August 37, 2017

Robert Dobruskin
Director, Environmental Assessment and Review Division
NYC Department of City Planning
120 Broadway, 31st Floor
New York, NY 10271

Re: CEQR Lead Agency Designation
Inwood Rezoning Project
CEQR Number: 17DME007M
Manhattan, Community District 12

- By Electronic Mail Only -

Dear Mr. Dobruskin:

In accordance with the Rules of Procedure for City Environmental Quality Review (CEQR), found at Title 62, Chapter 5 of the Rules of the City of New York and the State Environmental Quality Review Act, Article 8 of the Environmental Conservation Law (SEQRA), the Office of the Deputy Mayor for Housing and Economic Development proposes to assume the role of lead agency for the environmental review of the above-referenced project. The assumption of lead agency status is consistent with the underlying mandate of CEQR that the appropriate lead agency should be the agency “primarily responsible for carrying out, funding or approving an action” as well as with the criteria listed in Section 5-03(h) of the Rules of Procedure for CEQR found at 62 Rules of the City of New York (RCNY) Chapter 5. Likewise, it is consistent with the criteria established by the SEQRA regulations with respect to selection of the lead agency for an environmental review, as set forth in Title 6 of the New York Codes, Rules, and Regulations (NYCRR) Part 617.6(b). The proposed project is a Type I Action under 6 NYCRR 617.4(b)(5)(v) and 617.4(b)(6)(v), which is subject to environmental review under CEQR.

Project Description

The City of New York, acting through the New York City (NYC) Economic Development Corporation (EDC), in collaboration with the NYC Department of Citywide Administrative Services and the NYC Department of Housing Preservation and Development, is proposing a series of land use and other discretionary actions (collectively, the “Proposed Actions”) to implement recommendations of a comprehensive plan, the Inwood NYC 2017 Action Plan, to redevelop and revitalize an approximately 59-block area of the Inwood neighborhood of Manhattan, Community District 12.

Within this area, the Proposed Actions (the “With-Action condition”) are expected to result in an incremental increase over the future condition without the Proposed Project (the “No-Action condition”) of approximately 4,533 dwelling units (DUs) (3,996,598 sf of residential floor area), including either 1,372 or 1,618 affordable units (depending on which Mandatory Inclusionary Housing (MIH) option is selected), 1,326,215 gsf of commercial space; 489,905 gsf of community facility space; as well as a net reduction of up to 216 accessory parking spaces (depending on which MIH option is selected); and a net reduction of 50,614 sf in industrial space (the “Proposed Project”). The total difference between the built square footage in the No-Action and
With-Action conditions is approximately 5,732,104 sf on the projected development sites. The proposed actions would result in a net increment of 12,602 residents and 5,510 workers.

Approvals Required

The proposed Inwood Rezoning Project requires approval of several discretionary actions:

- **Zoning Map Amendments.** The proposed rezoning would replace all or portions of existing M1-1, M2-1, M3-1, C4-4, C8-3, C8-4, and R7-2 districts within the proposed rezoning area with M1-4, M1-5, M2-4, C4-4D, C4-5D, C6-2, R7A, R7D, R8A, R8, and R9A districts, with provisions of these underlying zoning districts adjusted through a proposed Special Inwood District (SID). The proposed rezoning would also replace or eliminate portions of existing C1-3, C1-4, and C2-4 overlays with C2-4 overlays and establish new C2-4 overlays.

- **Zoning Text Amendments.** The proposed text amendments to the NYC Zoning Resolution (ZR) would, respectively:
  - Establish the Special Inwood District (SID) within the rezoning area to adjust the provisions of the proposed zoning designations to allow for greater flexibility in the type and shape of future developments.
  - Establish a Mandatory Inclusionary Housing District to cover portions of the proposed rezoning area that would be rezoned to C4-4D, C4-5D, C6-2A, R7D, R8A, R8, and R9A, as well as some portions rezoned to R7A, in order to require the development of permanently affordable housing (change to Appendix F of the NYC ZR).
  - Establish the Inwood Waterfront Access Plan (WAP), which would tailor waterfront zoning regulations to the particular needs of the study area and create a framework for the creation of public waterfront open space along the Harlem River.

- **City Map Changes.** The proposed changes to the City Map are intended to reconnect the community to the Harlem River waterfront, improving neighborhood livability by increasing access to publicly accessible open space and the waterfront:
  - Demap a portion of Academy Street east of Tenth Avenue to facilitate the creation of future public open space along the Harlem River waterfront;
  - Demap West 208th Street at the North Cove in the Sherman Creek sub-district of the proposed rezoning area to facilitate the creation of future public open space along the Harlem River waterfront;
  - Demap (and dispose of) un-built and non-essential marginal streets mapped along and in the Harlem River in the Sherman Creek sub-district of the proposed rezoning area, with the goal of facilitating the future development of new public open spaces;
  - Demap (and provide an easement for) a volume of the street above West 203rd Street east of Ninth Avenue to facilitate the consolidation of Con Edison operations;
  - Demap a portion of West 201st Street east of Ninth Avenue to facilitate the consolidation of Con Edison utility operations.

- **Disposition of Real Property.** The Proposed Actions would include the disposition authority for the following properties:
  - Block 2187 Lot 20 and Block 2185 Lot 36, along the Harlem River waterfront in the Sherman Creek sub-district to facilitate the creation of waterfront open space;
  - Block 2197 Lot 75, along the Harlem River in the Tip of Manhattan sub-district to facilitate the creation of property with both street and waterfront frontage;
  - Block 2197 Lot 47 along the Harlem River in the Tip of Manhattan sub-district to facilitate the creation of property with both street and waterfront frontage (following its acquisition by the City);
o Block 2233 Lot 13 (Inwood branch of the New York Public Library at 4780 Broadway) and a portion of Lot 20 (J.H.S. 52 parking lot) along Broadway in the Commercial U sub-district, to facilitate the development of affordable housing, a new library, and Universal Pre-K classrooms;

o An easement over a demapped volume of the street above West 203rd Street east of Ninth Avenue to facilitate the consolidation of Con Edison’s operations.

- **Acquisition of Real Property.** The Proposed Actions would include the acquisition of the following properties:
  o Block 2197, Lot 47 to facilitate the creation of property with both street and waterfront frontage;
  o Condominium units within a future development on Block 2233, Lots 13 and p/o Lot 20 for use as a library and Universal Pre-K classrooms.
  o Public access easements across Block 2183, Lot 1, and Block 2184, Lot 1, and the demapped portion of West 201st Street east of Ninth Avenue, to facilitate the creation of future public open space and to maintain utility access.

- **Urban Development Action Area and Urban Development Action Area Project Designation.** The Proposed Actions would include the designation of City-owned Block 2233, Lot 13 (Inwood branch of the New York Public Library at 4780 Broadway) and a portion of City-owned Block 2233, Lot 20 (J.H.S. 52 parking lot) as an Urban Development Action Area (UDAA) and an Urban Development Action Area Project (UDAAP) to facilitate the development of affordable housing, a new library, and Universal Pre-K classrooms.

- **Tidal Wetlands Permit.** A Tidal Wetlands Permit from the New York State Department of Environmental Conservation (DEC) would be required to subdivide City-owned waterfront lots along the Harlem River in order to facilitate the creation of waterfront open space.

Finally, in addition to financing by the New York City Department of Housing Preservation and Development (HPD), a future developer of the library site may seek funding from the New York City Housing Development Corporation (HDC) to facilitate that potential development.

Please advise us by September 3, 2017 if you have questions or issues concerning the Office of the Deputy Mayor for Housing and Economic Development assuming lead agency status for this project. If I do not hear from you by this date, we will assume that you have no objections.

Contact person: Dina Rybak, Vice President
New York City Economic Development Corporation
110 William Street, 3rd Floor
New York, NY 10038
212-618-5763

Sincerely,

Hilary Semel
Assistant to the Mayor
On behalf of the Office of the Deputy Mayor for Housing and Economic Development

cc: Robert Holbrook, EDC
Dina Rybak, EDC
Aaron Werner, HPD
Randal Fong, DCAS
Amy Boyle, HDC
Steven Zahn, DEC
Esther Brunner, Mayor’s Office of Environmental Coordination
CEQR View File