



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, AICP, *Director*
Department of City Planning

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APR - 3 2012

BY COMMUNITY BOARD 8

CITY ENVIRONMENTAL QUALITY REVIEW

March 22, 2012

To: Gail Benjamin, City Council, Land Use Review Division
Staten Island, Brooklyn, Bronx, Queens and Manhattan Borough Presidents
Staten Island, Community District 1, 2, and 3; Brooklyn, Community Districts 1, 2, 5, 6,
7, 10, 11, 15, and 18; Queens, Community Districts 1-8, and 10-13; Bronx, Community
Districts 1-12; and Manhattan, Community Districts 1-4, and 6-12

Re: **Revised Waterfront Revitalization Program**
CEQR No. 12DCP123Y
ULURP No. N120213NPY
Staten Island, Community District 1, 2, and 3; Brooklyn, Community Districts 1, 2, 5, 6,
7, 10, 11, 15, and 18; Queens, Community Districts 1-8, and 10-13; Bronx, Community
Districts 1-12; and Manhattan, Community Districts 1-4, and 6-12
SEQR Classification: Type I

NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Jonathan Keller at the Environmental Assessment and Review Division at (212) 720-3419.

Please use the CEQR reference number on all correspondences related to this application.

Celeste Evans

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
cevens@planning.nyc.gov



CITY PLANNING COMMISSION
CITY OF NEW YORK

OFFICE OF THE CHAIR

NEGATIVE DECLARATION

Project Identification

CEQR No. 12DCP123Y
ULURP Nos. N120213NPY
SEQRA Classification: Type I

Lead Agency

City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Robert Dobruskin
(212) 720-3423

Name, Description and Location of Proposal:

Revised Waterfront Revitalization Program

The New York City Department of City Planning (DCP) is proposing to revise the Waterfront Revitalization Program (WRP) pursuant to New York City Charter section 197-a. The proposed action would facilitate the revision of the Waterfront Revitalization Program as called for in *Vision 2020*, the City's comprehensive waterfront plan. This proposal seeks to promote the economic, ecological, and recreational vitality of New York City's waterfronts while concurrently ensuring consistency with federal, state, and local policies. The WRP is applicable to all land and water that falls within New York City's Coastal Zone Boundary (CZB). The Coastal Zone encompasses all city waterways extending to the Westchester County, Nassau County, and New Jersey boundaries, as well as the three-mile territorial limit in the Atlantic Ocean. In developed upland areas, the Coastal Zone extends to the nearest mapped street at least 300 feet landward of the Median High Tide Line, while in undeveloped upland areas it stretches to the legally mapped street nearest to the first man-made physical barrier. City Island, Broad Channel, and the Rockaway Peninsula are included within the Coastal Zone Boundary in their entirety.

Through revising the WRP, DCP is proposing to update the Coastal Zone Boundary to reflect the most current Flood Zones as designated by FEMA Flood Rate Insurance Maps. Projects located within the Coastal Zone seeking discretionary actions will be required to assess their consistency with the WRP. This only applies to projects where discretionary action is already required, this would not add a new burdensome review, nor would it induce any new as-of-right development. Other components of the proposed action include:

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3321
FAX (212) 720-3495
c_evans@planning.nyc.gov

Negative Declaration

1. Projects located within one block of a Significant Maritime and Industrial Area (SMIA) would be required to consider means to maximize the compatibility of new residential development with existing maritime and industrial uses.
2. Industrial projects, regardless of location inside or outside of an SMIA, would be required to consider the health and well-being of surrounding communities, businesses, local workers, and natural resources.
3. The policy on non-maritime development in SMIA's has been clarified to strengthen the prioritization of water-dependent uses while allowing for a mix of uses to spur reinvestment when appropriate.
4. Projects located within the proposed Arthur Kill Ecologically Sensitive Maritime and Industrial Area would be required to consider means to encourage a harmonious relationship between working waterfront uses, compatible upland development, and natural resources.
5. Proposed access facilities for in-water recreation would be evaluated based on a set of criteria on what types of sites are safe and suitable.
6. Designs of piers and bulkheads would be required to consider means to accommodate a range of vessel types.
7. Projects would be required to assess their vulnerabilities to and impacts of sea level rise, coastal flooding, and storm surge over their lifespan as projected by the City's climate change projections. Projects would then be required to consider incorporating techniques to address risks identified.
8. Project would be required to examine the unenclosed storage of industrial materials may pose public-health risks in the event of flooding or storm surge and consider the use of best practices to ensure the safety of workers and residents of adjacent neighborhoods.
9. Projects involving new public access areas would be required to consider a set of design principles for waterfront public spaces.
10. Waterfront developments that are publicly funded or on publicly owned land would be required to provide public waterfront access where safe and feasible.

In addition, the maps to which many of the policies refer have been updated with clearer boundary delineation, to reflect changes in conditions, and to account for the variation within the Coastal Zone. Two new area designations, the Priority Marine Activity Zones (PMAZ) and the Recognized Ecological Complexes (REC), have been mapped and specific policies have been created that are tailored to specific conditions within those areas. Under the revised policies, projects within those would be required to consider shoreline designs that would allow for vessel berthing or tie-up. RECs are sites identified by local and regional restoration plans as target restoration sites. Under the revised policies, projects within RECs would be required to consider strategies to promote ecological remediation and restoration.

These policies are not a significant departure from what was previously required, but is a rather a more detailed and finely-grained set of policies to reflect the varied conditions, uses, and goals for the city's Coastal Zone. This assessment of consistency is integrated into other review procedures depending on the type of project. For instance, for projects requiring a local discretionary action, the

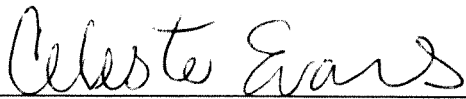
WRP consistency assessment is integrated into the City Environmental Quality Review procedures. Accordingly, the revised version would not place a new burden on existing discretionary review procedures. These revisions would not induce any new development, nor would they affect the type, amount, or location of future development.

Statement of No Significant Effect:

The Environmental Assessment and Review Division of the Department of City Planning, on behalf of the City Planning Commission, has completed its technical review of the Environmental Assessment Statement, dated March 14, 2012, prepared in connection with the ULURP Application (No. N120213NPY). The City Planning Commission has determined that the proposed action will have no significant effect on the quality of the environment.

The above determination is based on an environmental assessment which finds that no significant effects on the environment which would require an Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the Environmental Conservation Law 6NYCRR part 617.

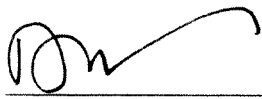
Should you have any questions pertaining to this Negative Declaration, you may contact Jonathan Keller at (212) 720-3419.



Celeste Evans, Deputy Director
Environmental Assessment & Review Division
Department of City Planning

Date:

3/23/12



Amanda M. Burden, FAICP, Chair
City Planning Commission

Date:

3/26/12



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MAR 28 2012

BY COMMUNITY BOARD 8

NOTICE OF THRESHOLD DETERMINATION

**Pursuant to the Rules for Processing of Plans
Pursuant to Charter Section 197-a**

APPLICATION # N120213NPY

CEQR # 12DCP123Y

(Please use this number on all correspondence concerning this application.)

DESCRIPTION

The Department of City Planning has submitted proposed revisions to the New York City Waterfront Revitalization Program (WRP) for consideration under the rules for the processing of plans pursuant to Charter Section 197-a. The plan and application can be accessed at the following link: <http://www.nyc.gov/wrp>.

On March 26, 2012 the City Planning Commission determined that the above listed application meets the threshold standards for form, content, and consistency with sound planning policy required by the rules for processing 197-a plans. An environmental assessment of the application has been completed, with a determination that it would have no significant effect on the environment.

With completion of the threshold determination and environmental assessment, the proposed plan is now ready for review by affected community boards, Borough Presidents and borough boards in accordance with Article 6 of the rules. **The period for the Community Boards' review begins on April 3, 2012 and any comments or recommendations must be transmitted to the City Planning Commission by June 4, 2012.** The City Planning Commission will review the plan after the community and borough level review has been completed. Should you require a hard copy, please contact the *Sponsor's Representative* at the address below.

COMMUNITY DISTRICT NO: Citywide

BOROUGH: Citywide

SPONSOR OF PLAN

SPONSOR'S REPRESENTATIVE

NYC Department of City Planning

Michael Marrella, Director
Waterfront Planning & Open Space Division
Department of City Planning

**QUESTIONS ABOUT THE APPLICATION SHOULD BE
ADDRESSED TO THE FOLLOWING DCP OFFICE**

AT: Michael Marrella, Director
Waterfront & Open Space Planning Division
22 Reade Street, Room 6E
New York, New York 10007
(212) 720-3525
E-Mail: mmarrel@planning.nyc.gov

c: City Council/ Land Use Committee



Land Use Review Application

Department of City Planning
CITY OF NEW YORK

New York, NY 10007-1216

Received by Central Intake on March 14, 2012

RECEIVED

MAR 28 2012

BY COMMUNITY BOARD 8

City Planning will assign and stamp reference numbers here



N120213NPY

APPLICATION NUMBER

Department of City Planning

1. APPLICANT AND APPLICANT'S REPRESENTATIVES

APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION) *
22 Reade St.

MICHAEL MARRELLA, AICP
DIRECTOR OF WATERFRONT AND OPEN SPACE PLANNING

STREET ADDRESS

| | | |
|-----------------|-----------------|--------------|
| New York | NY | 10007 |
| CITY | STATE | ZIP |
| 212 | 720-3626 | |
| AREA CODE | TELEPHONE # | FAX# |

NYC DEPT OF CITY PLANNING
22 READE STREET, 6th FLOOR • NEW YORK, NY 10007
t 212.720.3626 • f 212.720.3490
MMARRELLA@PLANNING.NYC.GOV

* List additional applicants below:

| | | |
|-----------|-------------|------|
| AREA CODE | TELEPHONE # | FAX# |
|-----------|-------------|------|

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)

CO-APPLICANT (COMPANY/AGENCY OR OTHER ORGANIZATION)
ADDITIONAL APPLICANT REPRESENTATIVE:

| | | |
|--|-------------|-------|
| NAME AND PROFESSIONAL AFFILIATION (ATTORNEY/ARCHITECT/ENGINEER ETC.) | TELEPHONE # | FAX # |
|--|-------------|-------|

N/A see attached map of Coastal Zone

Revised Waterfront Revitalization Program

STREET ADDRESS

PROJECT NAME (IF ANY)

DESCRIPTION OF PROPERTY BY BOUNDING STREETS OR CROSS STREETS

| | |
|--|-----------------------------|
| EXISTING ZONING DISTRICT (INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY) | ZONING SECTIONAL MAP NO(S). |
|--|-----------------------------|

| | | |
|--------------------------|---------|-------------|
| TAX BLOCK AND LOT NUMBER | BOROUGH | COMM. DIST. |
|--------------------------|---------|-------------|

URBAN RENEWAL AREA, HISTORIC DISTRICT OR OTHER DESIGNATED AREA (IF ANY)

IS SITE A NEW YORK CITY OR OTHER LANDMARK? NO YES IF YES, IDENTIFY _____

2. SITE DATA

(If the site contains more than one property complete the "LR Item 2. Site Data Attachment Sheet.")

3. DESCRIPTION OF PROPOSAL

(If the entire project description does not fit in this space, enter "see attached description" below and submit description on a separate sheet, identified as "LR item 3. Description of Proposal")

4. ACTIONS REQUESTED AND FEES

(Check appropriate action(s) and attach supplemental form)

* No supplemental form required

- CHANGE IN CITY MAP.....MM \$ _____
- ZONING MAP AMENDMENT.....ZM \$ _____
- ZONING TEXT AMENDMENT..... ZR \$ _____
- ZONING SPECIAL PERMIT.....ZS \$ _____
- ZONING AUTHORIZATION.....ZA \$ _____
- ZONING CERTIFICATION.....ZC \$ _____
- PUBLIC FACILITY, SEL./ACQ.....PF \$ _____
- DISPOSITION OF REAL PROP.....PD \$ _____
- URBAN DEVELOP+T ACTION.....HA \$ _____
- URBAN RENEWAL PROJECT.....* \$ _____
- HOUSING PLAN & PROJECT.....* \$ _____
- FRANCHISE.....* \$ _____
- REVOCABLE CONSENT.....* \$ _____
- CONCESSION.....* \$ _____
- LANDFILL.....* \$ _____
- OTHER (Describe)
197-a Plan \$ _____

- MODIFICATION \$ _____
 - FOLLOW-UP \$ _____
APPLICATION NO. _____
 - RENEWAL \$ _____
APPLICATION NO. _____
 - OTHER \$ _____
SPECIFY _____
- TOTAL FEE (For all actions) \$ _____**

Make Check or Money Order payable to Department of City Planning.

If fee exemption is claimed check box below and explain

Has pre-application meeting been held? NO YES

If yes

DCP Office/Representative _____

Date of meeting _____



12 DCP 123Y

5. ENVIRONMENTAL REVIEW

CITY ENVIRONMENTAL QUALITY REVIEW (CEQR) (CITY OF NEW YORK)

LEAD AGENCY Department of City Planning

Received by Central Intake on March 13, 2012

TYPE OF CEQR ACTION:

- TYPE II, TYPE I, UNLISTED (checked) with checkboxes and labels for Type II category, Has EAS been filed, and Date EAS filed.

Has CEQR determination been made? Yes No (checked)

If yes, what was determination? Negative Declaration, CND, Positive Declaration. Date determination made: (Attach Copy)

If Positive Declaration, has PDEIS been filed?

Has Notice of Completion (NOC) for DEIS been issued? If yes, attach copy.

If PDEIS has not been filed, has final scope been issued? If yes, date issued:

6. COASTAL ZONE MANAGEMENT

IS SITE IN STATE DESIGNATED COASTAL ZONE MANAGEMENT (CZM)? AREA? No Yes (checked)

7. RELATED ACTIONS BY CITY PLANNING

LIST ALL CURRENT OR PRIOR CITY PLANNING COMMISSION ACTIONS RELATED TO SITE:

Table with 4 columns: APPLICATION NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE. Row 1: N970702NPY, The New Waterfront Revitalization Program, 34, 9/8/1999

8. RELATED ACTIONS BY OTHER AGENCIES

LIST ALL OTHER CURRENT OR PRIOR CITY, STATE OR FEDERAL ACTIONS RELATED TO APPLICATION:

Table with 4 columns: REFERENCE NO., DESCRIPTION/ DISPOSITION/STATUS, CAL. NO., DATE

9. FUTURE ACTIONS REQUIRED

LIST ALL FUTURE CITY, STATE OR FEDERAL ACTIONS REQUIRED TO IMPLEMENT THE PROPOSED ACTION:

Approval by New York State Secretary of State and United States Secretary of Commerce

10. APPLICANT (Attach authorizing resolution(s), if applicable)

Michael Marrella NAME AND TITLE OF APPLICANT OR AUTHORIZED REPRESENTATIVE

Handwritten signature: Michael Marrella, DATE: 3/14/12

Department of City Planning APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION (IF ANY)

11. CO-APPLICANTS

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

(Attach authorizing resolution(s), if applicable)

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

NAME AND TITLE OF CO-APPLICANT OR AUTHORIZED REPRESENTATIVE SIGNATURE OF CO-APPLICANT DATE

CO-APPLICANT'S COMPANY/AGENCY OR OTHER ORGANIZATION

STREET ADDRESS CITY STATE ZIP TEL.NO. FAX

ADMINISTRATIVE CODE

ANY PERSON WHO SHALL KNOWINGLY MAKE A FALSE REPRESENTATION ON OR WHO SHALL KNOWINGLY FALSIFY OR CAUSE TO BE FALSIFIED ANY FORM, MAP, REPORT OR OTHER DOCUMENT SUBMITTED IN CONNECTION WITH THIS APPLICATION SHALL BE GUILTY OF AN OFFENSE PUNISHABLE BY FINE OR IMPRISONMENT OR BOTH, PURSUANT TO SECTION 10-154 OF THE CITY OF NEW YORK ADMINISTRATIVE CODE.

NOTICE

THIS APPLICATION WILL BE DEEMED PRELIMINARY UNTIL IT IS CERTIFIED AS COMPLETE BY THE DEPARTMENT OF CITY PLANNING OR THE CITY PLANNING COMMISSION. ADDITIONAL INFORMATION MAY BE REQUESTED OF THE APPLICANT BY THE DEPARTMENT OF CITY PLANNING.



N120213NPY

Received by Central Intake on March 14, 2012



ATTACHMENT A

Revisions to the New York City Waterfront Revitalization Program Project Description

Background

New York City's Waterfront Revitalization Program (WRP) is a regulatory review tool that guides agency reviews of projects proposed within the city's Coastal Zone to ensure that projects promote the economic, ecological, and recreational vitality of New York's waterfront. When a local, state or federal governmental discretionary action is required on a proposed project within the city's Coastal Zone, the project must be consistent with the policies and the intent of the WRP before it can move forward. Doing so helps to ensure that New York can derive the greatest benefit from waterfront development while minimizing conflicts. Examples of projects that would require WRP review include rezonings, disposition of city-owned land, pier or bulkhead construction, dredging projects, or the use of federal funding. Projects that don't require WRP review include those that require no discretionary action, such as building permits.

In its current form, updated in 2002, the WRP consists of 10 policy areas: (1) Residential and Commercial Redevelopment; (2) Maritime and Industrial Development; (3) Use of the Waterways; (4) Ecological Resources; (5) Water Quality; (6) Flooding and Erosion; (7) Solid and Hazardous Waste; (8) Public Access; (9) Visual Quality; and (10) Historic, Archeological and Cultural Resources.

WRP Revisions

In early 2011, the Department of City Planning issued a new comprehensive waterfront plan, entitled *Vision 2020*, which lays out a ten-year blueprint for the future of the city's waterfront. Accordingly, the Department of City Planning is proposing a number of revisions to the WRP regulatory policies in order to advance the goals and priorities of *Vision 2020*. For instance, the new WRP will encourage the development of maritime industry while ensuring the protection of the environment, promote recreation both at the shoreline and in the water itself, provide design principles that consider the effects of climate change and sea level rise, and foster the preservation and restoration of ecologically significant sites.

Among the most notable changes to the WRP:

- Require projects to examine the risks associated with climate change based on sea level rise projections, and encourage applicants to take measures to minimize these risks through design strategies that will enhance their ability to withstand and quickly recover from weather related events. These measures may include such strategies as elevating or waterproofing the lowest floor of potentially vulnerable buildings and choosing salt-water tolerant plants for parks that may face temporary inundation in the event of a storm surge.
- To promote industrial development in concert with ecological preservation along the West Shore of Staten Island, create and map a new designation to be called the Ecologically Significant

Maritime and Industrial Area (ESMIA). This area of Staten Island is uniquely positioned with vast wetlands and other natural features, and includes many large undeveloped parcels with close proximity to the Port, and access to highways and freight rail lines.

- Identify smaller sites of ecological significance throughout the five boroughs and promote their restoration by designating and mapping a new category to be called Recognized Ecological Complexes.
- In order to strengthen water-dependent industries and maritime support services, prioritize economically-viable maritime uses over other uses, and encourage maintenance and/or development of the bulkhead infrastructure for future maritime use.
- Promote in-water recreation by including in the WRP criteria for safe and suitable locations for human-powered boat launches.
- Create and map a new designation to be called the Priority Marine Activity Zone to promote the maintenance of necessary shoreline infrastructure for waterborne transportation such as piers for ferry landings. Priority Marine Activity Zones are located throughout the five boroughs and their designation would help streamline the permitting process for such infrastructure.
- Promote the designs of piers and bulkheads to accommodate a range of vessel types from kayaks to tug boats to historic tall ships.
- Require projects to examine the storage of materials that may pose public-health risks in the event of flooding or storm surge and promote best practices to ensure the safety of workers and residents of adjacent neighborhoods.
- Include design best practices in waterfront public spaces by requiring that projects be reviewed against design principles.
- Encourage all waterfront developments that are publicly funded or on publicly owned land to provide public waterfront access where safe and feasible.

The full text of the revised Waterfront Revitalization Program is available for download at www.nyc.gov/wrp.

Process for Adoption

As in 1999 and 1982, the revised WRP will be adopted in accordance with the procedures set forth in Section 197-a of the City Charter. As provided by the Rules of the City of New York, Title 62, Chapter 6, (*Rules for the Processing of Plans Pursuant to Charter Section 197-a*), within 30 days after presentation by Departmental staff, the City Planning Commission shall determine whether the plan is of appropriate form and sufficient content, and whether it is in accordance with sound planning policy. When the Commission has determined that the proposed plan is of appropriate form and content and is in accordance with sound planning policy,, the revised WRP will be distributed simultaneously to every Community Board within the city's Coastal Zone, each Borough Board and each Borough President, each of which shall conduct a public hearing on the plan and shall transmit a written recommendation on the proposed plan to the Commission. Within 60 days of the completion of the Community Boards, Borough Boards and Borough Presidents, the Commission shall hold a public hearing and vote on a resolution to approve, approve with modification or disapprove. The City Planning Commission resolution of approval shall be thereafter transmitted to the City Council for their subsequent review and approval. Where adopted by the City Council, the WRP shall be an approved 197-a plan. As

required by state and federal legislation, the WRP must be subsequently approved by NY State Dept. of State for incorporation in the State's Coastal Management Plan. Thereafter the US Dept. of Commerce must concur with the State's request to incorporate the WRP in order for it to be effective with respect to Federal activities.

ATTACHMENT B

Revisions to the New York City Waterfront Revitalization Program Conformance with Threshold Standards for 197-a Plans

Rules of the City of New York, Title 62, Chapter 6, Article 3, *Rules for the Processing of Plans Pursuant to Charter Section 197-a*, sets forth that the City Planning Commission must determine, in accordance with the standards set forth in Article 4, whether a proposed plan is of appropriate form and sufficient content and in accordance with sound planning policy before the plan is distributed to the affected Community Boards, Borough Boards and Borough Presidents for review. This attachment serves as recommendation to the Commission that the proposed plan appears to meet the standards for form and content and for consistency with sound planning as set forth in Article 4.

Section 4.010: Form and Content Standards

- a. *A plan may take the form of a comprehensive or master plan for a neighborhood, community district, borough or other broad geographic area of the city. Such a plan would combine elements related to housing, industrial and commercial uses, transportation, land use regulation, open space, recreation, community facilities and other infrastructure and service improvements which promote the orderly growth, improvement and future development of the community, borough or city.*

The New York City Waterfront Revitalization Program (WRP) is not a comprehensive or master plan. It is a Coastal Zone Management regulatory review tool that guides agency reviews of projects proposed within the city's Coastal Zone to ensure that they balance numerous interests for the waterfront, including natural resource preservation, economic development and public recreation. The revisions to the WRP will advance the long-term sustainability goals and other priorities of *Vision 2020*, the *New York City Comprehensive Waterfront Plan*, released last year. *Vision 2020* is a 10-year framework for the future of the city's waterfront and waterways. It presents eight overarching goals: (1) Expand public access; (2) Enliven the waterfront; (3) Support economic development; (4) Improve water quality; (5) Restore the natural waterfront; (6) Enhance the waterways themselves—the Blue Network; (7) Improve government oversight; and (8) Increase climate resilience. The revisions to the WRP will advance all eight goals.

- b. *A plan may take the form of a targeted plan which considers one or a small number of elements of neighborhood, community district, borough or citywide problems or needs. Such a plan shall have as its focus issues that are related to the use, development and improvement of land within the sponsor's geographic jurisdiction and may give consideration to the provision of various city services necessary to support orderly growth, development and improvement of that area.*

Through individual project review and guidance, the WRP aims to promote the sustainable use, development, and improvement of the coastal land and waterways in all five boroughs. The WRP sets forth policies and a process for assessing the consistency of proposed projects with those policies. The ten WRP policies address issues relating to (1) Residential and Commercial Redevelopment; (2) Maritime and Industrial Development; (3) Use of the Waterways; (4) Ecological Resources; (5) Water

Quality; (6) Flooding and Erosion; (7) Solid and Hazardous Waste; (8) Public Access; (9) Visual Quality; and (10) Historic, Archeological and Cultural Resources. These ten policy areas are remaining the same in the revised version.

- c. *A plan shall not be limited to a single zoning lot or a specific parcel in private ownership. A plan shall cover an identifiable, cohesive geographic area or neighborhood.*

As delineated on sectional maps in Part III of the document, the WRP is applicable within a defined coastal zone boundary encompassing multiple parcels in public and private ownership. Pursuant to Federal statute, the boundary encompasses all land and water within which activities are likely to have of a direct and significant impact on coastal waters. The coastal zone boundary extends waterward to the Westchester, and Nassau County and New Jersey boundaries, and as well as to the three-mile territorial limit in the Atlantic. The boundary extends landward to encompass all coastal features, though excludes all properties owned by the Federal Government. As part of the revisions to the WRP, the Coastal Zone boundary is being updated to include the latest FEMA flood zones as well as changes in land ownership.

- d. *Plans shall be presented in clear language and coherent form with elements, chapters or sections that are organized in logical sequence.*

The revised WRP is presented in three parts: (1) an introduction explaining the program, its regulatory and planning context, and the consistency determination process; (2) the WRP policies; and (3) all associated maps, which includes the Special Natural Waterfront Areas, Significant Maritime and Industrial Areas, Arthur Kill Ecologically Sensitive Maritime and Industrial Area, Priority Marine Activity Zones, Recognized Ecological Complexes, and Coastal Zone Boundary.

- e. *Plans shall state their goals, objectives or purposes clearly and succinctly. Policy statements or recommendations shall contain documentation and explanation of the data, analysis or rationale underlying each. Plans shall demonstrate a serious attempt to analyze and propose policies that address the problems they identify.*

The program's goals and objectives are clearly and succinctly stated in the form of ten principal policies and related policy standards. An introduction to each policy provides the underlying rationale and refers to the conditions and issues the policy is intended to address. Detailed analysis of these issues and policies is contained in *Vision 2020: the New York City Comprehensive Waterfront Plan*.

- f. *A plan shall contain, as appropriate, inventories or description and analysis of existing conditions, problems or needs; projections of future conditions, problems or needs; and recommended goals and strategies to address those conditions, problems or needs. The level of detail and analysis shall be appropriate to the goals and recommendations presented in the plan. The information and analysis relied upon to support its recommendations shall be sufficiently identified so that when the plan is later under review, the accuracy and validity of the information and analysis may be understood. Supporting information may be contained in the form of narrative, maps, charts, tables, technical appendices or the like.*

Vision 2020: the New York City Comprehensive Waterfront Plan provides, for each goal (see above), a description and analysis of existing conditions, current challenges, and trends. The plan's recommended strategies are based upon this analysis. The plan provides relevant supporting information for each goal, including maps, charts, tables, and appendices. The goals and strategies of *Vision 2020* are the basis for the revisions to the WRP.

- g. Plans shall be accompanied by documentation of the public participation in their formulation and preparation, such as workshops, hearings or technical advisory committees.*

The revisions to the Waterfront Revitalization Program (WRP) are based upon *Vision 2020: the New York City Comprehensive Waterfront Plan* released by the Dept. of City Planning in 2011. The process for developing and completing *Vision 2020* offered many opportunities for public input. From March to October 2010 the Department held a total of three public meetings and six workshops, including one in each borough. In addition, public input was solicited through regular emails and through the Department's website. The plan was also prepared in consultation with a Waterfront Planning Advisory Board whose members represented city, state, and federal agencies, public officials and civic organizations with interests in natural resources, maritime and industrial uses, environmental justice, water recreation, and economic development. This board met regularly throughout the planning process for *Vision 2020*. Following the completion of *Vision 2020*, a Technical Advisory Board was formed with many of the same members and all of the same groups represented to consult on the revisions to the Waterfront Revitalization Program. This group met regularly from June 2011 to January 2012.

Prior to filing these revisions as a 197-a plan, the Department of City Planning sent notice to the Chairs and District Managers of all Community Boards in the Coastal Zone. Staff met with interested representatives from the Community Boards over the course of December 2011 and January 2012.

Section 4.020: Sound Planning Policy Standards

- a. All plans, no matter what their form and content, shall include discussion of their long-range consequences, their impact on economic and housing opportunity for all persons (particularly those of low and moderate income), their provision of future growth and development opportunities, their ability to improve the physical environment and their effect on the fair geographic distribution of city facilities. In determining whether a proposed plan contains sufficient discussion of these issues, the Commission shall not evaluate the merits of the plan.*

The WRP policies themselves, and the planning documents on which they are based, take into consideration their long-term effects on the economy and housing opportunities, the physical and natural environment, and the ability to site public facilities in a fair and appropriate manner. By defining areas most suitable for certain uses or protections, and by prioritizing the policies accordingly, the WRP seeks to achieve a balanced mix of development opportunities, physical improvement and public benefits along New York City's waterfront. As revised, the WRP policies will include consideration of how climate change and sea level rise will increase flood risks within the Coastal Zone, and promote resilient design measures to reduce those long-range risks.

- b. *A plan shall set forth goals, objectives, purposes, policies or recommendations that are within the legal authority of the city to undertake.*

Adoption of a local Waterfront Revitalization Program is authorized under the New York State Waterfront Revitalization and Coastal Resources Act of 1981 (Executive Law, Article 42).

- c. *A plan which considers issues which are under the jurisdiction of specific city or state agencies shall contain evidence that such agencies have been consulted and shall disclose any comments of such agencies.*

The New York State Department of State, which administers the state's Coastal Zone Management program, was consulted throughout the development of the revised WRP. Several City agencies, including the Mayor's Office of Long Term Planning and Sustainability, the Economic Development Corporation, the Department of Parks & Recreation, and the Department of Environmental Protection, served on the Technical Advisory Board that met regularly from June 2011 to January 2012 and provided input and edits throughout the process. This board also included state and federal agencies, including the New York State Department of Environmental Conservation, the U.S. Army Corps of Engineers, and the Port Authority of New York and New Jersey. On Jan. 6, 2012, the Department sent a draft version of the revised WRP to all affected agencies. This circulation included the agencies listed above, as well as the Office of Emergency Management, Housing Preservation and Development, Mayors Office of Environmental Coordination, New York City Housing Authority, Department of Sanitation, Department of Transportation, and Landmarks Preservation Commission. In addition, Brooklyn Navy Yard, Hudson River Park Trust, Brooklyn Bridge Park Trust and the Trust for Governors Island were consulted on special area designations within their respective geographies. This proposed 197-a plan reflects the comments from all agencies listed above.

- d. *A plan shall show consideration of its relationship to applicable policy documents including the Ten-Year Capital Strategy, the Zoning and Planning Report, the borough and mayoral Strategic Policy Statements and any 197-a plan of a neighboring or superior jurisdiction.*

The revised policies of the WRP are consistent with and will advance the goals of all the following recent plans related to waterfront development:

- *Vision 2020*, the city's ten-year comprehensive waterfront plan, is the culmination of a year-long, participatory planning process. Comprised of a set of eight broad goals, *Vision 2020* aims to expand the economic, ecological, and recreational vitality of the city's 520 miles of coastline. As recommended in *Vision 2020*, the revised WRP will address environmental justice concerns through clarifying review procedures, strengthen the prioritization of water-dependent uses within the designated Significant Maritime and Industrial Areas, and promote the restoration of additional sites of ecological importance.
- *PlaNYC 2030*, New York City's long-term sustainability plan, aims to prepare the city for a projected million new residents by 2030, while mitigating climate change through reducing greenhouse gas emissions and increasing city's resilience to the effects of climate change and sea

level rise. As recommended in PlaNYC, the revised WRP will include consideration of climate change and sea level rise in the review of a project's potential flood risks.

- The *NYC Green Infrastructure Plan* aims to improve the city's water quality by integrating green infrastructure, such as swales and green roofs, and cost-effective grey infrastructure, such as more traditional wastewater treatment plants. These strategies are all reflected in revisions to the WRP policies on water quality.
- The 1993 Waterfront Zoning Text requires new waterfront properties to build and maintain public waterfront access when practicable, while a 2009 update incorporated design principles that are sensitive to the city's diverse waterfront settings. The revised WRP includes a set of design principles for public waterfront spaces that are based on the 2009 text amendment.
- The *Maritime Support Service Location Study* researched the tug and barge and ship repair/dry-dock industries in order to make sure their needs are met and to protect their vital functions to the local and regional economies. The revised WRP promotes the development of "maritime hubs," a direct recommendation from the study.
- The *Hudson-Raritan Estuary Comprehensive Restoration Plan*—developed in collaboration with Federal, State, municipal, non-governmental organizations, and other regional stakeholders—lays out a comprehensive ecosystem restoration strategy for the New York/New Jersey Harbor. The revised WRP incorporates the *Comprehensive Restoration Plan's* goals and objectives in the natural resources policy. In addition, the sites identified in the *Comprehensive Restoration Plan* as priorities for restoration were the basis of the mapping of Recognized Ecological Complexes.

Conclusion

The Department of City Planning recommends that the City Planning Commission determine that the proposed 197-a plan for a revised Waterfront Revitalization Program is in conformance with the threshold standards for form, content, and sound planning policy as set forth in Article 4 of the *Rules for the Processing of Plans Pursuant to Charter Section 197-a*.

Coastal Zone Boundary

DRAFT

Coastal Zone - Land (Existing)

Coastal Zone - Water (Existing)

Coastal Zone Boundary (Proposed Additions)

Affected Community District

