

Chapter 2: LAND USE, ZONING, AND PUBLIC POLICY

2.1 Introduction

Land use refers to the activity that is occurring on land and within the structures that occupy it. Types of land uses include residential, commercial, industrial, community facilities/institutional, vacant land, and parkland/open space. Zoning regulations control use, density and bulk of development throughout the City. Public policies are those adopted policies, other than zoning, that can affect or define land use, which for the project site and vicinity include economic development zones, such as New York State “Empire Zones,” and New York City Urban Renewal Planning Areas. The Fresh Creek Urban Renewal Area (“FCURA”) and amended 1996 Fresh Creek Urban Renewal Plan (“FCURP”) that guides development within most of the FCURA are especially pertinent to the proposed action, as these public policies have defined the context within which the proposed action would occur. The *CEQR Technical Manual* also includes guidance for the consideration of waterfront revitalization planning policy, which would include the New York State Department of State Coastal Management Program, for the purpose of assessing the proposed action. In addition, City sustainability and resiliency policies are considered in the analysis of land use, zoning, and public policy; these policies include both *One New York: The Plan for a Strong and Just City* (“OneNYC”) and its predecessor, *PlaNYC 2030: A Greener, Greater New York* (“PlaNYC”).

This land use, zoning, and public policy assessment considers the proposed action as part of a context that is already largely controlled by the surrounding FCURP, thereby examining the potential effects of the proposed action in terms of land use compatibility and land use trends, as well as zoning and officially adopted plans and policies.

2.2 Principal Conclusions

The proposed action includes zoning overrides and development limited to the project site, and it would result in no direct changes to public policy and no direct off-site changes to land use or zoning. Further, given the implementation of the FCURP and the resultant development context of the project site, there is limited potential for the proposed action to lead, indirectly, to any off-site changes to land use or

zoning; the study area consists of the Brooklyn Developmental Center (“BDC”), which is already developed, areas developed or being developed pursuant to the FCURP, and designated parkland.

The proposed action would introduce development similar to surrounding land use types and intensity developed per the FCURP, though the proposed action would result in redevelopment of a substantially smaller area than the FCURP; the project site is approximately 6.8 acres compared to the approximately 227-acre area developed per the FCURP, adjacent to the project site. The zoning overrides that would be part of the proposed action, which would be implemented through a General Project Plan (“GPP”) and Restrictive Declaration, would apply to the project site, exclusively, and generally would be equivalent to R7-A zoning; R7-A zoning is a medium-density residential zone that, in terms of development intensity and height and bulk regulations, would be similar to the adjacent R6 zoning in place with the FCURP. Therefore, the proposed action would not result in significant adverse impacts, in terms of land use, zoning, or public policy.

2.3 Methodology

STUDY AREA

As the Gateway Estates development is nearing completion, the area north, south, and west of the project site is nearly fully developed per the FCURP; the area east of the project site, across Fountain Avenue, is designated parkland. None of these areas that fully surround the project site are likely to be affected by changes occurring on the project site – and limited to the project site – as part of the proposed action. Therefore, consistent with *CEQR Technical Manual* guidance, the study area for land use, zoning, and public policy is defined to include the entirety of the Block 4586, which includes both parcels A and B, as well as Lot 300 (the remainder of the BDC), and the area within 400 feet of the project site, thus encompassing surrounding streetscapes and substantial portions of adjacent city blocks.

DATA SOURCES

Data to support the analyses of land use, zoning, and public policy are collected from New York City Department of City Planning (“NYCDCP”) online databases, the *Gateway Estates II Final Environmental Impact Statement (“FEIS”)*,¹ and Federal Emergency Management Agency (“FEMA”). Data describing Land Use “existing conditions” have been field verified.

¹ *Gateway Estates II FEIS*; New York City Department of Housing Preservation and Development, Lead Agency, February 4, 2009.

2.4 Existing Conditions

LAND USE

Project Site

The project site comprises parcels A and B, as described in Chapter 1, “Project Description.” (Please see Figure 2-1, “Existing Land Use.”) The project site comprises lawn area as well as surface parking areas (both paved with asphalt and gravel), and portions of paved driveways and a perimeter wall that previously supported BDC operations. In addition, a Dormitory Authority of the State of New York (“DASNY”) field office (mobile unit structure) and several storage containers are located on Parcel B. The project site is not developed with permanent structures and, as such, remains substantially underdeveloped. Moreover, following the closure of the BDC to resident patients and the change in operations, these portions of the BDC are no longer fully utilized to public benefit.

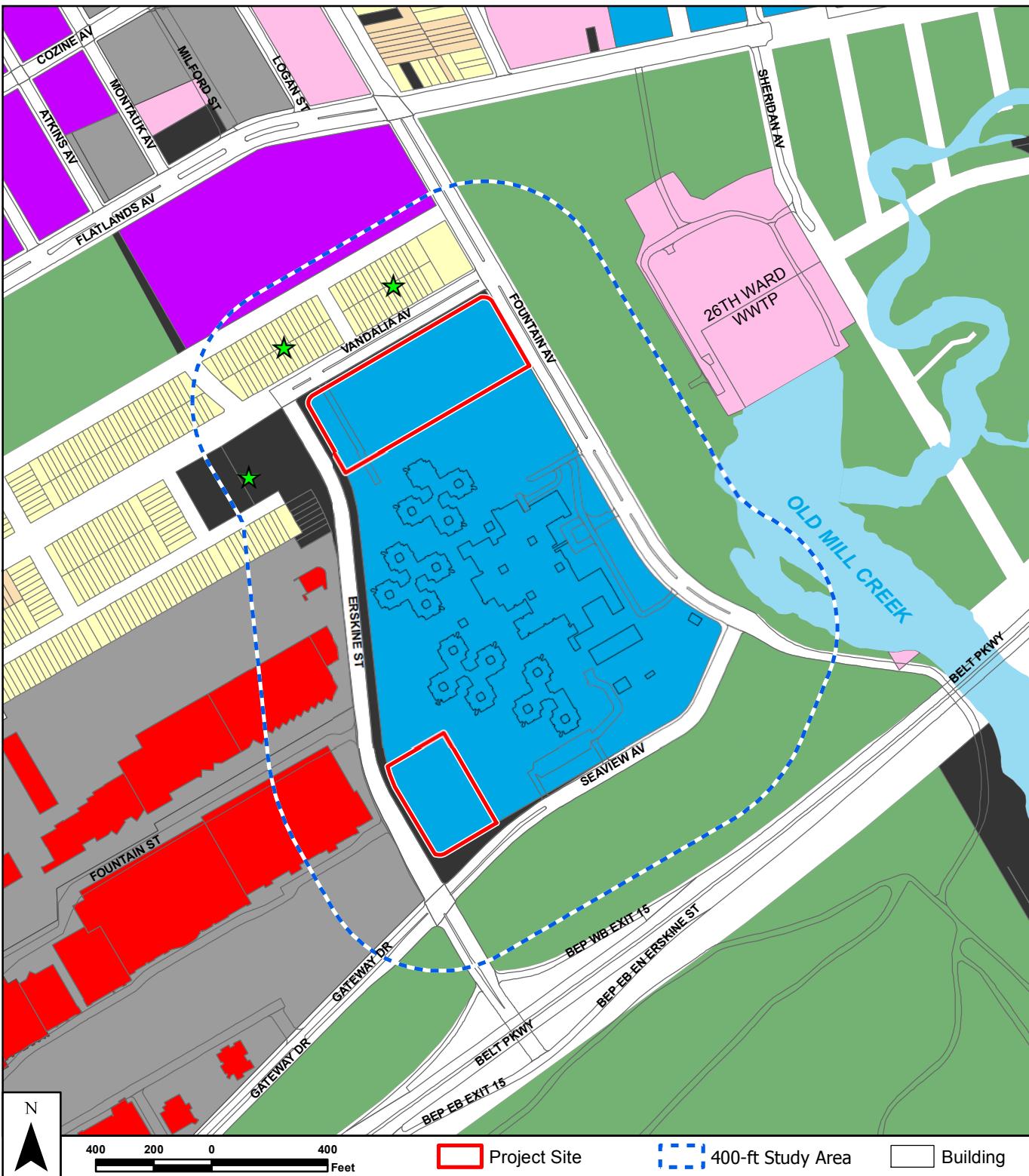
Study Area

The adjacent portion of the BDC (Lot 300) includes the BDC facilities, an institutional land use that currently provide administrative office space for New York State Office for People with Developmental Disabilities (“OPWDD”). The BDC buildings are positioned centrally within the campus, approximately 175 feet north of Parcel A and approximately 90 feet south of Parcel B.

Other land uses within the study area include residential uses directly north of Parcel B (north of Vandalia Avenue); construction on some of these units is nearing completion. Other new residential development, both single-family and two-family, is also under construction as part of the Gateway Estates development northwest of Parcel B (north of Vandalia Avenue and west of Erskine Street). The remainder of the study area west of the project site includes part of the Gateway Center, which includes destination retail and restaurants that have been developed pursuant to the FCURP. Large-scale, name-brand, regional retailers of clothing and housewares are among the occupants. These stores are arranged as a long series of “strip mall” style development amid a large parking area that separates them from the new residential uses to the north. Just outside of the study area, several chain restaurants are also present along the southern edge of this commercial area, housed in free-standing buildings with additional parking areas. The Gateway Center is accessible from Erskine Street, west of the project site, and also from points along Gateway Drive (the western extension of Seaview Avenue, which is the southern boundary of the project site).

As detailed in Chapter 5, “Open Space,” designated parkland that is not publicly accessible is present to the east (east of Fountain Avenue) and south of the project site (south of Seaview Avenue), and publicly accessible parkland is present to the southwest, south of Gateway Drive and the Gateway Center. Shore

Parkway is located just south of the study area, south of which are Jamaica Bay and its surroundings, which are part of the Gateway National Recreation Area, as described in Chapter 9, “Natural Resources.”



Source: New York City Department of City Planning, MapPLUTO 15v1, 7/20/2015; Field Verification, July 23, 2015.

Figure 2-1
EXISTING LAND USE

Under Construction (Gateway Estates II)	Industrial & Manufacturing
1&2 Family Residential	Transportation & Utility
Multi-Family Residential	Public Facilities & Institutions
Mixed Residential & Commercial	Open Space & Outdoor Recreation
Commercial and Office Building	Parking Facilities
	Vacant Land

Fountain Avenue Land Use Improvement and Residential Project



Empire State Development

ZONING

Project Site

The project site is part of an R3-2 residential district that is limited to the block, including both parcels A and B and Lot 300. (Please refer to Figure 2-2, “Existing Zoning.”) This general residence district, which is widely mapped in south Brooklyn, allows a variety of housing types and also allows community facilities as of right.

Study Area

The zoning that dominates the study area surrounding the project site anticipates the Gateway Estates development, having been devised as part of the FCURP to facilitate this development. R6 medium-density residential zoning applies to the residential areas directly north of the project site and to the areas west and northwest that are currently under construction as part of the Gateway Estates development. A small portion of C2-4 commercial overlay zone is applied to the R6 residential area north of the project site, to a portion of block frontage on Fountain Avenue north of Vandalia Avenue; C2-4 commercial overlays allow for local retail uses. A C2-4 commercial overlay zone is also mapped west of Erskine Street just south of Vandalia Avenue atop the R6 zoning; Sidewalk Café Zoning Regulations are applicable to this same area and “all cafes are permitted” (i.e., not just small cafes or small, unenclosed cafes).

A small portion of M1-1 manufacturing zoning extends into the northern portion of the study area, separated from the project site by the R6 zoning and residential construction; this M1-1 zoning extends northward, away from the project site and the FCURA, to include the industrial land uses that have developed along Flatlands Avenue and areas north that comprise a designated Empire Zone (see Figure 2-3, “Urban Renewal Area and Empire Zones”).

The remainder of the study area west of Erskine Street and the project site, which is developed with retail commercial uses, restaurants and associated parking lots, is zoned C4-2, pursuant to the FCURP. C4 zones are typically mapped in regional commercial centers located outside central business districts. This C4-2 zoning applies to the publicly accessible parkland located south of Gateway Drive to the southwest of the project site, and to the publicly inaccessible portions of parkland south of Seaview Avenue, directly south of the project site. The remainder of the study area, east of Fountain Avenue (east of the project site), is publicly inaccessible mapped parkland.

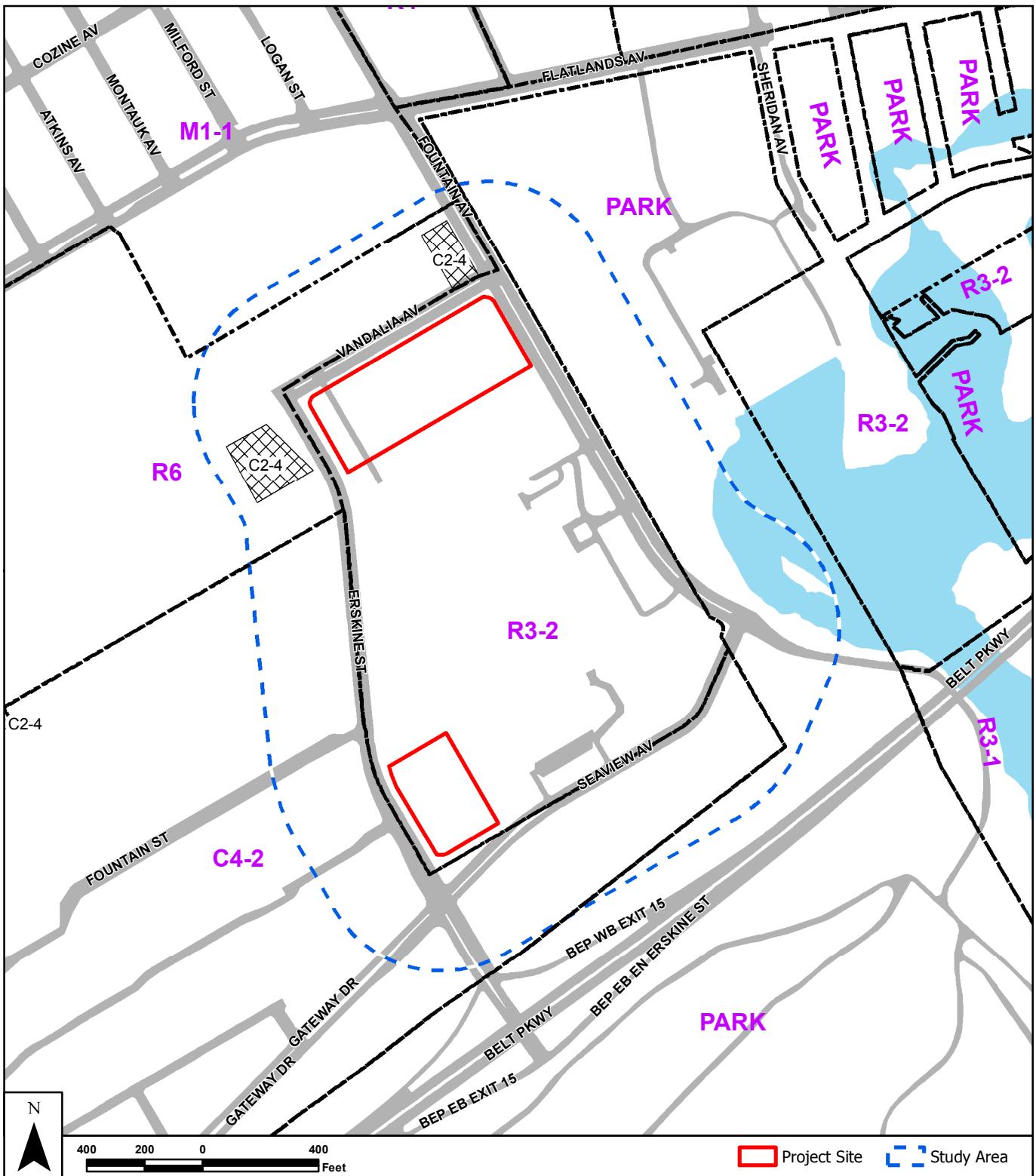
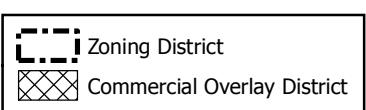


Figure 2-2
EXISTING ZONING



Fountain Avenue Land Use
Improvement and Residential Project



Figure 2-3
**URBAN RENEWAL AREA
AND EMPIRE ZONES**

Fountain Avenue Land Use
Improvement and Residential Project



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PUBLIC POLICY

A review of public policy provides the opportunity to determine where policies affecting land use and development may result in anticipated changes on or in the vicinity of the project site, or to determine whether changes to the project site with the proposed action would be consistent with such policies.

Urban Renewal Planning Areas

Urban Renewal Plans are promulgated by New York City Department of Housing Preservation and Development (“NYCHPD”). The project site and all of the study area, except for the portion of Spring Creek Park to the east of Fountain Avenue, is located within the FCURA, which extends from approximately Flatlands Avenue at its northern edge, south to Shore Parkway, east to Fountain Avenue, and west to Schenck Avenue and Hendrix Creek (see Figure 2-3, “Urban Renewal Area and Empire Zones”). The FCURA was established in 1967 by the City; NYCHPD was charged with implementing the provisions of the FCURP, which generally sought to eliminate blight and maximize appropriate land use, including providing new housing and community facilities as part of a comprehensive plan for the area.

The BDC, including the project site, and its adjacent streets were constructed in 1972, when the FCURA remained largely vacant. The FCURP was amended in 1982, and then again in 1996 along with the *Gateway Estates II FEIS*². The Gateway Estates development modified the FCURP to implement the pattern of development that surrounds the BDC and the project site today, comprising the retail, residential and community facilities through the study area that have been constructed since the 1990s or which are currently under construction. The project site was excluded from the amended FCURP, as it was already part of the BDC; no further FCURP implementation was envisioned for the project site.

² *Gateway Estates II FEIS*; New York City Department of Housing Preservation and Development, Lead Agency, February 4, 2009

East New York Empire Zone

According to NYCDCP zoning database³, the project site and study area are not part of a designated Business Improvement District or Federal Empowerment Zone, though a portion of the East New York Empire Zone applies to the established Starrett City Gateway Center commercial area west of the project site along Gateway Drive (see Figure 2-3, “Urban Renewal Area and Empire Zones”). Another portion of the East New York Empire Zone applies to the northern portion of the block north of the project site and extends to cover areas around and to the north of Flatlands Avenue, north of the study area. New York State Empire Zones were designated pursuant to Article 18-B of the General Municipal Law, accepting new entrants until 2010. These zones are intended to encourage economic development within the designated areas by offering incentives to certified companies that include real property, sales, and tax credits, as well as utility discounts.

Waterfront Revitalization Program

The 1992 *Plan for the Brooklyn Waterfront*, prepared by NYCDCP as part of New York City’s Waterfront Plan and issued about the same time, references the Jamaica Bay waterfront study area, or “reach,” which includes Jamaica Bay. Its creeks, wetlands, and barrier beaches represent an intact ecosystem that is considered to be one of the City’s most valuable waterfront resources. NYCDCP has since issued a new plan for the waterfront, *Vision 2020: New York City Comprehensive Waterfront Plan* (2011), and refers to Reach 17, Jamaica Bay/Rockaway, which includes the project site. The 2011 plan designates Jamaica Bay as one of three Special Natural Waterfront Areas where preservation of natural coastal resources is a paramount goal. Its development and land use policy goals for the vicinity of the project site, between Spring Creek to the east and Fresh Creek to the west (west of the Gateway Estates development), include the preservation and promotion of public awareness for its ecosystems, roadway improvements, increased pedestrian access, and continued monitoring of the nearby Pennsylvania and Fountain Avenue landfills.

As illustrated on Figure 2-4, “Coastal Zone,” the project site and the entire study area are located within the designated coastal zone, which extends inland from Jamaica Bay to approximately two blocks north of Flatlands Avenue, east of Fountain Avenue, in the vicinity of the project site, and further inland to Linden Boulevard in areas east of Fountain Avenue.

Built to Lead

In 2016, the State of New York released *Built to Lead*⁴, which includes proposals and initiatives for New York City related to education, the environment, public safety, and economic justice. A proposal included as part of the economic justice initiative is the *\$10 Billion Affordable Housing Program*.

³ “ZoLa,” October 23, 2015, <http://maps.nyc.gov/doitt/nycitymap>.

⁴ https://www.governor.ny.gov/sites/governor.ny.gov/files/atoms/files/2016_State_of_the_State_Book.pdf, April 2, 2016.

Through this proposal, the governor proposes “House NY 2020,” a new \$10 billion, five-year affordable housing plan that will create and preserve 100,000 units across the state. The plan will build and preserve affordable units and individual homes; making home ownership affordable for first-time buyers; increase investments in the revitalization of our communities; promote housing choice opportunities for all New Yorkers; revamp services in ways that better serve clients including New Yorkers seeking affordable housing; and directly support permanent housing programs for those struggling with homelessness.

NYC Strategic Zones

The project site is located within a NYC Strategic Zone. The City University of New York (“CUNY”) began working with the United States Department of Energy, New York State Energy Research and Development Authority (“NYSERDA”), Con Edison, the NYC Department of Buildings, and other stakeholders in 2009 to identify areas where installing solar panels would provide the greatest benefits to the city’s electric distribution system. Strategic Zones were identified where solar generation would be the most viable and beneficial from a technical standpoint. The zones were designed to reduce peak electricity demand and the associated pollution from power plants that operate when demand is at its highest, while also potentially deferring or eliminating the need for costly upgrades to the electrical system.



Figure 2-4
COASTAL ZONE

**Fountain Avenue Land Use
 Improvement and Residential Project**



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MillionTreesNYC

The study area is partially located within one of the six citywide Trees for Public Health (“TPH”) neighborhoods established by New York City Department of Parks and Recreation (“NYCDPR”). These neighborhoods are identified as neighborhoods with the greatest need for trees because they have fewer than average street trees and higher than average rates of asthma among young people. It is believed that additional trees in these neighborhoods will reduce the pollutants that trigger respiratory disorders and contribute to healthier living standards. As part of the TPH designation, NYCDPR developed an urban forestry management plan for the neighborhood which aims to increase the urban tree canopy.

PlaNYC 2030: A Greener, Greater New York

PlaNYC 2030: A Greener, Greater New York (“*PlaNYC*”) represents a comprehensive and integrated approach to planning for New York City. *PlaNYC* includes policies to address three key challenges that the City will face over the next twenty years:

- Population growth,
- Aging infrastructure, and
- Global climate change.

Following Hurricane Sandy in October 2012, *PlaNYC* was updated to include a \$20 billion plan that includes 250 initiatives related to coastal protection, buildings, insurance, utilities, healthcare, transportation, parks, and water resources.

One New York: The Plan for a Strong and Just City (“OneNYC”)

In addition to the *PlaNYC* policy, which is referenced in the *CEQR Technical Manual*, the New York City Council has since adopted *One New York: The Plan for a Strong and Just City*⁵ (“*OneNYC*”), which develops the goals outlined by the previous *PlaNYC*.^{6,7}

OneNYC is a comprehensive plan to create a sustainable and resilient city; it retains the primary goals of *PlaNYC* at its core, including issues of growth, sustainability and resiliency, with an added focus on

⁵ *One New York: The Plan for a Strong and Just City*. April 2015. The City of New York. <http://www1.nyc.gov/html/onenycc/index.html>

⁶ Note that the *CEQR Technical Manual* references *PlaNYC*, rather than the subsequent *OneNYC*, though *OneNYC* is considered the mayoral policy currently in effect for the purposes of this EIS.

⁷ Although a detailed assessment to determine the consistency of the proposed action with *PlaNYC* (or the subsequent *OneNYC*) is not warranted per the guidance of the *CEQR Technical Manual*, relevant portions of *OneNYC* are considered in this EIS as they relate to greenhouse gas emissions, as well as public policy.

addressing issues associated with inequality and public involvement. *OneNYC* sets goals and outlines new initiatives under the organization of four visions: growth, equity, resiliency, and sustainability.

The first vision involves creating a growing and thriving city by fostering industry expansion through promoting job growth, creating affordable housing, and developing vibrant neighborhoods. The second looks to create a just and equitable City by raising the minimum wage, expanding early childhood education, improving health outcomes, and making streets safer. In support of the third vision, the policy addresses energy-efficiency in buildings, adaptable infrastructure, and strengthened coastal defenses. Finally, the fourth vision promotes a reduction in greenhouse gas (“GHG”) emissions, diverting organics from landfills to attain zero waste, and remediating contaminated land.

2.5 The Future Without the Proposed Action (“No Action” Conditions)

In the future without the proposed action, the land use conditions on the project site are assumed to resemble existing conditions; specifically, the two proposed parcels A and B will remain in their current, largely undeveloped state. As described in Chapter 1, “Project Description,” OPWDD administrative functions are anticipated to continue on the adjacent BDC property (Lot 300), resembling existing conditions. No changes to zoning on the project site or within the study area are anticipated in the future without the proposed action, nor are changes expected to applicable public policies.

With the Gateway Estates development complete (estimated completion is 2018), the FCURP will have been fully implemented in the future without the proposed action, and consequently, no undeveloped or substantially underdeveloped sites will remain within the study area in the future conditions without the proposed action, except for the project site and portions of designated parkland (Spring Creek Park). (Please refer to Figure 2-5, “No Action Developments.”)

As described in Chapter 5, “Open Space,” the portion of Spring Creek Park located directly south of the project site, south of Seaview Avenue, is expected to be developed into publicly accessible open space area as part of the Gateway Estates development currently underway.



Figure 2-5
NO ACTION DEVELOPMENTS

**Fountain Avenue Land Use
Improvement and Residential Project**



**Empire State
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2.6 The Future With the Proposed Action (“With Action” Conditions)

LAND USE

The proposed action would introduce new multifamily residential land use to the project site. As described in Chapter 1, “Project Description,” the proposed action would result in the development of 1,169 new units of affordable housing and up to approximately 122,500 sf commercial space on the project site by 2028. The three new building groups (one building group on Parcel A and two building groups on Parcel B) would comprise ground-floor commercial space, as well as parking areas; the majority of the development would entail a mix of studio, one-, two-, and three-bedroom apartments.

Building masses would be constructed at the lot line, adjacent to the surrounding sidewalks. The commercial uses, which are anticipated to entail local retail, restaurant space, office space, and day-care space, would be accessible directly from the public sidewalks. On Parcel A, an open surface parking lot would be located east of the building group, while the parking area on Parcel B would be enclosed and provided centrally within the ground floor area of each of the Parcel B building groups.

The proposed action would result in a change to land use on the project site, specifically, but would effect a continuation of the land use pattern established by the FCURP (and fully implemented through the Gateway Estates development) along the streetscapes adjacent to the project site, and areas to the north and west within the study area. The multi-family residential buildings with ground-floor commercial area would be somewhat different than the one- and two-family homes within the FCURP portion of the study area, but the proximity of lower-and higher-density residential buildings would be typical of land uses found in other areas of Brooklyn, where apartment buildings are often found alongside one- and two-family attached housing. The resultant effect, in terms of land use, would be one of consistency with the surrounding study area, although the proposed action would not, in itself, represent a substantial expansion of the FCURP land use pattern, as the project site is approximately 291,852 sf (6.8 acres) adjacent to the approximately 227-acre area developed pursuant to the FCURP.

As would be the case in the future with or without the proposed action, the developable area within the study area, excluding the project site, would be developed to approximately the full extent allowable by applicable zoning. The only remaining undeveloped area in the study area would be the portion of Spring Creek Park to the east of the project site.

Therefore, given the type of land use that would result with the proposed action, as well as the conditions of the project site and surrounding context, the proposed action would not adversely affect

existing land uses, nor substantially alter land use patterns or affect development trends in the vicinity of the project site. The proposed action would maximize appropriate land use on two parcels of land that are substantially underdeveloped, and which, following the closure of BDC, are no longer fully utilized to support public interests. The proposed action would further contribute to the established residential and commercial character of surrounding areas to the west and north, providing a mix of affordable residences built to high standards of design, as well as local retail and commercial uses not already available to the surrounding residents.

Therefore, the proposed action would not result in significant adverse impacts with regard to land use on the project site or within the study area, and no further analysis is warranted.

ZONING

The proposed action would result in an override of zoning only on the project site, through the implementation of the GPP as part of the proposed action. Similar to the effects discussed in terms of land use, the development restrictions that would be applied to the project site would be similar to the surrounding residential zoning context implemented through the FCURP. As implemented by the GPP, the proposed action would result in development that would mostly conform to R7-A zoning equivalency (4.0 floor area ratio), with a C2-4 commercial overlay zone (2.0 floor area ratio). R7-A zoning is a medium-density residential contextual district, similar to the R6 medium-density zoning in the study area. This zoning override, implemented by the proposed action as part of the GPP, would allow for the residential use, with commercial space, as described in Chapter 1, “Project Description,” and it also would include additional zoning-override specifications, including overrides, to allow for:

- Use of the Quality Housing Program;
- Up to 100 percent lot coverage, with no yards;
- Up to 95-foot streetwall height, with no setback;
- Parking for 35 percent of the dwelling units (and no parking required for senior-dedicated units), and in parking areas, as designed;
- Public sidewalks at the project site perimeter to be developed with street trees in 10-foot pits, at intervals of 25 feet, but with no planting strip; as well as,
- Permitted illuminated non-flashing signage.

Therefore, these proposed zoning overrides would result in the development on the project site, specifically pursuant to the GPP and Restrictive Declaration, as described in Chapter 1, “Project Description.” (Please refer to Appendix C, for additional information regarding the proposed zoning overrides, including the specifications of applicable Zoning Resolution parts.) Although the proposed

action, in effect, would result in a change to zoning on the project site, this change would not be incompatible with the surrounding zoning. Therefore, the proposed action would not result in significant adverse impacts related to zoning.

PUBLIC POLICY

The proposed action would be consistent with existing public policy governing the project site and surrounding area. Specifically, the proposed action would be consistent with public policy applicable to the project site and study area, as follows:

Urban Renewal Planning Areas

No changes to the FCURP are expected with or without the proposed action; rather, the FCURP would be fully implemented through the Gateway Estates development. Although the project site is located within the boundaries of the FCURA, the FCURP does not apply to the project site. Further, as the proposed action would not affect land use or zoning off-site, and there are no other proposed projects or policy actions under consideration for the project site and study area, the proposed action would not indirectly affect the applicability or implementation of the FCURP. The proposed action would be consistent with applicable Urban Renewal Planning Areas policy, and the project site would be developed in a manner that is consistent with recent public redevelopment initiatives implemented through the Gateway Estates development pursuant to the FCURP. Similar to the FCURP, the proposed action would provide social and economic benefits for the Spring Creek community, the Borough of Brooklyn, and the City as a whole. Specifically, 100 percent of the 1,169 units of new housing stock introduced with the proposed action would be targeted to affordability levels at or below 60 percent of the area median income (“AMI”), approximately matching the current incomes of neighborhood residents; 200 units would be set aside for senior citizens, as well as 20 percent would be designated for people with intellectual and developmental disabilities; and 10 percent of the units would be adapted to be fully accessible and move-in ready for persons with mobility, hearing or vision impairment.

Waterfront Revitalization Program

The project site is located within the delineated Coastal Zone, and so the consistency of the proposed action with New York State Department of State (“NYSDOS”) Coastal Management Program is determined through the Coastal Assessment Form (completed prior to the EIS as part of the SEQRA EAF). (Please see Appendix A). Further, the proposed action would be consistent with the Jamaica Bay Watershed Protection Plan, as described in Chapter 9, “Natural Resources.” Therefore, the proposed action would be consistent with applicable waterfront policy.

East New York Empire Zone

The Empire Zone program has been closed to new participants since 2010; however, current members may continue to apply for and receive benefits. The proposed action would not interfere with the tax incentives that are offered to businesses within the East New York Empire Zone, which comprises area outside of the FCURA, and primarily north of the study area. Therefore, the proposed action would be consistent with the East New York Empire Zone policy.

Housing New York

The proposed action would be consistent with *Built to Lead*, including the *\$10 Billion Affordable Housing Program*. Specifically, as described in Chapter 1, “Project Description,” the proposed action would introduce 1,169 units of affordable housing in the area known as East New York.

NYC Strategic Zones

The proposed action would be consistent with the goals of the NYC Strategic Zones regarding the installation and utilization of solar technology, as applicable to the area surrounding the project site. Specifically, as described in Chapter 1, “Project Description,” the buildings constructed as part of the proposed action would include alternative energy generation technology for on-site use, including solar panels as part of each building group, together with green roof technologies that may result in positive thermal effects, as well as stormwater management benefits. Therefore, the proposed action would be consistent with the NYC Strategic Zone policy.

MillionTreesNYC

The proposed action would add street trees along the sidewalks surrounding the project site, to the standards of NYCDPR and New York City Department of Transportation (“NYCDOT”). Therefore, the proposed action would be consistent with *MillionTreesNYC* policy.

PlaNYC 2030: A Greener, Greater New York

The proposed action would comply with the goals of *PlaNYC* in terms of land use, open space, water quality, transportation, air, energy, natural resources, and solid waste.

As stated in the *CEQR Technical Manual*, a project is generally considered consistent with *PlaNYC*’s goals if it includes one or more of the following elements:

- land use, by pursuing transit-oriented development, upgrading current housing, and developing underused areas;

- open space, by completing underdeveloped destination parks and planting trees and other vegetation;
- water quality, by improving wastewater treatment plants, protecting wetlands, and complying with the Sustainable Stormwater Management Plan;
- transportation, by promoting alternate modes of transportation and managing roads more efficiently;
- air, by using alternative fuel vehicles and cleaner-burning heating fuels;
- energy, by using renewable energy instead of fossil fuels and improving energy efficiency in buildings;
- natural resources, by planting trees, protecting wetlands, and creating open space; and,
- solid waste, by promoting waste prevention opportunities, increasing the reuse of materials, and improving the convenience of recycling.

As described in Chapter 1, “Project Description,” the purpose of the proposed action is to provide needed affordable housing through the development of a property that is substantially under-developed and served by transit. The proposed action would include the development of publicly accessible open space, Schroeders Walk, on Parcel B, which would be landscaped with trees and vegetation. Further, the proposed action would include alternative energy infrastructure to serve each of the building groups that would be constructed as part of the proposed action; as described in Chapter 1, the buildings constructed would include solar panels and/or wind turbines as part of each building group, together with green roof technologies that may result in positive thermal effects, as well as stormwater management benefits. Therefore, the proposed action would be consistent with *PlaNYC* policy.

OneNYC

The proposed action would comply with the visions of *OneNYC* and would be consistent with its goals. Specifically, the proposed action would be consistent with the vision of creating a growing and thriving city by creating affordable housing, and through its contribution to the development of vibrant neighborhoods. In addition, the proposed action would introduce energy-efficient buildings, which would also include solar panels and/or wind turbines as part of each building group, together with green roof technologies that may result in positive thermal effects, as well as stormwater management benefits. Finally, the proposed action would be consistent with City goals related to GHG emissions, as discussed in Chapter 16, “Greenhouse Gas Emissions.” Therefore, the proposed action would be consistent with *OneNYC* policy.