

**Notice of Public Hearing of the
Draft Environmental Impact Statement
and
Public Notice Regarding Section 106 Review of
the Seward Park Mixed-Use Development Project
Seeking Public Comment**

Project Identification

CEQR No. 11DME012M

ULURP Nos. 120226 ZMM, N120227 ZRM,
120228 ZSM, 120229 ZSM, 120231 ZSM,
120233 ZSM, 120234 ZSM, 120235 ZSM,
120236 HAM, 120237 PQM, 120156 MMM
and N120232 ZAM

Lead Agency

Office of the Deputy Mayor for Economic
Development

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SEQRA/CEQR Classification: Type I

Podrán encontrar una traducción al español de esta notificación en el sitio web EDC:

www.nycedc.com/sewardpark

NOTICE IS HEREBY GIVEN THAT on Wednesday, July 11, 2012, at 10:00 a.m., in Spector Hall, at the Department of City Planning, 22 Reade Street, in Lower Manhattan, a public hearing will be held concurrently with the Uniform Land Use Review Procedure (ULURP) public hearing to receive comments related to a Draft Generic Environmental Impact Statement (DGEIS). These public hearings concern proposed actions to facilitate an initiative by the Office of the Deputy Mayor for Economic Development, in coordination with the New York City Economic Development Corporation (NYCEDC) and the City of New York Department of Housing Preservation and Development (HPD), to allow for the implementation of approximately 1.7 million gross square feet (gsf) of mixed-use residential and commercial development (the "Project"). The Project would consist of approximately 951,000 gsf of residential development (comprising 900 dwelling units, of which approximately half would be permanently affordable units); up to approximately 632,300 gsf of commercial space; approximately 114,000 gsf of community facility or cultural uses; up to 500 parking spaces; and an approximately 10,000 square-foot publicly accessible open space.

The Notice of Completion and the Draft Generic Environmental Impact Statement for this project were issued by the Office of the Deputy Mayor for Economic Development on March 23, 2012 and are available for review from the contact person listed below and on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: <http://www.nycedc.com/project/seward-park-mixed-use-development-project> and <http://www.nyc.gov/html/oec/html/ceqr/11dme012M.shtml>. Written comments are requested on the DGEIS and will be accepted through 5 p.m. on Monday, July 23, 2012.

The project site is comprised of ten City-owned parcels situated directly to the west of the Williamsburg Bridge approach in the Lower East Side neighborhood of Manhattan. Sites 1 through 6 lie directly to the south of Delancey Street between Ludlow and Ridge Streets, while Sites 7 through 10 lie on Essex Street between Delancey and Stanton Streets, within the area of the Lower East Side Rezoning adopted by the City Planning Commission in 2008. The project site consists of the following:

Site	Block	Lot
1	409	56
2	352	1 and 28
3	346	p/o 40
4	346	p/o 40
5	346	p/o 40
6	347	71
7	410	38
8	354	1
9	353	44
10	354	12

Site 7—a public parking garage—would not be redeveloped under the proposed actions, but is included for informational purposes.

The proposed mixed-use development would require multiple City approvals. The discretionary actions required for the proposed project include: (1) Disposition of City-owned property for the purpose of subsequent development; (2) approval of an Urban Development Action Area Project (UDAAP); (3) Special permit from CPC pursuant to Section 74-74 of the Zoning Resolution (ZR) of the City of New York for a Large-Scale General Development (LSGD); (4) Mapping of the demapped section of Suffolk Street between Grand and Delancey Streets and the demapped section of Broome Street between Norfolk and Clinton Streets as new streets through the Project Site; (5) Demapping of sections of Delancey Street between Norfolk and Clinton Streets and of Clinton Street between Delancey and Grand Streets, which were previously mapped to widen Delancey and Clinton Streets, thereby aligning the mapped streets with the existing built condition; (6) Zoning map amendment for a C2-5 commercial overlay within the proposed LSGD; (7) Zoning text amendments to modify ZR Sections 74-743 and 74-744 to eliminate the planting strip requirement in the proposed sidewalk widenings; allow commercial floor area ratio to be shifted from the C6 district to the C2 district; allow Use Group 10, 11A, and certain 12A uses in the C2 zoning district; and to allow the modification of certain signage regulations within the C2-5 commercial overlay; (8) Authorization pursuant to ZR section 74-744(c)(2) to modify signage regulations to permit C6-1 signage regulations along certain streets; and (9) Special permits from CPC pursuant to ZR Sections 13-562 and 74-52 for public parking facilities.

Mayoral and Borough Board approval of the business terms with the developer or developers to be selected pursuant to Request for Proposals may also be required, as applicable. Construction financing for the residential buildings may come from a variety of private and public (local, state, and federal) sources.

The DGEIS disclosed the range of potential environmental impacts that could result from implementation of the proposed actions. These potential impacts were identified in the following technical areas: Historic and Cultural Resources, Transportation, and Construction Impacts. The DGEIS also included a set of mitigation measures to address these potential impacts. Subsequent to the issuance of the DGEIS, the New York City Department of Transportation adopted the Delancey Street Pedestrian Safety Plan. The Safety Plan will be incorporated into the analysis in the Final Generic Environmental Impact Statement and could modify transportation or other potential impacts of the Project.

This Notice of Public Hearing has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations found at 6 NYCRR Part 617, and the Rules of Procedure for City

Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).

PUBLIC NOTICE REGARDING SECTION 106 REVIEW

This Notice of Public Hearing is also being issued by HPD as a part of its responsibilities under 36 CFR Part 800, the regulations implementing Section 106 of the National Historic Preservation Act of 1966, as amended.

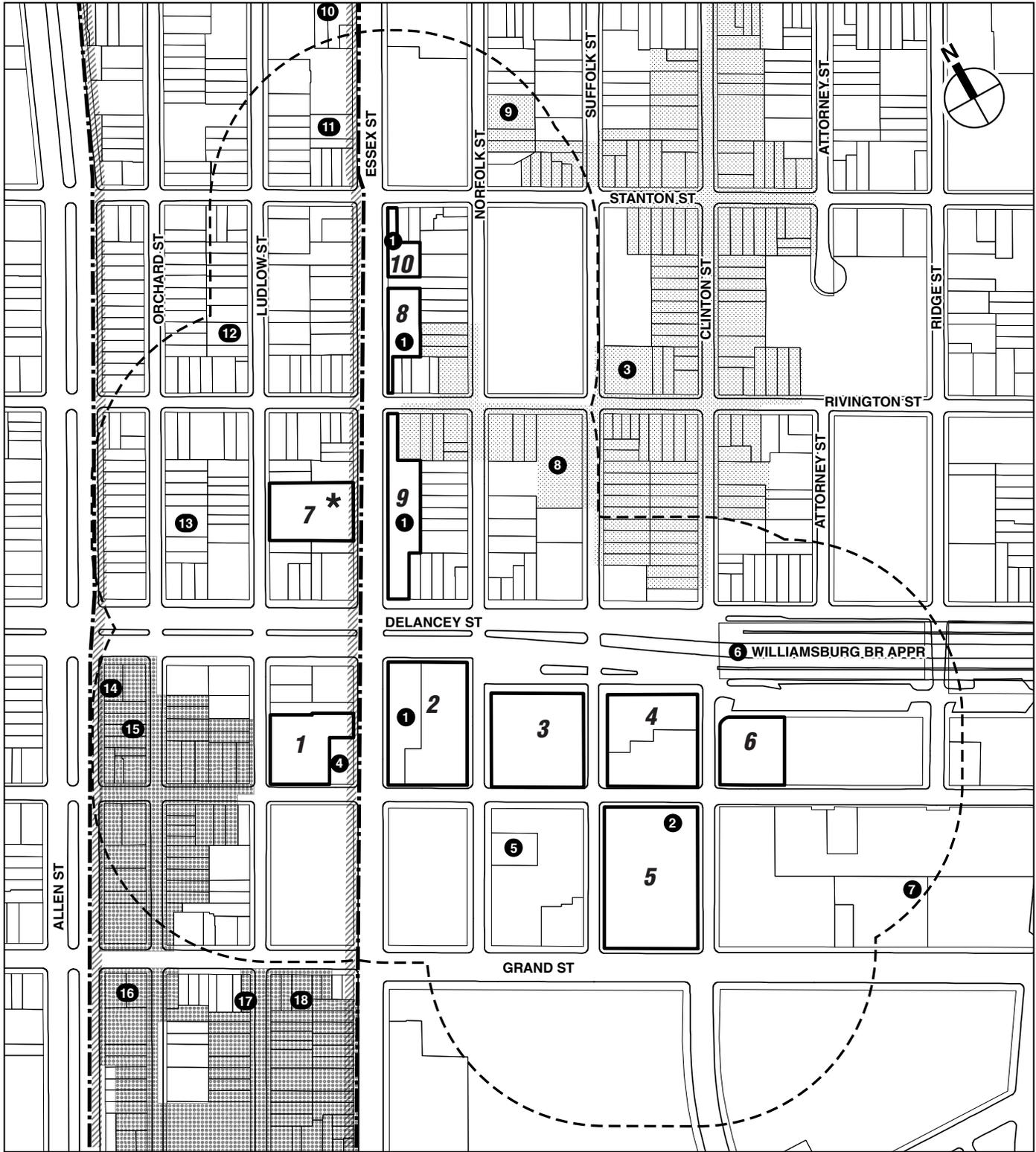
Federal funding from the U.S. Department of Housing and Urban Development (HUD), administered by HPD, may be sought to facilitate the new construction of approximately 1.7 million gross square feet (gsf) of mixed-use residential and commercial development, including approximately 951,000 gsf of residential development (comprising 900 dwelling units, of which approximately half would be permanently affordable).

The regulations at 36 CFR Part 800 require HPD, as the federal funding agency, to identify if any buildings proposed for demolition are listed or eligible for listing on the National Register of Historic Places (NR); to assess any direct or indirect effects the new construction would have on other historic properties, including archaeological resources; and to seek ways to avoid, minimize, or mitigate any adverse effects.

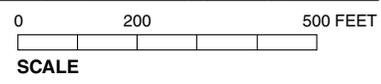
In consultation with the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP), acting as the State Historic Preservation Officer (SHPO), a Phase 1A Archaeological Documentary Study of Sites 2, 3, 4, 5, and 6 was prepared. The study concluded that 50 historic lots within Sites 2 through 6 were sensitive for historic-period archaeological resources and recommended a Phase 1B archaeological investigation to determine the presence or absence of archaeological resources in the areas identified as archaeologically sensitive. (These sites may be seen on the websites of the New York City Economic Development Corporation and the Mayor's Office of Environmental Coordination: <http://www.nycedc.com/project/seward-park-mixed-use-development-project> and <http://www.nyc.gov/html/oec/>.) These potential archaeological resources could include shaft features (i.e., privies, cisterns, or wells) associated with the residential occupation of these historic lots in the early- to mid-19th century. HPD in consultation with OPRHP has also determined that the proposed actions, through redevelopment, would have significant adverse direct impacts on two architectural resources that have been determined eligible for listing on the State and National Registers of Historic Places (S/NR)—the Essex Street Market and the former fire station at 185 Broome Street. HPD will continue to consult with OPRHP regarding these potential impacts from development on Sites 2, 5, 8, 9 and 10.

In addition, development on Site 1 could have significant adverse visual and contextual impacts on the S/NR-listed Lower East Side Historic District and the S/NR-eligible Eastern Dispensary. HPD will continue to consult with OPRHP regarding the compatibility of the proposed development on these resources. Although the historic and cultural resources analysis concluded that the proposed developments on Sites 8, 9, and 10 would not have significant adverse visual and contextual impacts on the adjacent Clinton, Rivington, Stanton Street Historic District (NYCL-eligible, S/NR-eligible), HPD will consult with OPRHP regarding the compatibility of the proposed developments on Sites 8, 9, and 10, in the event Federal funding is sought by HPD for redevelopment of those sites.

HPD has initiated public consultation to seek ways to avoid, minimize, or mitigate adverse effects to historic properties that may result from the proposed project. Members of the public are encouraged to provide views at this public hearing on how the project may affect historic properties and ways that these effects may be avoided, minimized, or mitigated.



- 1** Proposed Development Sites
- *** Site 7 Would Not Be Redeveloped Under the Proposed Actions
- - - 400-Foot Perimeter
- · - Lower East Side Historic District (S/NR)
- ▨ Potential Orchard Street Historic District (NYCL-eligible)
- ▩ Potential Clinton, Rivington, Stanton Street Historic District (NYCL-eligible, S/NR-eligible)
- ① Individual Architectural Resource





Sites Included in the Phase 1A Archaeological Documentary Study
 Area of Archaeological Sensitivity

0 100 200 FEET
SCALE

PROJECT INFORMATION

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Sponsoring Agency: New York City Economic Development Corporation

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New York, New York 10038
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Location of Action: The Project Site is comprised of ten City-owned parcels in the Lower East Side neighborhood of Manhattan: Block 409, Lot 56; Block 352, Lots 1 and 28; Block 346, Lot 40; Block 347, Lot 71; Block 410, Lot 38; Block 354, Lots 1 and 12; and Block 353, Lot 44. The Project Site is situated directly to the west of the Williamsburg Bridge approach: Sites 1 through 6 are directly to the south of Delancey Street between Ludlow and Ridge Streets, while Sites 7 through 10 lie on Essex Street between Delancey and Stanton Streets. Sites 1 and 2 are located within a C6-1 zoning district; Sites 3, 4, 5 and 6 are located within an R8 zoning district; Sites 7 is located within a C4-4 zoning district; Sites 8 and 10 are located within a C4-4A; and Site 9 is located partially within a C4-4A zoning district and partially within a C6-2A zoning district.