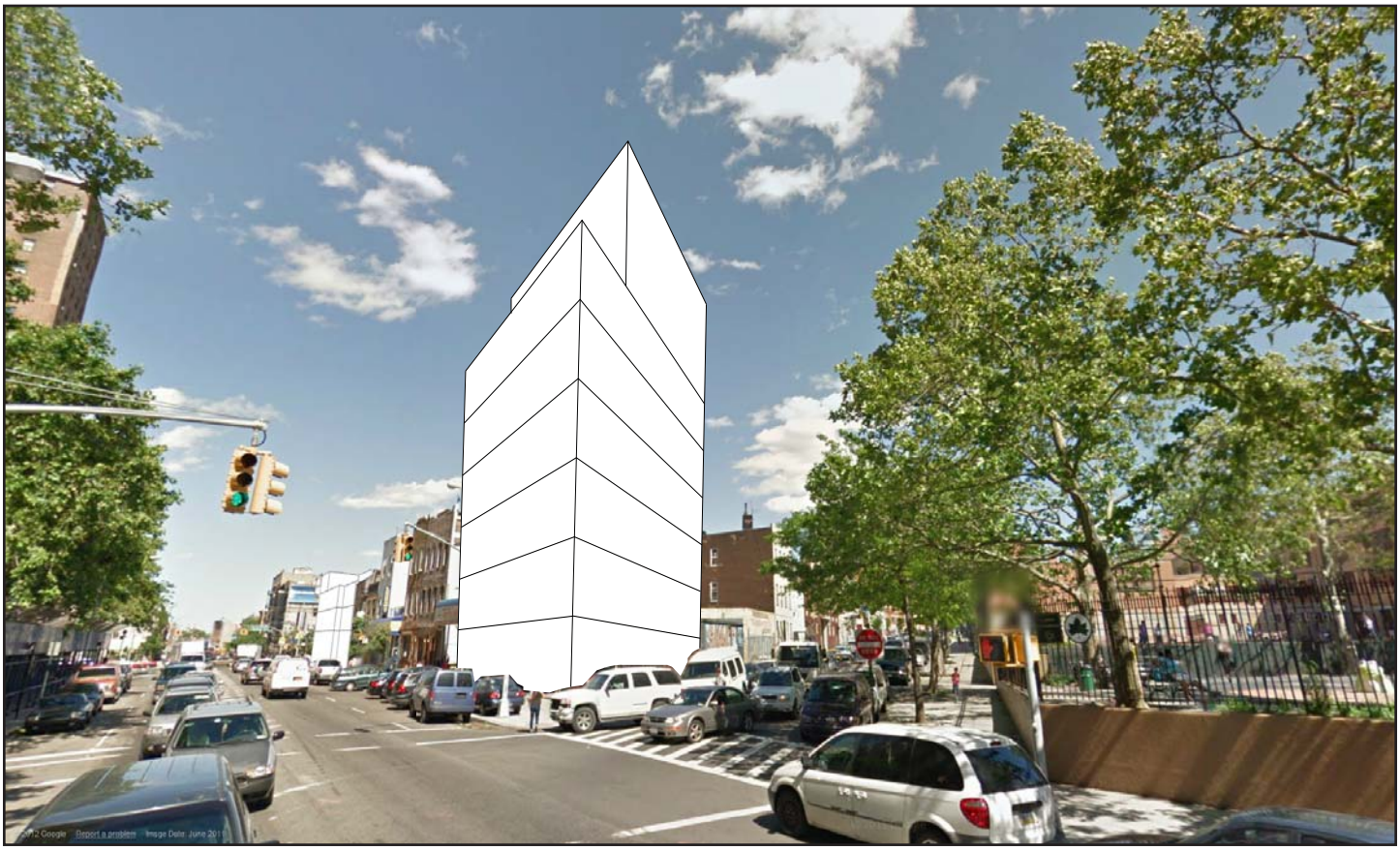
Figure 7-17

RWCDS Projected & Potential Development Sites

Existing and Proposed Perspecitve - Site 6



Existing view looking southeast from Flushing Avenue and Garden Street



View of proposed development looking southeast from Flushing Avenue and Garden Street



Existing view looking southwest from Flushing Avenue and Garden Street



View of proposed development looking southwest from Flushing Avenue and Garden Street

Existing and Proposed Perspecitve - Site 8



Existing view looking southwest from Flushing Avenue and Garden Street



View of proposed development looking southwest from Flushing Avenue and Garden Street

Visual Resources

The Proposed Action would not result in any visual and contextual impacts to any historic resources, open space, or natural resources within the primary study area. As all of the new buildings that could be developed under the RWCDS for the Proposed Action would have heights and bulk consistent with those urban design features of the area, the Proposed Action would not introduce any incompatible visual, audible, or atmospheric elements to the settings of historic resources. New residential buildings as a result of the Proposed Action would fit into the existing urban context in terms of both scale and use. The mandatory streetwall requirements of the proposed rezoning would further define view corridors in the primary study area. Therefore, the Proposed Action would not result in significant adverse impacts on the visual resources in the study area.

The Proposed Action would also expand development opportunities for several blocks currently zoned only for light manufacturing use allowing residential and community facility uses. Finally, the Proposed Action directly addresses the community's request for contextual rezoning and provides incentives for much needed affordable housing.

Secondary Study Area

The Proposed Action is not expected to generate significant adverse urban design and visual resource impacts in the secondary study area. As described in Chapter 2, "Land Use, Zoning, and Public Policy", the mix of uses that would evolve in the primary study area as a result of the Proposed Action would be compatible with the existing pattern of development in the surrounding area. The Proposed Action would not alter zoning designations within the quarter-mile secondary study area. The neighborhoods within the secondary study area are firmly established and not likely to support much additional development. Moreover, future development in the secondary study area would be under existing zoning and would therefore be compatible with surrounding land use patterns. As such, the Proposed Action would have no direct impact upon urban design and visual resources in the secondary study area.

Assessment

The Proposed Action will not result in significant adverse impacts on urban design and visual resources, as defined by the guidelines for determining impact significance set forth in the *CEQR Technical Manual*. The proposed zoning map changes would replace the existing M1-1 zoning district within the proposed rezoning area with R6A and R7A contextual zoning districts and the existing M3-1 zoning district with a M1-2 zoning district; and designate a C2-4 commercial overlay to be mapped along portions of Flushing, Bushwick, and Evergreen Avenues.

As detailed in the following sections, the Proposed Action is anticipated to result in new development exhibiting a built form that is congruous to the distinctive and characteristic existing building types prevalent throughout the study area. Generally, the Proposed Action would establish contextual zoning districts for residential and mixed-use buildings that would maintain the scale and character of the existing Bushwick community while providing appropriate development opportunities. The Proposed Action would preserve the low and mid-rise scale of mid-blocks and avenue frontages with strong built contexts, by creating increases in density with contextual zoning districts targeted to these areas. The Proposed Action would provide support for existing ground floor retail uses by mapping commercial overlays along streets where existing ground floor retail uses exist to encourage the growth of local-scale commercial activity. The Proposed Action would not result in any changes to street pattern, block form,

or building arrangement. Therefore, the Proposed Action is not expected to result in any significant adverse impacts to urban design in the study area.

The Proposed Action would not result in significant adverse impacts on the urban design within the primary study area, and no significant adverse impacts on visual resources are anticipated as a result of the Proposed Action. The Proposed Action would not result in any visual or contextual impacts to historic, open space, or natural resources in the primary study area. All new buildings would consist in terms of height and bulk and would not introduce any incompatible visual, audible or atmospheric elements to the setting of these resources. The Proposed Action would result in development of more consistent urban design character and would eliminate the potential for future out-of-scale development.