



IN THE MATTER OF an application submitted by the New York City Economic Development Corporation, pursuant to Section 201 of the New York City Charter, for an amendment of the Zoning Resolution of the City of New York, modifying Appendix F, for the purpose of establishing a Mandatory Inclusionary Housing area, Borough of Manhattan, Community District 11.

This application for an amendment to the Zoning Resolution was filed by the applicant on February 16, 2017, to create a Mandatory Inclusionary Housing program that would require, through zoning actions, a share of new housing to be permanently affordable.

RELATED ACTIONS

In addition to the proposed amendment to the Zoning Resolution (N 170276 ZRM), which is the subject of this report, implementation of the proposed development also requires action by the City Planning Commission on the following applications, which are being considered concurrently with this application:

- C 170275 ZMM** Zoning map amendment
- C 170093 MMM** City Map amendment
- C 170278 PPM** Disposition of City-owned property

BACKGROUND

A full background discussion and description of this application appears in the report for the related disposition action, (C 170278 PPM).

ENVIRONMENTAL REVIEW

This application (N 170276 ZRM), in conjunction with the related actions (C 170275 ZMM, C 170278 PPM, and C 170093 MMM), was reviewed pursuant to the New York State Environmental Quality Review Act (SEQRA), and the SEQRA regulations set forth in Volume 6 of the New York Code of Rules and Regulations, Section 617.00 et seq. and the City

Environmental Quality Review (CEQR) Rules of Procedure of 1991 and Executive Order No. 91 of 1977. The designated CEQR number is 16DME011M. The Lead Agency is the Office of the Deputy Mayor for Housing and Economic Development (DME).

A summary of the environmental review and Final Generic Environmental Impact Statement (FGEIS) appears in the report for the related disposition action, (C 170278 PPM).

PUBLIC REVIEW

This application (N 170276 ZRM) was referred for information and review in accordance with the procedures for non-ULURP matters on February 21, 2017, in conjunction with the related actions (C 170275 ZMM, C 170278 PPM, and C 170093 MMM), which were certified as complete by the Department of City Planning and duly referred to Community Board 11 and the Manhattan Borough President in accordance with Title 62 of the Rules of the City of New York, Section 2-02(b).

Community Board Public Hearing

Community Board 11 held a public hearing on this application (N 170276 ZRM) on April 18, 2017, and on that date, by a vote of 26 in favor, one opposed, and with two abstentions, adopted a resolution recommending approval of the application with conditions.

A summary of the Community Board's resolution appears in the report for the related disposition action, (C 170278 PPM).

Borough President Recommendation

This application (N 170276 ZRM) was considered by the Manhattan Borough President, who issued a recommendation approving the application with conditions on June 2, 2017.

A summary of the Borough President's recommendations appears in the report for the related disposition action, (C 170278 PPM).

City Planning Commission Public Hearing

On May 24, 2017 (Calendar No. 4), the City Planning Commission scheduled June 7, 2017, for a public hearing on this application (N 170276 ZRM) and the related actions. The hearing was duly held on June 7, 2017 (Calendar No. 24), in conjunction with the applications for the related actions.

There were a number of appearances, as described in the report for the related disposition action (C 170278 PPM), and the hearing was closed.

WATERFRONT REVITALIZATION PROGRAM CONSISTENCY REVIEW

This application (N 170276 ZRM), in conjunction with the related applications (C 170275 ZMM, C 170278 PPM, and C 170093 MMM) was reviewed by the City Coastal Commission for consistency with the policies of the New York City Waterfront Revitalization Program (WRP), as amended, approved by the New York City Council on October 30, 2013 and by the New York State Department of State on February 3, 2016, pursuant to the New York State Waterfront Revitalization and Coastal Resources Act of 1981, (New York State Executive Law, Section 910 et seq.) The designated WRP number is 16-011.

This action was determined to be consistent with the policies of the New York City Waterfront Revitalization Program.

CONSIDERATION

The Commission believes that the proposed amendment to the Zoning Resolution, in conjunction with the related actions, is appropriate. A full consideration and analysis of the issues and the reasons for approving this application appear in the related report, (C 170278 PPM).

RESOLUTION

RESOLVED, that having considered the Final Generic Environmental Impact Statement (FGEIS), for which a Notice of Completion was issued on July 14, 2017, with respect to this

application, the City Planning Commission finds that the requirements of the New York State Environmental Quality Review Act and Regulations have been met and that:

- 1. Consistent with social, economic and other essential considerations, from among the reasonable alternatives thereto, the action is one which minimizes or avoids adverse environmental impacts to the maximum extent practicable; and
- 2. The adverse environmental impacts disclosed in the FGEIS will be minimized or avoided to the maximum extent practicable by incorporating as conditions to the approval, those mitigative measures that were identified as practicable.

The report of the City Planning Commission, together with the FGEIS, constitute the written statement of facts, and of social, economic and other factors and standards, that form the basis of the decision, pursuant to Section 617.11(d) of the SEQRA regulations; and be it further

RESOLVED, the City Coastal Commission finds that the action will not substantially hinder the achievement of any WRP policy and hereby determines that this action is consistent with WRP policies; and be it further

RESOLVED, by the City Planning Commission, pursuant to Section 200 of the New York City Charter, that based on the environmental determination, and the consideration described in this report, the Zoning Resolution of the City of New York, effective as of December 15, 1961, and as subsequently modified, is further amended as follows:

- Matter underlined is new, to be added;
- Matter ~~struck-out~~ is to be deleted;
- Matter within # # is defined in Section 12-10;
- * * * indicates where unchanged text appears in the Zoning Resolution

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APPENDIX F

Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas

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MANHATTAN

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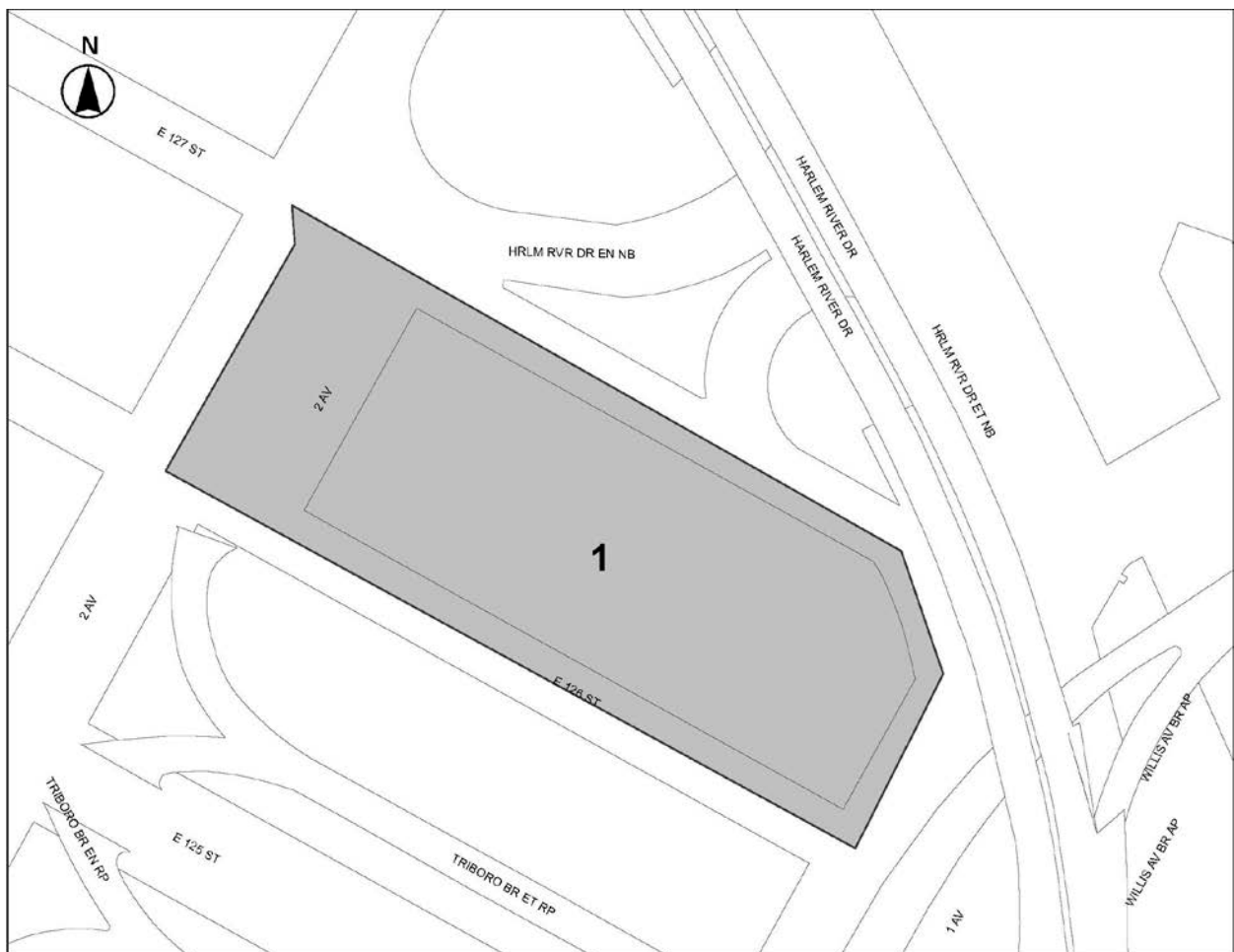
Manhattan Community District 11

* * *

In the C6-3 District within the area shown on the following Map 2:

Map 2. (date of adoption)

[PROPOSED MAP]



Mandatory Inclusionary Housing area *see Section 23-154(d)(3)*

Area 1 (date of adoption) — MIH Program Option 1 and Option 2

Portion of Community District 11, Manhattan

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The above resolution (N 170276 ZRM), duly adopted by the City Planning Commission on July 26, 2017, (Calendar No. 12) is filed with the Office of the Speaker, City Council, and the Borough President in accordance with the requirements of Section 197-d of the New York City Charter.

MARISA LAGO, *Chair*
KENNETH J. KNUCKLES, ESQ., *Vice Chairman*
RAYANN BESSER, IRWIN G. CANTOR, P.E.,
ALFRED C. CERULLO, III, CHERYL COHEN EFFRON,
MICHELLE DE LA UZ, JOSEPH DOUEK,
RICHARD W. EADDY, HOPE KNIGHT, ANNA HAYES LEVIN,
ORLANDO MARÍN, LARISA ORTIZ, *Commissioners*