

This document is the Final Environmental Impact Statement (FEIS) for the East Harlem Rezoning. The New York City Department of City Planning (DCP), together with the Department of Housing Preservation and Development (HPD), is proposing a series of land use actions—including zoning map amendments, zoning text amendments, and amendments to the Milbank Frawley Circle-East Urban Renewal Plan (collectively, the “Proposed Actions”)—as a component of the City’s East Harlem Initiative (the “Initiative”), a comprehensive, community-focused effort aimed at identifying opportunities for the creation of new mixed-income housing and the preservation of existing affordable units consistent with Mayor de Blasio’s housing plan, *Housing New York: A Five-Borough, Ten-Year Plan*.

The Proposed Actions are intended to facilitate the development of affordable housing, preserve existing neighborhood character, improve the pedestrian experience, and create new commercial and manufacturing space to support job creation adjacent to existing and future transit nodes. Further, in conjunction with other City agencies, the Initiative will identify complementary efforts to address community needs related to key infrastructure, economic development, workforce, and community wellness issues. The Proposed Actions would affect an approximately 96-block area of the East Harlem neighborhood of Manhattan, Community District 11.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). The DCP issued a Notice of Completion (NOC) for the DEIS on April 21, 2017. The public hearing on the DEIS and the ULURP was held on August 23, 2017, in the Manhattan Municipal Building, Mezzanine level, 1 Centre Street, New York, New York 10007. The period for submitting written comments remained open until September 5, 2017.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 27, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

The principal changes between the DEIS and this FEIS include the following:

- Revisions to Chapter 1, “Project Description,” to incorporate key updates as described below.
 - DCP’s filing of an amended zoning text application that addresses issues raised after issuance of the DEIS. The amended application, filed as ULURP application N 170359(A) ZRM, consists of modifications to the Proposed Actions that would establish

¹ This foreword is new for the FEIS.

East Harlem Rezoning

height limits in the proposed districts along select portions of the Project Area. The amended application was analyzed in a technical memorandum issued on August 7, 2017, and is further analyzed as the “A-Text Alternative” in Chapter 22, “Alternatives,” of this FEIS.

- Description of the East Harlem Neighborhood Plan (EHNP) objectives and recommendations related to zoning and land use.
- The chapter was also revised to include a summary of the City’s comprehensive approach to address neighborhood needs through the City’s East Harlem Initiative.
- Clarification of the development site criteria as it pertains to the exclusion of multi-unit buildings built before 1974.
- Description of the public review processes of the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR).
- Revisions to Chapter 4, “Community Facilities and Services,” and supporting child care analysis to account for new data child care data released subsequent to the publication of the DEIS from the New York City Administration for Children’s Services.
- Revisions to Chapter 5, “Open Space,” to reflect public comments received on the DEIS.
- Revisions to Chapter 7, “Historic and Cultural Resources,” to provide clarification on archaeological investigation procedures.
- Revisions to Chapter 14, “Transportation,” and supporting traffic analyses to reflect the signal-timing changes implemented by the New York City Department of Transportation (DOT).
- Revisions to Chapter 21, “Mitigation,” in the areas of shadows, historic and cultural resources, transportation, and construction to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Revisions to Chapter 22, “Alternatives,” to reflect the following changes:
 - Refinements to the Sendero Verde Development Alternative, including an updated open space assessment, an updated shadows assessment, and an updated construction noise analysis.
 - The inclusion of the A-Text Alternative, which reflects DCP’s amended application, that addresses issues raised after issuance of the DEIS. The amended application, filed as ULURP application N 170359(A) ZRM, consists of modifications to the Proposed Actions that would establish height limits in the proposed districts along select portions of the Project Area.
 - In addition, the mitigation discussions under the alternatives were revised reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Revisions to Chapter 23, “Unavoidable Adverse Impacts,” in the areas of shadows, historic and cultural resources, transportation, and construction to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 27, “Responses to Comments on the DEIS,” which is entirely new to the document.

- Updates to various appendices for consistency with revisions to analyses as noted above plus the addition of Appendix J, “Written Comments Received on the DEIS”.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for this Foreword or Chapter 27, “Responses to Comments on the DEIS,” both of which are entirely new. *