



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

May 24, 2019

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 19DCP200K)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the **Bushwick Neighborhood Plan**, CEQR Number 19DCP200K.

A public scoping meeting has been scheduled for Thursday, June 27, 2019 and will be held at Bushwick Campus High School, 400 Irving Avenue, Brooklyn, NY 11237. The meeting will begin at **4:00 p.m.** Written comments will be accepted by the lead agency until the close of business on Friday, July 12, 2019.

The New York City Department of City Planning (DCP), the Applicant, is proposing zoning map amendments and zoning text amendments (the "Proposed Actions") affecting an approximately 300-block area (the "Project Area") of Bushwick, Community District 4. The Project Area is generally bounded by Wyckoff Avenue and Irving Avenue to the north, Moffatt Street and Vanderveer Street to the east, Broadway to the south, and Flushing Avenue to the west. Specifically, the Proposed Actions include:

- **Zoning Map Amendments.** The Proposed Actions would replace all or portions of existing R6, C4-3, M1-1, M3-1, C8-1, C8-2, and R4 districts with R5B, R6B, R6B/C2-4, R6A, R6A/C2-4, R7A, R7A/C2-4, C4-3A, C4-5A, C4-4D, and M1-4 districts as well as paired M1-4/R6B, M1-4/R6A, M1-4/R7A, and M1-4/R7D. All C4, M, MX, and certain R7A districts would be subject to modifications under the proposed Special Bushwick District ("SBD").
- **Zoning Text Amendments.** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish the SBD within the Project Area and to amend Appendix F of the Zoning Resolution to apply the MIH program to proposed R6A, R6A/C2-4, R7A, R7A/C2-4, C4-3A, C4-5A, C4-5D, C4-4D, M1-4/R6B, M1-4/R6A, M1-4/R7A, and M1-4/R7D zoning districts to require a share of new housing to be permanently affordable.

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The Reasonable Worst-Case Development Scenario (“RWCDs”) for the Proposed Actions identifies 167 projected development sites. On these sites, the Proposed Actions are expected to result in a net increase of approximately 5,600 dwelling units, including approximately 1,900 permanently affordable units; 1,610,000 gross square feet (gsf) (1,400,000 zoning square feet (zsf)) of commercial space (retail, supermarket, restaurant, and office uses); 250,000 gsf (215,800 zsf) of community facility space; and 295,000 gsf (255,500 zsf) of industrial space, and net decreases of 22,000 gsf (18,400 zsf) of self-storage uses and 881,000 gsf (881,000 zsf) of parking uses. The RWCDs also identifies 38 potential development sites which are considered less likely to be developed by the analysis year. The analysis year for the Proposed Action is 2030.

The Proposed Actions reflect the feedback received from local stakeholders through a four-year collaborative planning process and seeks to accomplish the following land use objectives: a) preserve neighborhood character of Bushwick’s side streets by establishing contextual zoning districts; b) allow for appropriate growth with permanently affordable housing, retail, and community facilities in appropriate locations on east-west avenues; c) promote higher-density mixed-use development with permanently affordable housing; d) allow building envelope flexibility to respond to elevated train conditions and improve the pedestrian experience along elevated train corridors; e) reinforce and increase job-generating uses and enhance the vitality of industrial districts; *and* f) encourage a mix of residential, commercial, and industrial uses to best response to the need for jobs and new housing, including affordable housing.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Acting Director (212) 720-3493.

The Draft Scope of Work and scoping protocol will also be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement. Written comments may also be submitted on the Department of City Planning’s website and to 19DCP200K_DL@planning.nyc.gov