

5. UNIFORM LAND USE PROCEDURE (ULURP) Yes No
6. BOARD OF STANDARDS AND APPEALS Yes No
 Special Permit New Renewal Expiration Date _____
 Variance Use Bulk
Specify affected section(s) of Zoning Resolution
7. DEPARTMENT OF ENVIRONMENTAL PROTECTION Yes No
 Title V Facility Power Generation Facility Medical Waste Treatment Facility
8. OTHER CITY APPROVALS Yes No
 Legislation Rulemaking; specify agency:
 Construction of Public Facilities Funding of Construction, Specify Funding of Programs, Specify
 Policy or plan Permits, Specify:
Other; explain: _____

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL

9. STATE ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify _____
10. FEDERAL ACTIONS/APPROVALS/FUNDING Yes No
If "Yes," identify _____

Action Type

- 11a. Unlisted; or Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 OF 1977, as amended):
617.42(b)(2)
- 11b. Localized action, site specific Localized action, change in regulatory control for small area Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: **2018**
Would the proposal be implemented in a single phase? Yes No NA.
Anticipated period of construction: _____
Anticipated completion date: _____
Would the proposal be implemented in multiple phases? Yes No NA.
Number of phases: _____
Describe phases and construction schedule: _____

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

- 13a. LOCATION OF PROJECT SITE
Multiple blocks surrounding the Gowanus Canal in Brooklyn – **See Attachment 1**
-
- STREET ADDRESS
See Attachment 1
-
- DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
M1-2, M2-1 **16c**
-
- EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION IF ANY ZONING SECTIONAL MAP NO.
See Attachment 1 **Brooklyn** **6**
-
- TAX BLOCK AND LOT NUMBERS BOROUGH COMMUNITY DISTRICT NO.

- 13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT **See Attachment 1**
- TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: _____ SQ. FT.
- PROJECT SQUARE FEET TO BE DEVELOPED: _____ SQ. FT.
- GROSS FLOOR AREA OF PROJECT: _____ SQ. FT.
- IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED _____ % OF _____
- DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: _____ HEIGHT _____ WIDTH _____ LENGTH.
- LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: _____

- 13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:
See Attachment 1

- 13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? Yes No
IF 'YES', IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a & 13b ABOVE. **See Attachment 1**

**Site
Description**

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

PART II, SITE AND ACTION DESCRIPTION

1. GRAPHICS Please attach: (1) a Sanborn or other land use map; (2) a zoning map; and (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8½ x 14 inches in size.

2. PHYSICAL SETTING (both developed and undeveloped areas) **See Attachment 1**

Total directly affected area (sq. ft.): _____ Water surface area (sq. ft.): _____
 Roads, building and other paved surfaces (sq. ft.): _____ Other, describe (sq. ft.): _____

3. PRESENT LAND USE **See Attachment 1**

Residential

Total no. of dwelling units _____ No. of low-to-moderate income units _____
 No. of stories _____ Gross floor area (sq. ft.) _____
 Describe type of residential structures: _____

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
 Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
 Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
 Specify type(s): _____ No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____
 Type of use(s): _____ Open storage area (sq. ft.) _____
 If any unenclosed activities, specify: _____

Community facility

Type of community facility: _____
 No. of bldgs _____ Gross floor area of each building (sq. ft.): _____
 No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No
 If yes, describe briefly: _____

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? Yes No
 If yes, describe briefly: _____

Does the directly affected area include any mapped City, State or Federal parkland? Yes No
 If yes, describe briefly: _____

Does the directly affected area include any mapped or otherwise known wetland? Yes No
 If yes, describe briefly: _____

Other land use

No. of stories _____ Gross floor area (sq. ft.) _____
 Type of use: _____

4. EXISTING PARKING **See Attachment 1**

Garages

No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: _____ No. of accessory spaces: _____
 Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.

5. EXISTING STORAGE TANKS **Information to be provided in DEIS**

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify: _____
 Number and size of tanks: _____ Last NYFD inspection date: _____
 Location and depth of tanks: _____

Project Description

THIS SUBPART SHOULD
GENERALLY BE
COMPLETED ONLY IF
YOUR ACTION
INCLUDES A SPECIFIC
OR KNOWN
DEVELOPMENT
AT PARTICULAR
LOCATIONS

6. CURRENT USERS Information to be provided in DEIS

No. of residents: _____ No. and type of businesses: _____
No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

7. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Answer the following two questions with regard to the directly affected area, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape features, or archaeological resource that:

- (a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;
- (b) is within a designated New York City Historic District;
- (c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;
- (d) is within a New York State or National Register Historic District; or
- (e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource:

Information to be provided in DEIS

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

Information to be provided in DEIS

8. WATERFRONT REVITALIZATION PROGRAM

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? Yes No
(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used. See Attachment 1

9. CONSTRUCTION

Will the action result in demolition of or significant physical alteration to any improvement? Yes No

If yes, describe briefly:

See Attachment 1

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction?

Yes No If yes, describe briefly: See Attachment 1

10. PROPOSED LAND USE See Attachment 1

Residential

Total no. of dwelling units _____ No. of low-to-moderate income units _____ Gross floor area (sq. ft.) _____

No. of stories _____ Describe type of residential structures: _____

Commercial

Retail: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Office: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Other: No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

Specify type(s): _____

No. of stories and height of each building: _____

Manufacturing/Industrial

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Type of use(s): _____ Open storage area (sq. ft.) _____ If any unenclosed activities, specify:

Community facility

Type of community facility: _____

No. of bldgs _____ Gross floor area of each building (sq. ft.): _____

No. of stories and height of each building: _____

Vacant land

Is there any vacant land in the directly affected area? Yes No

If yes, describe briefly: _____

Publicly accessible open space

Is there any existing publicly accessible open space to be removed or altered? Yes No

If yes, describe briefly:

Is there any existing publicly accessible open space to be added? Yes No

If yes, describe briefly:

Other land use

Gross floor area (sq. ft.) _____ No. of stories _____ Type of use: _____

11. PROPOSED PARKING See Attachment 1

Garages

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Lots

No. of public spaces: _____ No. of accessory spaces: _____
Operating hours: _____ Attended or non-attended? _____

Other (including street parking) - please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

12. PROPOSED STORAGE TANKS See Attachment 1

Gas or service stations? Yes No Oil storage facility? Yes No Other? Yes No

If yes, specify: _____

Size of tanks: _____ Location and depth of tanks: _____

13. PROPOSED USERS See Attachment 1

No. of residents: _____ No. and type of businesses: _____

No. and type of workers by businesses: _____ No. and type of non-residents who are not workers: _____

14. HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? Yes No

If yes, describe briefly: See Attachment 1

15. DIRECT DISPLACEMENT

Will the action directly displace specific business or affordable and/or low income residential units? Yes No

If yes, describe briefly: See Attachment 1

16. COMMUNITY FACILITIES

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations? Yes No

If yes, describe briefly: See Attachment 1

17. What is the zoning classification(s) of the directly affected area? M1-2, M2-1

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

See Attachment 1

19. What is the proposed zoning of the directly affected area?

See Attachment 1

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

See Attachment 1

21. What are the predominant land uses and zoning classifications within a 1/4 mile radius of the proposed action?

See Attachment 1

SEE CEQR
TECHNICAL MANUAL
CHAPTER III B.,
SOCIO-ECONOMIC
CONDITIONS

SEE CEQR
TECHNICAL MANUAL
CHAPTER III C.,
COMMUNITY FACILI-
TIES & SERVICES

**Zoning
Information**

Additional Information

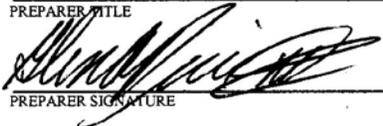
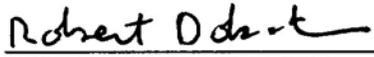
22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16. See Attachment 1

Analyses

23. Attach analyses for each of the impact categories listed below (or indicate where an impact category is not applicable):
- | | |
|--|--|
| a. LAND USE, ZONING, AND PUBLIC POLICY | See CEQR Technical Manual Chapter III.A. |
| b. SOCIOECONOMIC CONDITIONS | See CEQR Technical Manual Chapter III.B |
| c. COMMUNITY FACILITIES AND SERVICES | See CEQR Technical Manual Chapter III.C. |
| d. OPEN SPACE | See CEQR Technical Manual Chapter III.D. |
| e. SHADOWS | See CEQR Technical Manual Chapter III.E. |
| f. HISTORIC RESOURCES | See CEQR Technical Manual Chapter III.F. |
| g. URBAN DESIGN/VISUAL RESOURCES | See CEQR Technical Manual Chapter III.G. |
| h. NEIGHBORHOOD CHARACTER | See CEQR Technical Manual Chapter III.H. |
| i. NATURAL RESOURCES | See CEQR Technical Manual Chapter III.I. |
| j. HAZARDOUS MATERIALS | See CEQR Technical Manual Chapter III.J. |
| k. WATERFRONT REVITALIZATION PROGRAM | See CEQR Technical Manual Chapter III.K. |
| l. INFRASTRUCTURE | See CEQR Technical Manual Chapter III.L. |
| m. SOLID WASTE AND SANITATION SERVICES | See CEQR Technical Manual Chapter III.M. |
| n. ENERGY | See CEQR Technical Manual Chapter III.N. |
| o. TRAFFIC AND PARKING | See CEQR Technical Manual Chapter III.O. |
| p. TRANSIT AND PEDESTRIANS | See CEQR Technical Manual Chapter III.P. |
| q. AIR QUALITY | See CEQR Technical Manual Chapter III.Q. |
| r. NOISE | See CEQR Technical Manual Chapter III.R. |
| s. CONSTRUCTION IMPACTS | See CEQR Technical Manual Chapter III.S. |
| t. PUBLIC HEALTH | See CEQR Technical Manual Chapter III.T. |

The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the above-listed categories. Other methodologies developed or approved by the lead agency may also be utilized. If a different methodology is contemplated, it may be advisable to consult with the Mayor's Office of Environmental Coordination. You should also attach any other necessary analyses or information relevant to the determination whether the action may have a significant impact on the environment, including, where appropriate, information on combined or cumulative impacts, as might occur, for example, where actions are interdependent or occur within a discrete geographical area or time frame.

Applicant Certification

24. <u>Glen A. Price III</u> PREPARER NAME	<u>New York City Department of City Planning</u> PRINCIPAL
<u>Director, Studies Implementation, DCP</u> PREPARER TITLE	<u>Robert Dobruskin, AICP</u> NAME OF PRINCIPAL REPRESENTATIVE
 PREPARER SIGNATURE	<u>Director, EARD</u> TITLE OF PRINCIPAL REPRESENTATIVE
<u>February 5, 2009</u> DATE	 SIGNATURE OF PRINCIPAL REPRESENTATIVE
	<u>February 5, 2009</u> DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

**Impact
Significance**

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

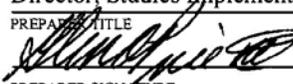
The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

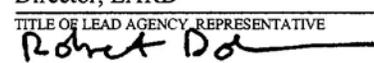
1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	<u>Yes</u>
SOCIOECONOMIC CONDITIONS	<u>Yes</u>
COMMUNITY FACILITIES AND SERVICES	<u>Yes</u>
OPEN SPACE	<u>Yes</u>
SHADOWS	<u>Yes</u>
URBAN DESIGN/VISUAL RESOURCES	<u>Yes</u>
NEIGHBORHOOD CHARACTER	<u>Yes</u>
NATURAL RESOURCES	<u>Yes</u>
HAZARDOUS MATERIALS	<u>Yes</u>
WATERFRONT REVITALIZATION PROGRAM	<u>Yes</u>
INFRASTRUCTURE	<u>Yes</u>
SOLID WASTE AND SANITATION SERVICES	<u>Yes</u>
ENERGY	<u>Yes</u>
TRAFFIC AND PARKING	<u>Yes</u>
TRANSIT AND PEDESTRIANS	<u>Yes</u>
AIR QUALITY	<u>Yes</u>
NOISE	<u>Yes</u>
CONSTRUCTION IMPACTS	<u>Yes</u>
PUBLIC HEALTH	<u>Yes</u>

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.
3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.
4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.
5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment

**Lead Agency
Certification**

Glen A. Price III
 PREPARER NAME
 Director, Studies Implementation, DCP
 PREPARER TITLE

 PREPARER SIGNATURE
 February 5, 2009
 DATE

Robert Dobruskin, AICP
 NAME OF LEAD AGENCY REPRESENTATIVE
 Director, EARD
 TITLE OF LEAD AGENCY REPRESENTATIVE

 SIGNATURE OF LEAD AGENCY REPRESENTATIVE
 February 5, 2009
 DATE

ATTACHMENT 1

**City Environmental Quality Review
Environmental Assessment Statement
ATTACHMENT 1**

I. INTRODUCTION

This is the Environmental Assessment Statement for the Gowanus Rezoning and Related Actions Project (the proposed project or proposed actions). The proposed project covers a portion of Brooklyn Community District 6, which, in addition to Gowanus, includes the neighborhoods of Carroll Gardens/South Brooklyn, Cobble Hill, Columbia Street District, Red Hook, and Park Slope. The New York City Department of City Planning (DCP or the Department) has determined that an Environmental Impact Statement (EIS) for the proposed actions will be prepared pursuant to New York City Environmental Quality Review (CEQR) with DCP as the lead agency. See Figure 1 for the location of the proposed project.

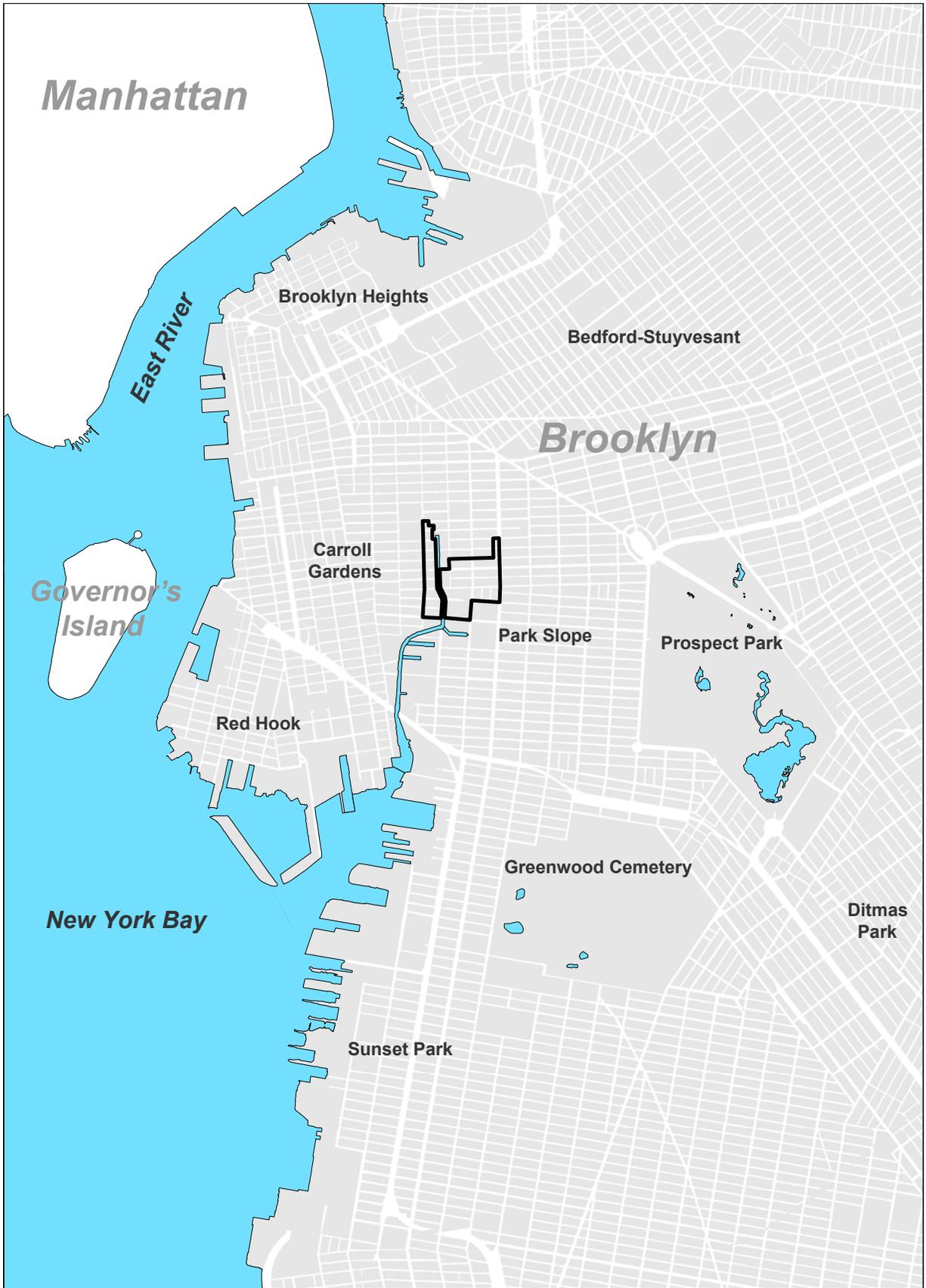
II. PROJECT IDENTIFICATION

The proposed zoning map amendments, required to advance the proposed project, would rezone approximately 25 blocks of land currently zoned M1-2 and M2-1 as a Special Gowanus Mixed Use District containing M1-4/R6B, M1-4/R7A, and M1-4/R6 districts, and R8A/C2-4 on 4th Avenue (specific zoning approvals are discussed below). The rezoning proposal would include a zoning text amendment to establish a Special Gowanus Mixed Use District that provides special regulations for bulk, streetscape, and parking, and makes the Inclusionary Housing program applicable within portions of the rezoning area. Text amendments would also establish special floor area regulations for blocks adjacent to the Gowanus Canal, and establish a Waterfront Access Plan (WAP) for blocks on the Canal within the proposed Special Gowanus Mixed Use District. The rezoning proposal would also include a zoning text amendment that would modify the definition of “waterfront area” to specifically include the Gowanus Canal north of Hamilton Avenue for the purposes of applying the Zoning Resolution (ZR) provisions for waterfront area zoning.

A. Required Approvals and Review Procedures

The proposed actions require City Planning Commission (CPC) and City Council approvals through the Uniform Land Use Review Procedure (ULURP), and include the following:

- **Zoning Map amendment** to change approximately 25 blocks currently zoned M1-2 and M2-1 to a new Special Gowanus Mixed Use District with M1-4/R6B, M1-4/R7A, and M1-4/R6 districts, and R8A/C2-4 along 4th Avenue.



Gowanus Canal Corridor Rezoning
Figure 1:
Locator Map

Legend

 Proposed Rezoning Area

0 1,150 2,300 4,600 Feet



Source: MapPLUTO 2007, NYCDP.

- **Zoning Text amendments** to modify the definition of “waterfront area” to specifically include the Gowanus Canal north of Hamilton Avenue in the definition of the waterfront area in ZR 12-10, for the purposes of applying the waterfront zoning regulations of ZR 62-00. This component may be removed from the proposed project in the future, as the CPC referred a separate proposed action (N 090239 ZRY) on December 15, 2008, that would modify Article VI, Chapter 2 (*Special Regulations Applying to the Waterfront Area*) of the Zoning Resolution. That separate action also included clarification of the “waterfront area” definition as part of that action.
- **Zoning Text amendment** to establish a Special Gowanus Mixed Use District extending over all or portions of 25 blocks in an area generally bounded by Bond Street to the west, 100 feet west of 4th Avenue to the east, Baltic Street and Sackett Street to the North, and 3rd Street and 1st Street to the South. Regulations within the special district would include:
 - Application of Special Mixed Use District use regulations of ZR 123-00, combining an M1 manufacturing district with a residential zoning district;
 - Establishment of height and setback regulations for all buildings in the district, including
 - Modifications to underlying bulk regulations for blocks along the Gowanus Canal to encourage varied building forms and heights that consider the scale of the adjacent neighborhood. Building heights would be limited to 55 feet at the streetwall along Bond and Nevins Streets, 65 feet along other narrow streets, 85 feet after a setback and 125 feet for limited portions of larger sites south of Carroll Street. Active ground floor uses or planted screening would be required for a portion of a site’s frontage.
 - Streetscape regulations requiring a percentage of the street frontage to be used for active, non-residential uses on portions of identified corridors of 3rd Avenue, 3rd Street and Union Street;
 - Modifications to accessory residential off-street parking requirements to address the physical conditions of sites in the district and possible limitations on below-grade parking.
 - Establishment of a Waterfront Access Plan (WAP) for blocks adjacent to the Gowanus Canal. The WAP would modify the underlying requirements for waterfront public access on waterfront zoning lots, identifying specific locations for required public walkways along the Canal, upland connections, supplemental public access areas and visual corridors, and modify the zoning’s design standards to suit the unique character of the Canal.
- **Zoning text amendment** to make the Inclusionary Housing program applicable within portions of the proposed rezoning area.
- **Zoning text amendment** to apply streetscape regulations of ZR 37-01 to C2-4 districts within R8A zoning districts in Community District 6, Brooklyn. The proposed text amendment would require retail continuity on blocks zoned R8A/C2-4, including a portion of 4th Avenue that is within the rezoning area.

B. Project Description

DCP is proposing zoning map and text amendments for an area encompassing approximately 25 blocks in the Gowanus neighborhood, located in Community District 6, Brooklyn. The area affected by the proposed zoning map changes and related zoning text amendments is generally bounded by Bond Street,

Gowanus Canal Corridor Rezoning and Related Actions

Baltic Street, Gowanus Canal, Sackett Street, 4th Avenue, 1st Street, 3rd Avenue and 3rd Street. Zoning text amendments regarding streetscape on 4th Avenue and the applicability of waterfront zoning to the Gowanus Canal are also proposed and would also apply to other limited areas of Community District 6, Brooklyn, as described below.

The rezoning area involves approximately 70 acres of land currently zoned M1-2 and M2-1 that would be changed to mixed-use zoning districts with residential designations ranging from R6B on narrow sidestreets to R8A on 4th Avenue, with intermediate FARs on wider streets and on blocks flanking the Canal. The rezoning area includes areas categorized as canal blocks (blocks proposed to be rezoned adjacent to the Canal) and non-canal blocks to the north and east of the Gowanus Canal (see Figure 2). The rezoning approach addresses the different land use and physical conditions of these two sets of blocks.

The canal blocks are zoned M2-1 and predominantly consist of assemblages of vacant and underutilized land and buildings alongside some industrial and warehouse buildings, community facilities, and parking and construction-related uses. The blocks on the western side of the Canal are located immediately across Bond Street from the adjacent residential Carroll Gardens neighborhood.

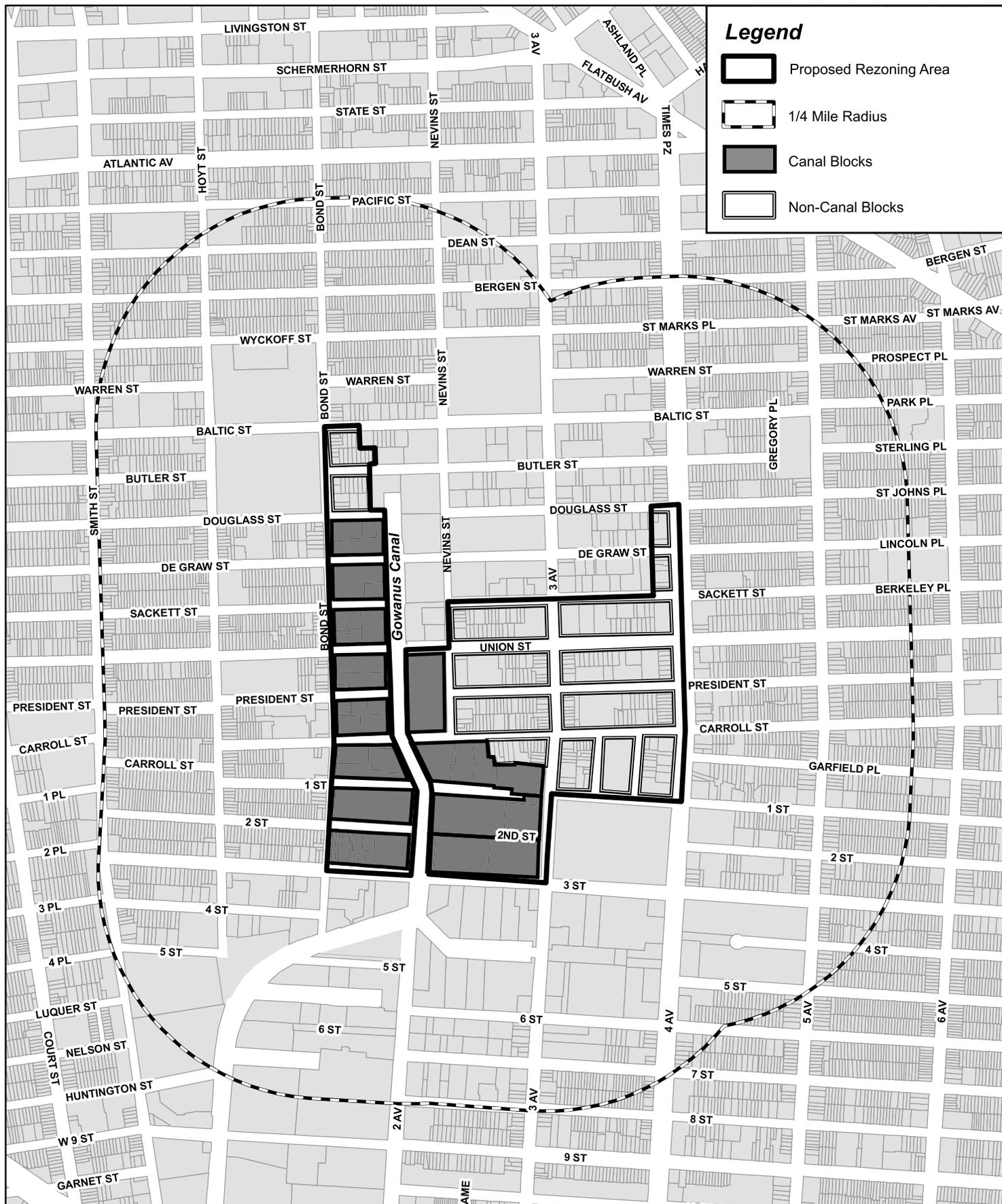
The non-canal blocks are zoned primarily M1-2 and contain pockets of existing residential uses alongside a mix of light industrial, warehousing and commercial uses. Union Street and 3rd and 4th Avenues in particular are characterized by a number of retail and commercial uses such as hotels, storage facilities and local shops and restaurants.

The proposed actions would address the following land use goals:

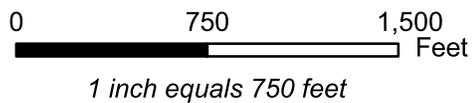
- Allow a mix of uses, including residential, in certain areas currently zoned for manufacturing uses.
- Maintain areas for continued industrial as well as commercial uses.
- Encourage the redevelopment of the waterfront, including opportunities for public access at the Canal's edge.
- Enliven the streetscape with pedestrian-friendly, active ground-floor uses.
- Promote new housing production, including affordable housing through the City's Inclusionary Housing Program.
- Establish limits for height and density that consider neighborhood context as well as other shared goals.

C. Background

In response to requests from the local community to begin a dialogue on land use issues in the Gowanus Canal area, DCP initiated a study to establish a comprehensive framework to guide future land use changes. The Department conducted a number of public meetings hosted by Community Board 6 to identify areas where future housing or mixed use would be appropriate, as well as areas to be maintained for continued industrial and commercial use. It also proposed key urban design principles for areas where such land use changes could occur. The proposed actions incorporate the principles outlined in this framework as part of an area-wide rezoning.



Gowanus Canal Corridor Rezoning
Figure 2:
Proposed Rezoning Area



III. PURPOSE AND NEED

The Gowanus Canal is a 1.5 mile-long man-made waterway extending northward from the Gowanus Bay. It lies within a valley, with the blocks along its eastern and western banks rising in grade to the adjacent neighborhoods of Carroll Gardens and Park Slope. The Canal was created in the late 1860s as an industrial waterway for barged materials. In the following decades, surrounding land was used for a wide range of industrial activities including heavy manufacturing, as well as the storage and distribution of materials used to build and maintain the adjacent residential neighborhoods. Today, the area is home to a mix of uses including light industrial and manufacturing, particularly south of 3rd Street, as well as commercial, retail, community facilities, and some residential uses.

While the Canal was formerly home to a number of active industrial facilities along its banks, the nature of activity along the Canal has changed in recent decades. Portions of the land along the Canal are still strongly industrial in character. However, manufacturing and industrial uses are no longer present in other locations, leaving substantial parcels of vacant and underutilized land. Other areas near the Canal contain a mix of uses, including housing and community facilities. A concentration of existing, non-conforming residential uses exists on the east side of the Canal near Carroll Street. Commercial and light industrial activities are scattered through much of the area, with the greatest concentration in the area south of 3rd Street. As continuing efforts to improve water quality in the Canal have progressed, notably with the reactivation of the flushing tunnel at the head of the Canal in 1999, area residents have expressed interest in creating opportunities for future recreation and open space at its edge.

Although some manufacturing zones in the Gowanus Canal corridor remain active industrial and commercial areas, industrial uses have declined in other portions of the Gowanus Canal area in recent decades, leaving substantial quantities of vacant and underutilized land and buildings. The proposed actions would change the zoning in these areas to permit a mix of uses including residential, commercial, retail, light industrial, and community facilities. The proposed zoning changes would affect only 25 blocks of the approximately 60 blocks surrounding the Gowanus Canal currently zoned for manufacturing.

The area is well served by public transportation, with service from New York City Transit's F and G subway trains on Smith Street and the R train on 4th Avenue within walking distance of the proposed rezoning area. The rezoning area is immediately adjacent to the thriving residential neighborhoods of Carroll Gardens and Park Slope, and is easily accessible from the Brooklyn-Queens Expressway.

The Park Slope neighborhood was rezoned in 2003, establishing height limits on the side streets that reflect the neighborhood's prevailing rowhouse character while allowing greater residential density along 4th Avenue. In recent years, a number of apartment houses of up to 12 stories have been constructed on 4th Avenue.

In contrast, few new buildings have been constructed within the proposed rezoning area in recent years. Current zoning allows industrial and some commercial uses, with no new residential uses permitted. Some light industrial and commercial uses exist alongside vacant and underutilized land and buildings, particularly on sites along the Canal, and pockets of nonconforming residential buildings exist within the rezoning area. Outside the proposed rezoning area, areas of continuing industrial activity exist to the south of 3rd Street and on blocks north of Sackett Street on the east side of the Canal.

The proposed actions would create opportunities for development of a mix of uses, including residential, on underutilized and vacant land in this transit-accessible area. The proposed mixed-use districts would

permit the continuation of existing light industrial and commercial uses as well as the development of a variety of new uses including residential. Finally, the proposed actions would require the development and maintenance of public access areas at the Canal's edge as a condition of new development on sites adjacent to the Canal.

Development on blocks along the waterfront would achieve a variety of goals such as reactivating vacant and underutilized land; facilitating the creation of new housing, including affordable housing; facilitating the creation of publicly-accessible open space at the water's edge; and balancing the unusual physical conditions of Canal-front blocks, are subject to flood zone restrictions and public access requirements, with the provision of off-street parking. The proposed rezoning would encourage a range of heights and building forms, allowing sufficient flexibility for building heights to achieve the many goals for development in this area while addressing unique site conditions and reflecting the existing built character of the Gowanus neighborhood. The range of permitted heights would address the existing low-scale context of certain adjacent areas while allowing limited portions of buildings to rise higher only on blocks with sufficient depth to achieve a transition among building heights. In order to provide an active and varied pedestrian experience, the proposal includes provisions that would require active ground floor uses and screening of parking or inactive ground floor portions of the building, where permitted. Consistent with the requirements of waterfront zoning, the proposed actions would also require the development and maintenance of publicly accessible open spaces at the Canal's edge as a condition of new residential or commercial development on sites adjacent to the Canal.

EXISTING ZONING

As shown in Figure 3, the area surrounding the Gowanus Canal is primarily zoned M1-2 and M2-1. The M1-2 is a light industrial district which permits industrial, retail and office uses, as well as limited community facility uses as-of-right. The maximum FAR in an M1-2 district is 2.0, and residential uses are not permitted. The M2-1 district is a moderate-intensity industrial district which permits some heavier industrial uses, office uses and some retail uses at a maximum FAR of 2.0. Community Facility and residential uses are not permitted in M2-1 zoning districts.

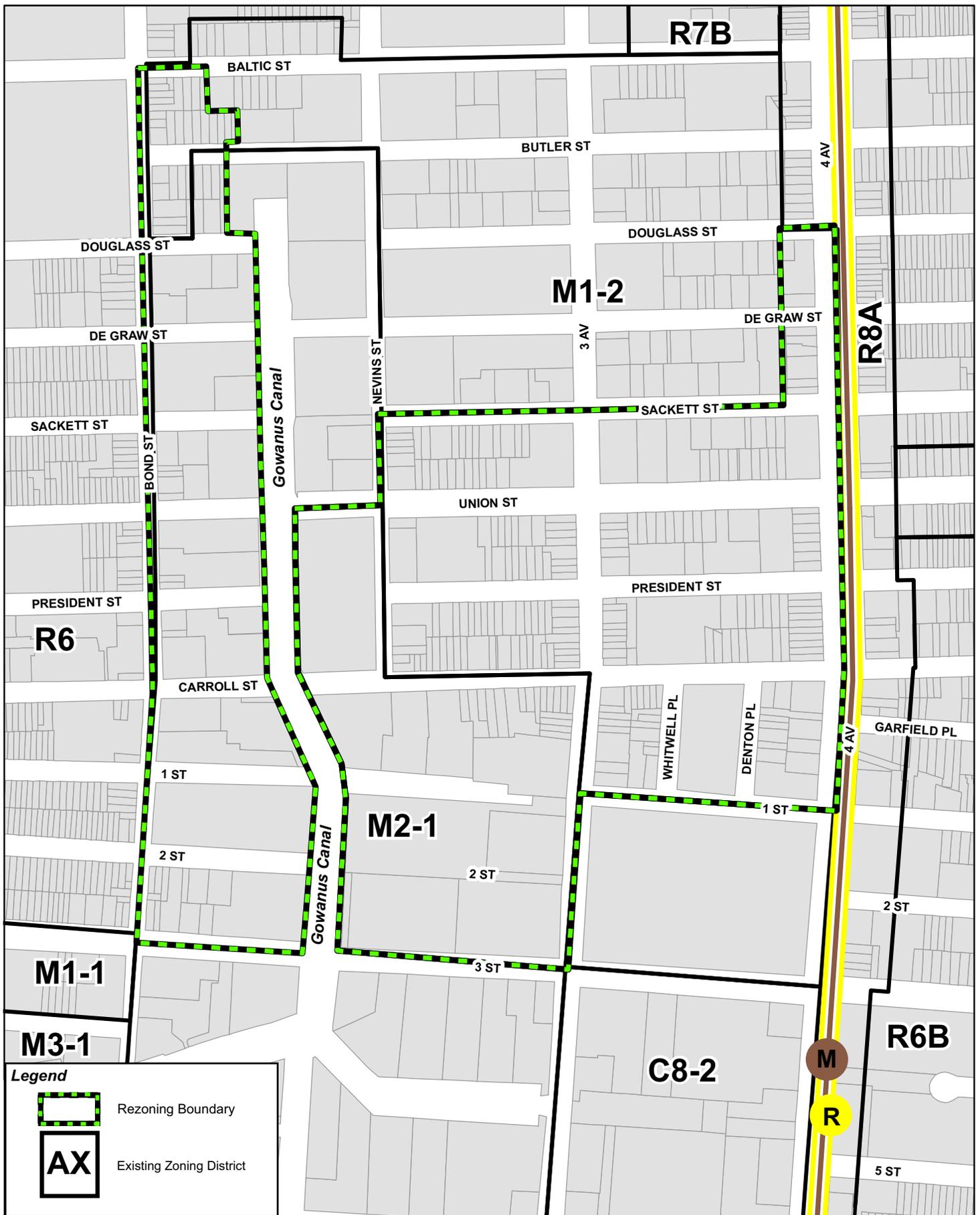
PROPOSED ZONING

In the proposed rezoning area, existing M1-2 and M2-1 districts would be rezoned to a Special Gowanus Mixed Use District with MX districts (M1-4/R6B, M1-4/R7A, and M1-4/R6), and an R8A/C2-4 district along portions of 4th Avenue. The proposed zoning districts are exhibited in Figure 4 and the proposed zoning changes are listed below.

- Change from **M1-2 and M2-1 to M1-4/R6B** portions of two blocks located along Bond Street between Baltic Street and Douglass Street on the west side of the Canal, and all or portions of ten blocks from Nevins Street to 4th Avenue between Sackett Street and 1st Street on the east side of the Canal.

These blocks are characterized by existing residential, storage, commercial and office uses. The zoning change would allow for a mix of uses, including residential, at a scale that is consistent with the established low-rise residential scale on these blocks along narrow streets.

The M1-2 district allows light industrial and some commercial uses, and the M2-1 allows medium-intensity industrial uses, both with a maximum FAR of 2.0. The proposed M1-4/R6B would permit a maximum FAR of 2.0 for compatible light manufacturing, commercial, community facility, or residential



Gowanus Canal Corridor Rezoning
 Figure 3:
 Existing Zoning

0 350 700 Feet

1 inch equals 350 feet



Source: MapPluto 2007, NYCDP.



Source: MapPluto 2007, NYCDCP.

Gowanus Canal Corridor Rezoning and Related Actions

uses with a maximum height of 40 feet at the streetwall and a maximum building height of 50 feet after a setback.

- .Change from **M1-2 to M1-4/R7A** portions of seven blocks along Union Street between Nevins Street and 4th Avenue and 3rd Avenue from Sackett Street to 1st Street.

This area is characterized by mixed-use residential and commercial buildings as well as some light manufacturing, office, warehouse, and a recently built hotel. The M1-2 district allows light industrial and some commercial uses with a maximum FAR of 2.0. The proposed M1-4/R7A district would facilitate development for a mix of uses, including residential use, at a scale appropriate to the wide streets of Union Street and 3rd Avenue. With the related text amendment, an Inclusionary Housing bonus would encourage the provision of affordable housing in conjunction with new developments. For residential uses, a base FAR of 3.45 would be allowed, with a bonus to 4.6 FAR in exchange for the provision of 20 percent of the floor area as affordable housing. Buildings would be limited to a maximum streetwall height of 65 feet and a maximum height after setback of 80 feet. Compatible light industrial and commercial uses would be allowed at a maximum FAR of 2.0.

- Change from **M1-2 to R8A/C2-4** portions of six blocks along 4th Avenue between Douglass Street and 1st Street.

The area is characterized largely by auto-related uses and mixed commercial and residential buildings. The proposed R8A/C2-4 zoning district would facilitate residential and commercial development consistent with uses currently permitted on the remainder of 4th Avenue, a wide boulevard, to the north, south, and east of the rezoning area.

The existing M1-2 district allows light industrial and some commercial uses with a maximum FAR of 2.0. The proposed R8A/C2-4 district, with the related text amendment to apply the Inclusionary Housing program, would allow residential use at a base FAR of 5.4 with a bonus to 7.2 FAR. New developments would be required to build along a streetwall within a contextual envelope with a maximum base height of 80 feet, and a maximum height after setback of 120 feet. The C2-4 commercial overlay would allow commercial uses with a maximum FAR of 2.0, or one story within a mixed-use building.

- Change from **M2-1 to M1-4/R6** blocks along the western side of the Canal south of Douglass Street to 3rd Street, and along the eastern side of the Canal from Union Street to 3rd Street.

This area is characterized by existing one and two story industrial buildings, at-grade parking facilities, and vacant land and buildings. The proposed zoning changes would facilitate new mixed-use development which would be required to provide public access areas at the Canal's edge per requirements outlined in the WAP (see Zoning Text Amendments section, below). Development on the waterfront would be subject to the special bulk requirements of the Special Gowanus Mixed Use District.

The existing M2-1 district allows medium-intensity industrial uses with a maximum FAR of 2.0. The proposed M1-4/R6 zoning district, under the proposed regulations of the Special Gowanus Mixed Use District (see zoning text amendments, below), would allow residential buildings at a base FAR of 2.5 with an Inclusionary Housing bonus up to 3.3 FAR, with height and bulk regulations controlled by the proposed Special Gowanus Mixed Use District. Blocks south of Carroll Street along the Canal are larger than blocks north of Carroll Street, allowing them to accommodate more bulk than the blocks north of Carroll Street and are therefore permitted a slightly higher FAR. Larger lots of a certain size located south of Carroll Street along the Canal would be allowed a base FAR of 2.7 would be allowed with an

Inclusionary Housing bonus up to 3.6 FAR. Commercial and light industrial uses would be subject to a maximum FAR of 2.0.

ZONING TEXT AMENDMENTS

Definition of Waterfront Area

A proposed zoning text amendment would modify the definition of “waterfront area” to specifically include the Gowanus Canal north of Hamilton Avenue under Section 12-10 of the Zoning Resolution. This would apply the provisions of Section 62-00 of the Zoning Resolution (Special Regulations Applying in the Waterfront Area). This would require new non-industrial developments on lots adjoining the Canal to build and maintain waterfront public access areas at the Canal’s edge.

This component may be removed from the proposed project in the future as the CPC referred a separate proposed action (N 090239 ZRY) on December 15, 2008, that would modify Article VI, Chapter 2 (*Special Regulations Applying in the Waterfront Area*) of the Zoning Resolution. That separate action also included modification of the “waterfront area” definition as part of that action.

Waterfront Access Plan(WAP)

The proposed zoning text amendment would establish a Waterfront Access Plan (WAP) for the waterfront blocks in an area bounded generally by Douglass Street, Bond Street, 3rd Street, 3rd Avenue, and Nevins Street. The proposed WAP would specify the location of required shore public walkways, supplemental public access areas, upland connections, and visual corridors to ensure access to the Canal from surrounding neighborhoods and to address the configuration and varied conditions along the Canal’s edge. The WAP would also modify design standards for public access to address the unique character of the Canal.

Special Gowanus Mixed Use District

The proposed Special Gowanus Mixed Use District would modify certain use and parking regulations on both waterfront and non-waterfront blocks, and would establish special height and setback regulations for buildings on waterfront blocks.

A summary of the provisions of the proposed Special Gowanus Mixed Use District follows:

- Allow a mix of compatible light industrial, commercial, community facility, and residential uses.
- On canal blocks:
 - In the proposed M1-4/R6 district, establish a base residential FAR of 2.5 with an Inclusionary Housing bonus up to 3.3 FAR. On larger waterfront sites south of Carroll Street, establish a base residential FAR of 2.7 with a bonus up to 3.6 FAR.
 - Establish special height and setback regulations for canal blocks. Building heights along the narrow streets of Bond Street and Nevins Street would be limited to 55 feet, with a height of 65 feet permitted after a setback. Beyond these street frontages, limit building heights to a maximum streetwall height of 65 feet, with a maximum height of 85 feet permitted after a setback. On larger waterfront sites south of Carroll Street providing waterfront access, portions of a building could rise to 125 feet after a setback in certain locations, subject to floorplate limitations.
 - Establish streetscape requirements to encourage a pedestrian-friendly environment, including requirements for active ground-floor use on a percentage of site frontage, and screening requirements for off-street parking facilities.

Gowanus Canal Corridor Rezoning and Related Actions

- Modify requirements for accessory residential off-street parking on canal blocks to address site conditions and facilitate active ground floor use for a percentage of site frontage.
- On upland (non-canal) blocks:
 - Require a percentage of the street frontage to be used for active, non-residential uses on portions of identified corridors such as 3rd Avenue, 3rd Street and Union Street.
 - Modify requirements for accessory residential off-street parking on smaller sites where site conditions may limit potential for below-grade parking.
 - Allow a portion of accessory residential off-street parking spaces to be occupied by a car-sharing vehicle.

Streetscape regulations in commercial overlay districts within R8A districts

A proposed text amendment would apply streetscape regulations to commercial overlay districts within R8A districts in Community District 6, Brooklyn. Under this text amendment, which would affect portions of 4th Avenue between Atlantic Avenue and 15th Street, retail continuity would be required for buildings with more than 50 feet of frontage on a wide street.

Inclusionary Housing in Rezoning Area

The proposed zoning text amendment would make the Inclusionary Housing program applicable within portions of the rezoning area in Brooklyn, Community District 6. The base and bonused FARs listed in Table 1 below would apply to new residential development. Base FARs apply to developments which do not use the Inclusionary Zoning bonus. The full bonused FAR is available to buildings that take full advantage of the program by providing 20 percent of the total new housing floor area as affordable residential floor area in accordance with the Inclusionary Housing program.

Table 1: Proposed Inclusionary Housing Zoning – Gowanus Canal Corridor Rezoning Area

Zoning District	Base FAR	Bonused FAR
R7A	3.45	4.6
R8A	5.4	7.2
R6 (smaller Canal sites)	2.5	3.3
R6 (larger Canal sites south of Carroll St.)	2.7	3.6

IV. PROPOSED DEVELOPMENT AND LIKELY EFFECTS

In order to assess the potential for short and long term effects of the proposed actions, DCP has defined a reasonable worst-case development scenario (RWCDS). The RWCDS provides a conservative development envelope in which the project can occur, and will be used as the basis for evaluation in the EIS. The RWCDS includes 26 Projected Development Sites and 40 Potential Development Sites. Projected Development Sites are those most likely to be developed by 2018 as a result of the proposed actions; Potential Development Sites have smaller footprints and less potential to be redeveloped in the foreseeable future (the ten-year period following the proposed rezoning). The identification of the Projected Development Sites was based primarily on size, location, and degree of underutilization. The EIS will analyze the Projected Development Sites for all density-related and site-specific impacts. Potential Development Sites will be evaluated only for site-specific potential impacts. Density-related impacts are dependent on the amount of development projected on a site; i.e., the number of dwelling units and the resulting population's impact on traffic, mobile-source air quality, community facilities and

services, and open space. Site-specific impacts relate to individual site conditions and are not dependent on the density of projected development. Site-specific impacts include analysis for historic resources, shadows, urban design and visual resources, hazardous materials, stationary-source air quality, and noise.

Redevelopment of the 26 Projected Development Sites could result in a net increase of 3,211 dwelling units, 572 of which would be affordable under the Inclusionary Housing Program, a net increase of 34,681 square feet of retail space, a net increase of 32,032 square feet of community facility space, a net decrease of 184,757 square feet of commercial space,¹ a net decrease of 543,716 square feet of industrial space, and a net increase of 1,166 accessory parking spaces. (See Tables 2a and 2b and Figures 5a and 5b.)

A RWDCS for both “future no action” and “future with action” conditions will be analyzed for an analysis year of 2018 (Build Year). For area-wide rezonings not associated with a specific development, a ten-year period is typically considered to be the length of time over which developers would act on the change in zoning and the effects of the proposed actions would be felt. The future with action (With Action) scenario identifies the amount, type and location of development that is expected to occur by 2018 as a result of the proposed actions. The future without the action (Future No Action) scenario identifies similar development projections for 2018 absent the proposed actions. The incremental difference between the Future With Action and Future No Action scenarios serves as the basis for the environmental impact analyses.

Standard methodologies have been utilized following *CEQR Technical Manual* guidelines, and RWDCS assumptions employed, in order to determine the scenarios. These methodologies have been used to estimate the amount and location of future residential, commercial and community facility growth. Several factors were considered in projecting the amount and location of new residential development, such as known development proposals, past development trends, and DCP’s standard “soft site” criteria. Generally, for area-wide rezonings that create a broad range of development opportunities, new development can be expected to occur on a selected number of sites within a rezoning area, rather than the entire rezoning area. The following guidelines were used to develop the RWDCS for the proposed Gowanus Canal Corridor Rezoning and related actions.

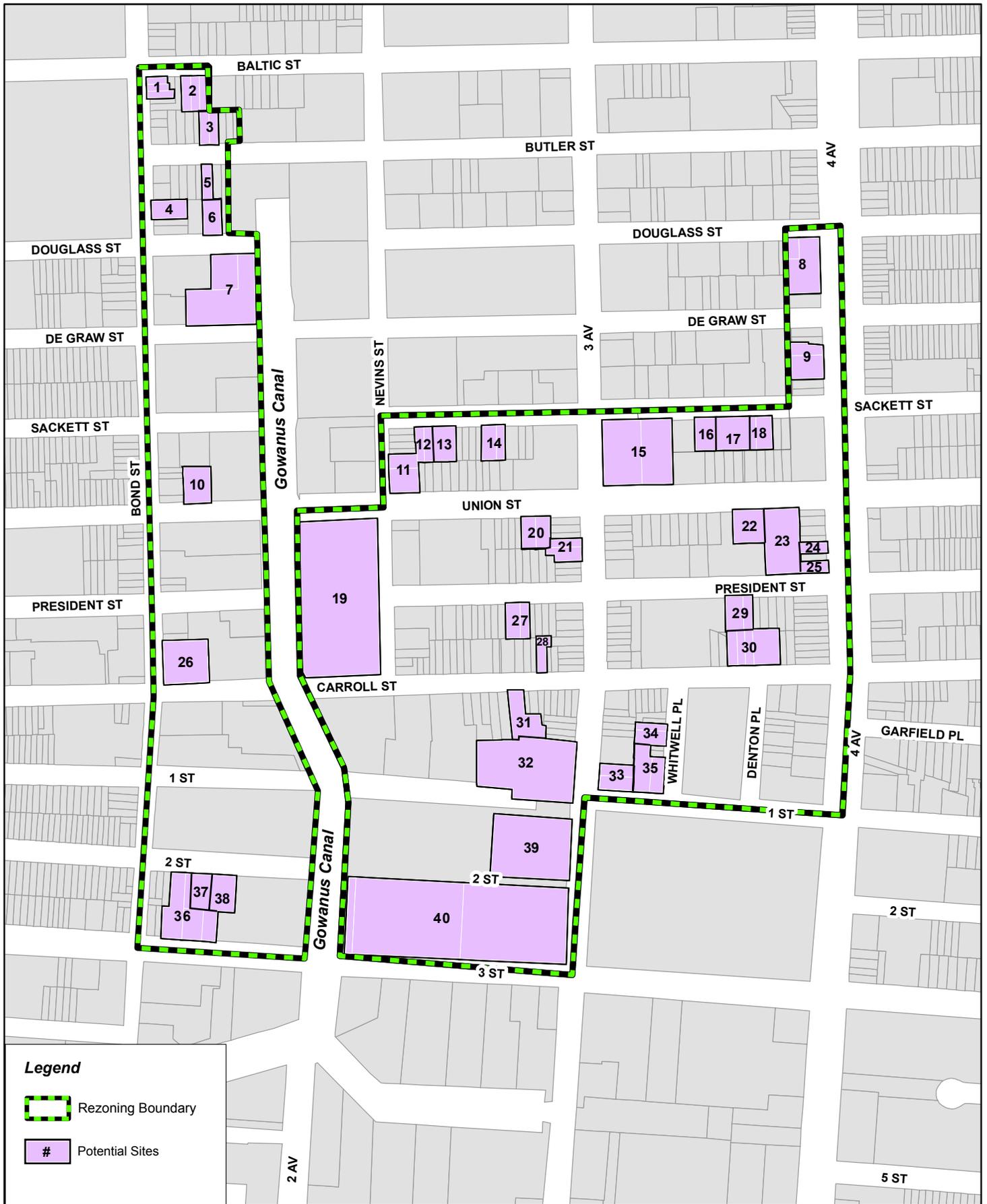
The identification of new development sites was based on the following criteria:

- Sites for which owners have expressed interest in redevelopment;
- Vacant lots or assemblages 4,000 square feet or larger in single ownership;
- Lots with a total size of 5,000 square feet or larger (may include potential assemblages totaling 5,000 square feet, if assemblage seems probable) occupied by buildings with floor area ratios equal to or less than half the proposed maximum permitted FAR;
- Lots of 5,000 square feet or larger developed with buildings used for industrial, manufacturing, parking or automotive uses, including those that are built at greater than 50 percent of proposed FAR;
- Single lots adjacent to an assembled development site that, if the lot were acquired, would occupy an entire block frontage;
- Pre-existing residential buildings with fewer than six units on lots of 2,500 or larger that can be combined with adjacent lot for minimum 5,000 square-foot lot size with floor area ratios equal to or less than half the proposed maximum permitted FAR;

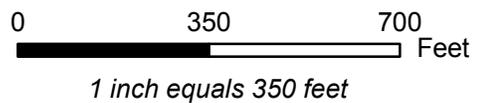
¹ The commercial space square footage value includes 113,967 square feet of office space and 70,790 square feet of hotel space.



Source: MapPluto 2007, NYCDP.



Gowanus Canal Corridor Rezoning
Figure 5b:
Potential Development Sites



Source: MapPluto 2007, NYCDP.

Table 2a: Projected Development Sites (Continued)

Site Description				Existing Conditions									No Action Conditions								With Action Conditions										INCREMENT								
Block	Lot	Lot Area	Zoning District	Built FAR	Building Area (sf)	Indust./Auto/storage (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Parking spaces	Hotel (sf)	Indust./Auto/storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Total parking spaces	Proposed Zoning	Proposed FAR	Hotel (sf)	Indust./Auto/storage (sf)	Vacant Bldg (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Affordable Dwelling Units	Market Rate Dwelling Units	Total parking spaces	Hotel (sf)	Indust./Auto/storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Total parking spaces
X	456	32	3913	M1-2	1.98	7760	7760	0	0	0	0	0	0	0	0	7760	0	0	0	R8A/C2-4	7.2	0	0	0	0	532	0	28	6	22	9	0	0	0	0	-7228	0	28	9
	456	34	5870	M1-2	1	5870	5870	0	0	0	0	0	0	0	0	5870	0	0	0	R8A/C2-4	7.2	0	0	0	0	798	0	41	8	33	13	0	0	0	0	-5072	0	41	13
	456	6	3600	M1-2	0	0	0	0	0	0	0	3	0	0	0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	0	7	0	7	8	0	0	0	0	0	0	7	5
Total X		13383			13630	13630	0	0	0	0	3	0	0	0	13630	0	0	0	3			0	0	0	0	1330	0	76	14	62	31	0	0	0	0	-12300	0	76	28
Y	456	13	3757	M1-2	1	3740	0	0	3740	0	0	0	0	0	0	3740	0	0	0	M1-4/R6B / R8A/C2-4	4.6	0	0	0	0	1683	0	16	3	12	9	0	0	0	0	-2057	0	16	9
	456	17	3871	M1-2	0.99	3850	3850	0	0	0	3	0	0	3850	0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	0	8	0	8	10	0	-3850	0	0	0	0	8	7
	456	23	8936	M1-2	2.15	19192	19192	0	0	0	0	3	0	19192	0	0	0	0	0	R8A/C2-4	7.2	0	0	0	0	1215	0	63	13	50	19	0	-19192	0	0	1215	0	63	16
Total Y		16564			26782	23042	0	3740	0	0	6	0	23042	0	0	3740	0	0	6			0	0	0	0	2898	0	86	16	71	38	0	-23042	0	0	-842	0	86	32
Z	462	14	45442	M2-1	0.41	18500	0	18500	0	0	30	0	0	0	18500	0	0	0	30	M1-4/R6 (MX 3.6)	3.6	0	0	0	11361	0	0	152	30	122	76	0	0	0	-7140	0	0	152	46
Total Z		45442			18500	0	18500	0	0	30	0	0	0	18500	0	0	0	30			0	0	0	0	11361	0	152	30	122	76	0	0	0	-7140	0	0	152	46	
Grand Total		978773			599844	451099	37400	3740	0	10	278	70790	543716	0	133919	46018	2000	10	318			0	0	0	19953	80699	34032	3222	572	2650	1484	-70790	-543716	0	-113966.5	34681	32032	3211	1166

Table 2b: Potential Development Sites

Site Description				Existing Conditions									Without Action								With Action										Increment									
Site	Block	Lot	Lot Area	Zoning	Built FAR	Building Area	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Hotel (sf)	Industrial/Auto/Warehouse/Storage (sf)	Parking/Vehicle Storage	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Proposed Zoning	Proposed FAR	Hotel (sf)	Industrial/Auto/Warehouse/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Affordable Dwelling Units	Market Rate Dwelling Units	Hotel (sf)	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units		
1	405	8	1500	M1-2	0.13	2980	0	0	2980	0	0	0	0	0	0	0	2980	0	0	0	M1-4/R6B	2	0	0	0	0	1490	0	0	1	0	1	0	0	0	-1490	0	0	1	
	405	9	1200	M1-2	0.83	1000	0	0	0	1000	0	0	0	0	0	0	0	1000	0	0	M1-4/R6B	2	0	0	0	0	1000	0	1	0	1	0	0	0	0	0	0	1		
	405	10	1095	M1-2	2.19	2400	0	0	0	800	0	2	0	0	0	0	0	800	0	2	M1-4/R6B	2	0	0	0	0	800	0	2	0	2	0	2	0	0	0	0	0	0	
Total 1			3795			6380	0	0	2980	1800	0	2	0	0	0	0	2980	1800	0	2			0	0	0	1490	1800	0	4	0	4	0	0	0	-1490	0	0	2		
2	405	13	2500	M1-2	0.6	1512	0	0	0	0	0	2	0	0	0	0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	3	
	405	14	2500	M1-2	1.16	2888	0	0	0	2088	0	1	0	0	0	0	0	2088	0	1	M1-4/R6B	2	0	0	0	0	2088	0	3	0	3	0	0	0	0	0	0	0	2	
	405	15	2500	M1-2	1	2500	0	0	0	2500	0	0	0	0	0	0	0	2500	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	-2500	0	0	5
Total 2			7500			6900	0	0	0	4588	0	3	0	0	0	0	4588	0	3			0	0	0	0	2088	0	13	0	13	0	0	0	0	0	-2500	0	0	11	
3	405	59	2500	M1-2	0.96	2400	0	0	0	0	0	2	0	0	0	0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	3	
	405	60	2500	M1-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	5	
Total 3			5000			2400	0	0	0	0	0	2	0	0	0	0	0	0	0	2			0	0	0	0	0	10	0	10	0	0	0	0	0	0	0	0	8	
4	411	3	5000	M1-2	1	5000	0	0	0	5000	0	0	0	0	0	0	0	10000	0	0	M1-4/R6B	2	0	0	0	0	5000	0	5	0	5	0	0	0	0	0	0	-5000	0	5
Total 4			5000			5000	0	0	0	5000	0	0	0	0	0	0	0	10000	0	0			0	0	0	0	5000	0	5	0	5	0	0	0	0	0	0	-5000	0	5
5	411	12	2500	M1-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	5	
Total 5			2500			0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	5	0	5	0	0	0	0	0	0	0	0	5		
6	411	58	5000	M2-1	1	5000	5000	0	0	0	0	0	0	5000	0	0	0	0	0	0	M1-4/R6B	2	0	0	0	1000	0	9	0	9	0	-5000	0	1000	0	0	0	0	9	
Total 6			5000			5000	5000	0	0	0	0	0	0	5000	0	0	0	0	0	0			0	0	1000	0	9	0	9	0	-5000	0	1000	0	0	0	0	9		
7	417	14	7850	M2-1	1	6000	6000	0	0	0	0	0	0	6000	0	0	0	0	0	0	MX 3.3	3.3	0	0	0	7850	0	18	4	14	0	-6000	0	7850	0	0	0	0	18	
	417	21	24850	M2-1	0.74	17395	17395	0	0	0	0	0	0	17395	0	0	0	0	0	0	MX 3.3	3.3	0	0	0	0	82	16	66	0	-17395	0	0	0	0	0	0	82		
Total 7			32700	0	1.74	23395	23395	0	0	0	0	0	0	23395	0	0	0	0	0	0			0	0	0	7850	0	100	20	80	0	-23395	0	7850	0	0	0	0	100	
8	420	34	2520	M1-2	1	2520	2520	0	0	0	0	0	0	2520	0	0	0	0	0	0	R8A/C2-4	7.2	0	0	0	0	342.72	0	18	4	14	0	-2520	0	0	343	0	0	18	
	420	37	13480	M1-2	0.09	1248	0	0	0	1248	0	0	0	0	0	0	0	1248	0	0	R8A/C2-4	7.2	0	0	0	0	1833.28	0	95	19	76	0	0	0	585	0	0	95		
Total 8			16000	0	1.09	3768	2520	0	0	1248	0	0	0	2520	0	0	0	1248	0	0			0	0	0	2176	0	113	23	90	0	-2520	0	0	928	0	0	113		
9	427	40	2940	M1-2	1.47	4320	0	0	0	2160	0	1	0	0	0	0	2160	0	1	R8A/C2-4	7.2	0	0	0	0	2940	0	18	4	15	0	0	0	0	780	0	0	16		
	427	42	6075	M1-2	2	12150	12150	0	0	0	0	0	0	12150	0	0	0	0	0	R8A/C2-4	7.2	0	0	0	0	6075	0	38	8	30	0	-12150	0	0	6075	0	0	38		
Total 9			9015			0	0	5000																			203	41	163	0	0	0	0	0	0	0	0			
10	431	43	7581	M2-1	1	7581	7581	0	0	0	0	0	0	7581	0	0	0	0	0	0	MX 3.3	3.3	0	0	0	0	0	25	5	20	0	-7581	0	0	0	0	0	25		
Total 10			7581			7581	7581	0	0	0	0	0	0	7581	0	0	0	0	0	0			0	0	0	0	25	5	20	0	-7581	0	0	0	0	0	0	25		
11	433	1	5600	M1-2	0.33	1825	1825	0	0	0	0	0	0	1825	0	0	0	0	0	0	M1-4/R7A M1-4/R6B - M1-4/R7A	4.6	0	0	0	0	5600	20	4	16	0	-1825	0	0	0	5600	0	0	20	
	433	5	3200	M1-2	1	3200	3200	0	0	0	0	0	0	3200	0	0	0	0	0	0	M1-4/R7A M1-4/R6B - M1-4/R7A	3.3	0	0	0	0	0	11	0	11	0	-3200	0	0	0	0	0	11		
Total 11			8800			5025	5025	0	0	0	0	0	0	5025	0	0	0	0	0	0			0	0	0	0	5600	31	4	27	0	-5025	0	0	0	5600	0	0	31	
12	433	12	2380	M1-2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
	433	13	2500	M1-2	0.77	1920	0	0	0	0	0	3	0	0	0	0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	3	0	3	0	0	0	0	0	0	0	0	1	
Total 12			4880			1920	0	0	0	0	3	0	0	0	0	0	0	0	2			0	0	0	0	0	8	0	8	0	0	0	0	0	0	0	0	6		
13	433	14	6400	M1-2	1.33	8500	7000	0	0	0	0	1	0	7000	0	0	0	0	0	1	M1-4/R6B	2	0	0	0	0	0	13	0	13	0	-7000	0	0	0	0	0	0	13	
Total 13			6400			8500	7000	0	0	0	0	1	0	7000	0	0	0	0	0	1			0	0	0	0	0	13	0	13	0	-7000	0	0	0	0	0	0	13	
14	433	21	4133	M1-2	1.48	6100	4133	0	0	0	0	2	0	4133	0	0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	8	0	8	0	-4133	0	0	0	0	0	0	8	
	433	23	2133	M1-2	0.56	1188	0	0	0	0	0	1	0	0	0	0	0	0	0	1	M1-4/R6B	2	0	0	0	0	0	4	0	4	0	0	0	0	0	0	0	0	4	
Total 14			6266			7288	4133	0	0	0	0	3	0	4133	0	0	0	0	0	3			0	0	0	0	0	13	0	13	0	-4133	0	0	0	0				

Table 2b: Potential Development Sites (Continued)

Site Description				Existing Conditions									Without Action							With Action							Increment													
Site	Block	Lot	Lot Area	Zoning	Built FAR	Building Area	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Hotel (sf)	Industrial/Auto/Storage (sf)	Parking/Vehicle Storage	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Proposed Zoning	Proposed FAR	Hotel (sf)	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Affordable Dwelling Units	Market Rate Dwelling Units	Hotel (sf)	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units		
18	434	29	1663	M1-2	0.95	1575	1575	0	0	0	0	0	0	1575		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	0	3	0	3	0	-1575	0	0	0	0	0	3	
	434	30	3645	M1-2	1.06	3848	3848	0	0	0	0	0	0	3848		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	0	7	0	7	0	-3848	0	0	0	0	0	7	
Total 18						5308	5423	0	0	0	0	0	0	5423	0	0	0	0	0	0			0	0	0	0	0	0	11	0	11	0	-5423	0	0	0	0	0	11	
19	439	1	101500	M2-1	0.25	25430	25430	0	0	0	0	0	0	25430		0	0	0	0	0	MX 3.3	3.3	0	0	0	20000	11250	0	304	61	243	0	-25430	0	20000	11250	0	0	304	
Total 19						101500	25430	0	0	0	0	0	0	25430	0	0	0	0	0	0			0	0	0	0	20000	11250	0	304	61	243	0	-25430	0	20000	11250	0	0	304
20	440	27	3600	M1-2	1.93	6956	0	2318	0	0	0	4	0	0	0	0	0	2318	0	4	M1-4/R7A	4.6	0	0	0	0	0	3600	13	3	10	0	0	0	0	-2318	3600	0	8	
	440	29	3600	M1-2	1.26	4552	0	4552	0	0	0	0	0	0	4552		0	0	0	0	M1-4/R7A	4.6	0	0	0	0	0	3600	13	3	10	0	0	0	0	0	0	3600	13	
Total 20						7200	11508	0	6870	0	0	4	0	0	4552	0	0	0	2318	0	4			0	0	0	0	7200	26	5	21	0	-4552	0	0	-2318	7200	21		
21	440	35	2048	M1-2	0	0	0	0	0	0	0	0	0	2048		0	0	0	0	0	M1-4/R7A	4.6	0	0	0	0	0	2048	7	1	6	0	-2048	0	0	2048	0	0	7	
	440	36	3518	M1-2	1.84	6480	6480	0	0	0	0	0	0	6480		0	0	0	0	0	M1-4/R7A	4.6	0	0	0	0	0	3518	13	3	10	0	-6480	0	0	3518	0	0	13	
Total 21						5566	6480	0	0	0	0	0	0	8528	0	0	0	0	0	0			0	0	0	0	0	5566	20	4	16	0	-8528	0	0	5566	0	0	20	
22	441	21	8518	M1-2	1.05	8930	0	8930	0	0	0	0	0	8930		0	0	0	0	0	M1-4/R7A	4.6	0	0	0	0	0	8518	31	6	25	0	-8930	0	0	0	8518	31		
Total 22						8518	8930	0	8930	0	0	0	0	0	8930	0	0	0	0	0	0			0	0	0	0	8518	31	6	25	0	-8930	0	0	0	8518	31		
23	441	24	19000	M1-2	1	19000	19000	0	0	0	0	0	0	19000		0	0	0	0	0	M1-4/R6B	3.3	0	0	0	0	0	63	0	63	0	-19000	0	0	0	0	0	63		
Total 23						19000	19000	0	0	0	0	0	0	19000	0	0	0	0	0	0			0	0	0	0	0	63	0	63	0	-19000	0	0	0	0	0	63		
24	441	33	2240	M1-2	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	R8A/C2-4	7.2	0	0	0	2240	0	0	14	3	11	0	0	0	2240	0	0	14		
Total 24						2240	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	2240	0	0	14	3	11	0	0	0	2240	0	0	14	
25	441	35	2400	M1-2	0	0	0	0	0	0	0	0	0	0		0	0	2400	0	0	R8A/C2-4	7.2	0	0	0	2400	0	0	15	3	12	0	0	0	2400	-2400	0	15		
Total 25						2400	0	0	0	0	0	0	0	0	0	0	0	2400	0	0			0	0	0	2400	0	0	15	3	12	0	0	0	2400	-2400	0	15		
26	445	1	15480	M2-1	0.98	15178	0	0	15178	0	0	0	0	0		0	15178	0	0	0	MX 3.3	3.3	0	0	0	0	0	51	10	41	0	0	0	-15178	0	0	0	51		
Total 26						15480	0	0	15178	0	0	0	0	0	0	0	0	15178	0	0	0			0	0	0	0	0	51	10	41	0	0	0	-15178	0	0	0	51	
27	447	22	4000	M1-2	1	4000	4000	0	0	0	0	0	0	4000		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	8	0	8	0	-4000	0	0	0	0	0	8		
	447	24	2500	M1-2	0.92	2310	0	0	0	0	0	2	0	0		0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
Total 27						6500	6310	4000	0	0	0	2	0	0	4000	0	0	0	0	0	2			0	0	0	0	0	13	0	13	0	-4000	0	0	0	0	0	11	
28	447	43	2400	M1-2	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
Total 28						2400	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0			0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
29	448	25	5000	M1-2	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	10	0	10	0	0	0	0	0	0	0	10		
	448	27	2500	M1-2	0.84	2100	0	0	0	0	0	3	0	0		0	0	0	0	3	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
Total 29						7500	2100	0	0	0	0	3	0	0	0	0	0	0	0	0	3			0	0	0	0	15	0	15	0	0	0	0	0	0	0	13		
30	448	47	7392	M1-2	1.29	9500	9500	0	0	0	0	0	0	9500		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	15	0	15	0	-9500	0	0	0	0	0	15		
	448	52	2500	M1-2	1.18	2961	0	0	0	0	0	3	0	0		0	0	0	0	3	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
	448	53	2300	M1-2	0	0	0	0	0	0	0	0	0	0		0	0	0	0	0	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
	448	54	2700	M1-2	1.13	900	0	0	0	0	0	2	0	0		0	0	0	0	2	M1-4/R6B	2	0	0	0	0	0	5	0	5	0	0	0	0	0	0	0	5		
Total 30						14892	13361	9500	0	0	0	5	0	9500	0	0	0	0	0	5			0	0	0	0	0	30	0	30	0	-9500	0	0	0	0	0	26		
31	453	36	9854	M2-1	0.96	9500	9500	0	0	0	0	0	0	9500		0	0	0	0	0	M1-4/R6B	2.45	0	0	0	0	0	24	0	24	0	-9500	0	0	0	0	0	24		
Total 31						9854	9500	9500	0	0	0	0	0	9500	0	0	0	0	0	0			0	0	0	0	0	24	0	24	0	-9500	0	0	0	0	0	24		
32	453	54	42816	M2-1	2.1	90000	0	90000	0	0	0	0	0	90000		0	0	0	0	0	MX 3.6	3.6	0	0	0	24319.488	0	0	130	26	104	0	-90000	0	24319	0	0	130		
Total 32						42816	90000	0	90000	0	0	0	0	90000	0	0	0	0	0	0			0	0	0	24319.488	0	0	130	26	104	0	-90000	0	24319	0	0	130		
33	454	1	4000	M1-2	2	8000	4000	0	0	0	1	0	0	4000		0	0	0	1	0	M1-4/R7A	4.6	0	0	0	0	4000	14	3	12	0	-4000	0	0	4000	0	0	10		
	454	3	3200	M1-2	0.96	3086	3086	0	0	0	0	0	0	3086		0	0	0	0	0	M1-4/R7A	4.6	0	0	0	0	3200	1												

Table 2b: Potential Development Sites (Continued)

Site Description				Existing Conditions									Without Action									With Action									Increment									
Site	Block	Lot	Lot Area	Zoning	Built FAR	Building Area	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Hotel (sf)	Industrial/Auto/Warehouse/Storage (sf)	Parking/Vehicle Storage	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Dwelling Units	Proposed Zoning	Proposed FAR	Hotel (sf)	Industrial/Auto/Warehouse/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units	Affordable Dwelling Units	Market Rate Dwelling Units	Hotel (sf)	Industrial/Auto/Storage (sf)	Vacant Building (sf)	Office (sf)	Retail (sf)	Community Facility (sf)	Total Dwelling Units		
36	462	6	9175	M2-1	0.17	1600	1600	0	0	0	0	0	0	1600		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	0	33	7	26	0	-1600	0	0	0	0	0	33
	462	8	2000	M2-1	0.9	1800	1800	0	0	0	0	0	0	1800		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	7	1	6	0	-1800	0	0	0	0	0	7	
	462	42	3600	M2-1	1	3600	3600	0	0	0	0	0	0	3600		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	13	3	10	0	-3600	0	0	0	0	0	13	
	462	44	5400	M2-1	2	10800	10800	0	0	0	0	0	0	10800		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	19	4	16	0	-10800	0	0	0	0	0	19	
Total 36						20175								17800	0	0	0	0	0	0			0	0	0	0	0	0	73	15	58	0	-17800	0	0	0	0	0	73	
37	462	9	5900	M2-1	1.77	10440	10440	0	0	0	0	0	0	10440		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	21	4	17	0	-10440	0	0	0	0	0	21	
Total 37						5900								10440	0	0	0	0	0	0			0	0	0	0	0	21	4	17	0	-10440	0	0	0	0	0	21		
38	462	12	7092	M2-1	0.56	4000	4000	0	0	0	0	0	0	4000		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	0	26	5	20	0	-4000	0	0	0	0	0	26	
Total 38						7092								4000	0	0	0	0	0	0			0	0	0	0	0	26	5	20	0	-4000	0	0	0	0	0	26		
39	967	24	40500	M2-1	0.78	31500	31500	0	0	0	0	0	0	31500		0	0	0	0	0	0	MX 3.6	3.6	0	0	0	0	5508	28	112	0	-31500	0	0	5508	0	0	140		
Total 39						40500								31500	0	0	0	0	0	0			0	0	0	0	5508	28	112	0	-31500	0	0	5508	0	0	140			
40	972	1	4636	M2-1	0	0	0	0	0	0	0	0	0	0		0	0	2318	0	0	0	MX 3.6	3.6	0	0	0	0	14	3	11	0	0	0	0	0	0	14			
	972	43	66165	M2-1	0.09	5625	5625	0	0	0	0	0	0	0		0	0	33083	0	0	0	MX 3.6	3.6	0	0	0	0	222	44	177	0	0	0	0	-16541	0	0	222		
	972	58	69080	M2-1	0.09	6320	6320	0	0	0	0	0	0	0		0	0	34540	0	0	0	MX 3.6	3.6	0	0	0	0	231	46	185	0	0	0	0	-17270	0	0	231		
Total 40						139881								0	0	0	69941	0	0	0			0	0	0	0	467	93	374	0	0	0	0	-33811	0	0	467			

Gowanus Canal Corridor Rezoning and Related Actions

- Sites that meet the criteria above when assembled with adjacent lots;
- Vacant lots of 2,000 square feet or more;
- Sites on which hotel development has been proposed but building permits have not been issued.

However, lots meeting the above criteria were not considered as new development sites if:

- There are known development plans for the site under existing zoning or pending discretionary actions that would allow redevelopment;
- The site contains a school, cemetery, house of worship or other public facility;
- The lot contains less than 5,000 square feet;
- The lot is a residential property that is built to more than 50 percent of proposed FAR;
- Two residential properties total 5,000 square feet but are built to more than 50 percent of the proposed FAR with two different owners; or
- The lot contains an existing public or community facility use.

In addition, the following modifications to these RWCDs guidelines were made for split lots and to account for the possibility of manufacturing use:

- On blocks along 3rd Avenue, 4th Ave and Union Street, single lots or combined lots with 50 feet of frontage or more were given FAR for unspecified non-residential use. This was calculated as the remaining ground floor space after parking was considered. This was also calculated for lots on other frontages where there is known interest in providing non-residential space, or where there is proposed commercial directly across the street.
- For split lots, a blended FAR was used (e.g., a block split 50 percent between MX 3.6 and M1-4/R6B would be considered $[3.6+2.0]/2=2.8$ FAR).
- If parking was waived in R7A or R8A districts, then the entire ground floor allocated as active ground floor retail.
- Parking requirements:
 - R7A – 40 percent parking requirement, 30 percent for sites less than 10,000 square feet or if 15 or fewer spaces are required;
 - R8A – 40 percent parking requirement, waived for sites less than 10,000 square feet or if 15 or fewer spaces are required;
 - R6B – 50 percent, waived for 5 or fewer spaces;
 - MX North of Carroll Street – 40 percent with waiver up to 5 spaces;
 - MX South of Carroll Street – 50 percent.

V. ANALYSES

The *CEQR Technical Manual* defines thresholds for each technical area which, if met or exceeded, require that a detailed technical analysis be conducted. In order to determine whether the detailed analysis of a given technical area is necessary, preliminary screening analyses were conducted for the

proposed project using the guidelines presented in the *CEQR Technical Manual*. The results of the screening analyses are discussed below and identify the technical areas that warrant a more detailed analysis, which will be provided in the Environmental Impact Statement (EIS).

A. Land Use, Zoning and Public Policy

According to *CEQR Technical Manual* guidance, detailed land use and zoning assessments are appropriate if a proposed action would result in a significant change in land use or would substantially affect regulations or policies governing land use. Typically, a zoning assessment is undertaken in conjunction with a land use analysis when an action would change the zoning on the site or resulting in the loss of a particular use. Similarly, a public policy assessment typically accompanies a land use assessment.

The proposed actions entail the rezoning of approximately 70 acres of land, which would result in substantial modifications to land use and zoning in the affected areas (see Figures 5a and 5b). These changes are expected to be beneficial since they would result in new development and would address the underutilization of existing parcels. Accordingly, detailed land use, zoning and public policy assessments will be provided in the EIS.

B. Socioeconomic Conditions

If an action is expected to generate substantial socioeconomic changes in an area that would not be expected to occur in the absence of the action, then a socioeconomic assessment of the action may be necessary. Such socioeconomic changes include the following: direct displacement of residential population, businesses, or employees; a new development that is notably different from existing uses and activities within a neighborhood; an adverse effect on conditions in the real estate market in the area; or an adverse effect on economic conditions in a specific industry.

As discussed in the preceding Introduction, the proposed actions would result in the replacement (or conversion) of existing buildings or vacant properties on 26 Projected Development Sites throughout the rezoning area with new development. The area would experience considerable new residential development and a decrease in commercial and industrial floor area in the future with action condition. Specifically, the rezoning area is expected to experience a net increase of 3,211 dwelling units, 572 of which would be affordable under the Inclusionary Housing Program, a net increase of 34,681 square feet of retail space, a net increase of 32,032 square feet of community facility space, a net decrease of 184,757 square feet of commercial space,² and a net decrease of 543,716 square feet of industrial space. A detailed assessment of potential impacts to socioeconomic conditions is appropriate since the proposed actions would result in considerable socioeconomic changes, and will be presented in the EIS.

C. Community Facilities and Services

Community facilities are public or publicly-funded facilities and services including schools, hospitals, libraries, day care centers, and fire and police protection. The potential direct or indirect effects of a proposed action can trigger the need for the detailed analysis of community facilities and services. Direct effects could occur if an action would displace or physically alter a community facility; indirect effects may be caused if an action would increase the population of an area, potentially affecting service delivery. *CEQR Technical Manual* guidance indicates that potential impacts could result from actions that would

² The commercial space square footage value includes 113,967 square feet of office space and 70,790 square feet of hotel space.

Gowanus Canal Corridor Rezoning and Related Actions

either physically displace or alter a community facility, or indirectly affect the delivery of such services by introducing 100 or more residential units to an area.

While the proposed project would not directly impact community facilities or services, it would induce new development that could affect public elementary, middle and high schools; public libraries; and public day care facilities. Preliminary screening analyses find that the proposed actions would be expected to:

- generate more than 50 elementary/middle school students and 150 or more high school students;
- result in a greater than 5 percent increase in the number of dwelling units per library branch (or an increase of more than 734 residential units); and
- generate 50 or more children eligible for subsidized child care (based on household income).

Therefore, detailed analyses for elementary/middle schools, high schools, libraries, and day care facilities will be completed for the proposed actions.

D. Open Space

The *CEQR Technical Manual* defines open space as “publicly or privately owned land that is publicly accessible and has been designated for leisure, play, or sport, or land set aside for the protection and/or enhancement of the natural environment.” When an action has the potential to cause direct or indirect effects on open space resources within the project area, an open space assessment may be warranted. Direct impacts include the displacement or loss of an existing open space or recreational facility, or the physical alteration of a resource to the extent that it no longer serves the same user population. Indirect impacts could occur when the population introduced by an action is sufficient to appreciably diminish the ability of an area’s existing open spaces to serve the existing or future population. According to the *CEQR Technical Manual*, indirect open space effects may occur when an action would add more than 200 residents or 500 employees, or a similar substantial number of other users to a project area. The objective of an open space assessment is to determine the significance of change in the availability of open space relative to user demand, and/or the significance of change in the “enjoyment potential” of open space that would be impacted by a proposed action.

Direct open space impacts are not expected to result from the proposed project, as it would not physically alter existing open space resources. However, as the Projected Development Sites would result in a net increase of approximately 3,211 new residential units and well over 200 residents to the rezoning area, it would exceed the *CEQR Technical Manual* threshold for an open space assessment for residential users. Further assessment is required and will be based on the *CEQR Technical Manual*’s city-wide average of 1.5 acres of parkland per 1,000 residents and DCP’s goal of 2.5 acres (80 percent or 2.0 acres of active open space and 20 percent or 0.5 acres of passive open space) per 1,000 residents for large-scale plans and proposals. If the proposed project is expected to introduce 500 or more workers to the study area, an open space assessment for the nonresidential user population also would be necessary. Therefore, a detailed open space assessment will be completed for proposed project and presented in the EIS.

E. Shadows

Generally, there is a potential for shadow impacts to occur when a proposed action involves the development of a structure that is greater than 50 feet in height and could cast shadows on sunlight-sensitive resources, which include publicly-accessible open spaces, important natural features, and

historic features that are dependent upon sunlight. The *CEQR Technical Manual* suggests that a significant adverse shadow impact may occur under the following situations: significant reduction in sunlight where a sensitive use is already subject to substandard sunlight (i.e., less than the minimum time necessary for survival); reduction in sunlight available to a sensitive use to less than the minimum time necessary for its survival; significant reduction in sunlight to a sunlight-sensitive use or feature; or significant reduction in the usability of the open space. The proposed project could result in shadow impacts on sunlight-sensitive resources since it would allow for the development of buildings over 50 feet tall. Accordingly, a detailed shadow analysis will be provided in the EIS to determine whether or not the proposed project would result in significant adverse shadow impacts.

F. Historic Resources

According to the *CEQR Technical Manual*, historic resources may include districts, buildings, structures, sites, and objects of historical, aesthetic, or archaeological significance, and encompass both architectural and archaeological resources. Historic resources include designated New York City Landmarks (NYCL); properties calendared for consideration as landmarks by the New York City Landmarks Preservation Commission (LPC); properties listed on the State/National Register of Historic Places (S/NR) or contained within a district listed on or formally determined eligible for S/NR listing; properties recommended by the New York State Board for listing on the S/NR; National Historic Landmarks; and properties not identified by one of the programs listed above, but that meet their eligibility requirements. Actions that entail ground disturbance or are located adjacent to historic or landmark structures typically require a historic resource assessment, unless the in-ground disturbance would be limited to an area that has already been excavated.

Designated New York City landmark structures and resources eligible for listing on the State and National Registers of Historic Places are located within and adjacent to the proposed Gowanus rezoning area, and the proposed actions would induce development that could result in new in-ground disturbance and construction of a building type not currently permitted in the rezoning area. As such, the proposed actions have the potential to result in impacts to archaeological and architectural resources. A historic resources assessment will be completed for the proposed action and provided in the EIS. In addition, Phase IA Archaeological Assessments will be prepared for any properties identified by LPC as in need of further assessment given their archaeological sensitivity.

G. Urban Design/Visual Resources

As described in the *CEQR Technical Manual*, urban design components and visual resources determine the “look” of a neighborhood-its physical appearance, including the size and shape of buildings, their arrangement on blocks, the street pattern, and noteworthy views that may give an area a distinctive character. An assessment of urban design and visual resources is warranted for proposed actions that would: result in the development of buildings that have considerably different height, bulk, form, setback, size, scale, use or arrangement than exists in the area; cause a change in block form, demap an active street or map a new street; affect the street hierarchy, street wall, curb cuts, pedestrian activity, or streetscape elements in an area; or result in above-ground construction in an area that contains important views, natural resources, or landmark structures.

The proposed project would permit the development of residential and mixed use buildings in a predominantly industrial area that contains landmark structures. It is expected that the proposed actions could result in the construction of structures, building uses, size and types that are not currently permitted in the rezoning area. As a result of the mixed use development, pedestrian activity would increase and

streetscape elements would be altered. A detailed assessment of urban design and visual resources will be presented in the EIS to determine the potential for the proposed project to result in significant adverse impacts.

H. Neighborhood Character

The character of a neighborhood is established by numerous factors, such as land use patterns, the scale of development, socioeconomic conditions, urban design, visual resources, the presence of notable landmarks, and a variety of other physical features that include traffic levels, pedestrian patterns and ambient noise levels. The *CEQR Technical Manual* indicates that a neighborhood character assessment is appropriate when a proposed action results in impacts to land use, urban design, visual resources, historic resources, socioeconomic conditions, traffic or noise within the neighborhood.

The proposed project is expected to affect one or more of the constituent elements of the rezoning area's neighborhood character, including land use patterns, socioeconomic conditions, urban design, and levels of traffic and noise. A detailed neighborhood character assessment will be provided in the EIS in order to ascertain the likelihood of proposed project to cause significant adverse impacts.

I. Natural Resources

The *CEQR Technical Manual* defines a natural resource as a plant or animal species, or any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the city's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and built structures used by wildlife. An assessment of natural resources is appropriate if natural resources exist on or near the site of a proposed action, and if the action involves disturbance of that resource.

The rezoning area contains or is adjacent to a surface water body and associated built structures (the Gowanus Canal and its bulkhead, respectively). The proposed zoning changes would permit and are likely to result in an increase in the density of development throughout the rezoning area, a substantial number of new residents, and a net increase in sanitary wastewaters within areas that have combined sewers. Additionally, the proposed rezoning could affect surface runoff of the affected area if more impervious surface is introduced which could result in a change in the volume and/or frequency of combined sewer overflows (CSOs) within the drainage areas, which, in turn, could affect the water quality of the Gowanus Canal. A natural resources assessment will be included in the EIS to determine whether the proposed project is expected to result in significant adverse impacts to natural resources within the proposed rezoning area.

J. Hazardous Materials

According to the *CEQR Technical Manual*, the objective of a hazardous materials assessment is to determine whether a proposed action could lead to increased exposure of people or the environment to hazardous materials and whether the increased exposure would result in significant environmental damage or public health effects. A hazardous material is any substance that poses a threat to human health or the environment, including (but not limited to) the following substances: heavy metals, volatile and semivolatile organic compounds, methane and polychlorinated biphenyls. Hazardous wastes — substances that are chemically reactive, ignitable, corrosive or toxic — are also considered hazardous materials. The potential for significant impacts from hazardous materials can occur when hazardous

materials exist on a site, when an action would increase pathways to hazardous materials exposure, or when an action would introduce new activities or processes that utilize hazardous materials.

Since the proposed project would result in new residential development in areas currently zoned for manufacturing, it has the potential to result in significant hazardous materials impacts. The objective of the hazardous materials assessment that will be presented in the EIS will be to determine which, if any, of the Projected and Potential Development Sites may have been adversely affected by present or historical uses at or adjacent to the sites. Based on the findings of the hazardous materials assessment, the proposed project may be modified to include the placement of (E) designations for hazardous materials on certain properties. The use of such (E) designations would be pursuant to the *CEQR Technical Manual* and Chapter 24 of Title 15 of the New York City Department of Environmental Protection (NYCDEP) rules governing the placement of (E) designations, and would ensure that the proposed project would not result in significant hazardous materials impacts.

K. Waterfront Revitalization Program

The majority of the proposed rezoning area is situated within the Coastal Zone Boundary of New York. Accordingly, the proposed project will be assessed for its consistency with the Waterfront Revitalization Program (WRP), and a New York City WRP Consistency Assessment Form (CAF) will be completed for the proposed project. The WRP assessment and CAF will be included in the EIS.

L. Infrastructure

For the purposes of environmental review, infrastructure comprises water supply, sewage treatment, and stormwater management. Other infrastructure components, such as sanitation, energy, and transportation, are addressed separately under CEQR. Due to the size of the City's water supply system and the city's commitment to maintaining adequate water supply and pressure for all users, only very large developments or actions that would have exceptionally large demand for water (e.g., more than 1 million gallons per day or gpd) would require a detailed assessment of water supply. Likewise, only unusual actions that would result in very large flows could have the potential for significant impacts on sewage treatment.

The proposed action would induce new development that would place additional demands on infrastructure due to an increase in the demand for services and the volume of sewage generated. The EIS will present a screening analysis to determine the proposed actions' potential to result in significant impacts. A detailed infrastructure assessment will be provided if warranted by screening analysis results.

M. Solid Waste and Sanitation Services

Actions involving construction of housing or other development generally do not require a solid waste impact assessment unless they are unusually large. A solid waste generation rate of less than 10,000 pounds per week is not considered large according to the *CEQR Technical Manual*. New development requiring sanitation services would be induced by the proposed project. Preliminary analyses indicate that the RWCDs would generate an excess of 10,000 pounds of solid waste per week. Accordingly, the EIS will include a detailed solid waste analysis.

N. Energy

All new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects state and city energy policy. Therefore, projects that result in new construction typically do not create adverse energy impacts or warrant detailed energy analyses. Actions that could significantly impact energy transmission or generation would require a detailed energy assessment. Following *CEQR Technical Manual* methodology, the EIS will include an estimate of the operational energy demands of the development associated with the proposed project. If necessary, once the net energy consumption estimate is available, the appropriate energy supplier will be consulted to request confirmation that providing the additional load and service connections would not be problematic.

O. Traffic and Parking

The purpose of the traffic and parking analysis is to identify the potential for an action to cause significant impacts on street and roadway conditions or parking facilities, including the sufficiency of street and highway elements to adequately process the action's projected traffic flow and operating condition changes, and the action's effect on parking resources in the area.

A preliminary trip generation analysis for a proposed action generally is appropriate in order to establish the number of vehicle trips expected during the peak hour periods. In accordance with the *CEQR Technical Manual*, a proposed action that is expected to generate fewer than 50 peak hour vehicle trip ends would be unlikely to cause significant adverse traffic impacts and would not require further analysis. A CEQR screening analysis will be performed to determine whether the proposed actions require detailed traffic and parking analyses.

P. Transit and Pedestrians

A transit and pedestrian assessment is undertaken to determine whether an action would have a significant impact on pedestrian flows, public transportation services or public transportation facilities. Applying the general threshold used by the Metropolitan Transportation Authority, as specified in the *CEQR Technical Manual*, detailed transit analyses are necessary for actions expected to generate 200 or more peak hour rail or bus transit riders. Actions that would result in the addition of a lower number of new transit users are unlikely to significantly impact transit facilities and services.

A preliminary screening analysis will be performed to determine whether detailed transit and/or pedestrian analyses are required for the proposed project. Given the incremental number of residential units that would be expected to be built as a result of the proposed rezoning (3,211 for the Projected Development Sites), it is anticipated that detailed transit and pedestrian analyses will be necessary and included in the EIS.

Q. Air Quality

Pursuant to the *CEQR Technical Manual*, the objective of an air quality analysis is to identify the effects of a project on ambient air quality, or the effects of ambient air quality on a project. The quality of the surrounding air (ambient air quality) can be affected by air pollutants generated by mobile sources, such as motor vehicles, trains, etc.; and by stationary sources, which include fixed facilities such as a building's heating, ventilation and air conditioning (HVAC) system.

Since the proposed project would generate additional demand for HVAC systems and increased levels of vehicular traffic, it could result in significant adverse air quality impacts from both stationary and mobile sources. Furthermore, the new residential development induced by the proposed project would be considered sensitive receptors in an area currently zoned for manufacturing uses. Accordingly, detailed air quality analyses will be completed for the proposed project.

R. Noise

The environmental review for an action must consider the potential for noise effects, as indicated in the *CEQR Technical Manual*. The noise assessment should focus on the potential for project-generated vehicles to affect sensitive uses in the area, and on the potential for high ambient noise levels generated by both mobile and stationary noise sources to affect new sensitive uses that may be introduced by the action.

The proposed action would generate vehicular traffic in the vicinity of noise-sensitive uses, and also would induce residential development that would be considered new sensitive uses in an area that contains existing manufacturing uses. A detailed noise analysis will be completed for the proposed project because it would generate new residential uses proximate to both stationary and mobile sources of noise.

S. Construction Impacts

Although temporary in nature, construction impacts can include disruptive and discernable effects of a project. Construction impacts generally are important when construction activity could affect traffic conditions, noise levels, air quality, archaeological resources, the integrity of historic architectural resources, areas with known contamination issues. The determination of the significance of the construction impacts, and the corresponding need for mitigation, is generally based on the duration and magnitude of the impacts.

The projected development associated with the proposed actions would be expected to occur over a 10-year period (with a 2108 analysis year). Since construction activity induced by the proposed action would affect a large, roughly 25-block area over the course of ten years, a construction impacts assessment will be undertaken and included in the EIS.

T. Public Health

Public health involves the activities undertaken by society to create and maintain conditions in which people can be healthy. Many public health concerns are closely related to air quality, hazardous materials, construction activity and natural resources. A public health assessment may be warranted if an action results in: a) increased vehicular traffic or emissions from stationary sources resulting in significant air quality impacts; b) increased exposure to heavy metals and other contaminants in soil/dust resulting in significant impacts, or the presence of contamination from historic spills or releases of substances that might have affected or might affect groundwater to be used as a source of drinking water; c) solid waste management practices that could attract vermin and result in an increase in pest populations; d) potentially significant impacts to sensitive receptors from noise and odors; or e) vapor infiltration from contaminants within a building or underlying soil that may result in significant hazardous materials or air quality impacts.

Gowanus Canal Corridor Rezoning and Related Actions

As previously mentioned, the proposed actions would induce new residential development in areas currently zoned for manufacturing, creating the potential for human exposure to hazardous materials during construction. Furthermore, the proposed project's construction phase has the potential to result in increased levels of traffic, dust, inhalable particulates, noise and odors to the immediate environment, which also could affect public health. Based on the findings of the analyses discussed above, an assessment of the proposed project's potential for public health impacts will be included in the EIS, pursuant to the guidelines presented in the *CEQR Technical Manual*.