

Memorandum

Date: June 10, 2016
From: Jennifer Maldonado, Executive Director, New York City Educational Construction Fund
Re: **Draft Scope of Work for ECF East 96th Street Project**

The New York City Educational Construction Fund (ECF) has issued the Draft Scope of Work for the Draft Environmental Impact Statement (DEIS) for the ECF East 96th Street Project. Below is a link to the draft scope of work, which provides a detailed description of the proposed project. The draft scope also provides the date, time, and location for the public scoping meeting.

Enclosed, please find the notice of positive declaration and intent to prepare a draft environmental impact statement, and lead agency declaration. To review the draft scope of work and submit comments, please visit the ECF website at: <http://schools.nyc.gov/community/facilities/ecf.htm>.

**NOTICE OF POSITIVE DECLARATION,
INTENT TO PREPARE A DRAFT ENVIRONMENTAL IMPACT STATEMENT,
LEAD AGENCY DECLARATION,
DRAFT SCOPE OF WORK, AND PUBLIC MEETINGS**

**Project: ECF East 96th Street
June 10, 2016**

In accordance with the State Environmental Quality Review Act (SEQRA) (Section 8-0113, Article 8 of the Environmental Conservation Law) as set forth in 6NYCRR Part 617, the City Environmental Quality Review (CEQR) process, as set forth in 62 RCNY Chapter 5 and Executive Order 91 of 1977 and its amendments, the New York City Educational Construction Fund (ECF) is hereby issuing a Notice of Intent to Prepare a Draft Environmental Impact Statement (DEIS), a Lead Agency Determination, a Draft Scope of Work for a DEIS, and a notice for a public meeting to take comments on the Draft Scope of Work for the ECF East 96th Street Project.

Public Meeting A public meeting is scheduled to be held at the Park East High School to receive oral and written comments on the Draft Scope of Work for the DEIS. This meeting will be held on Wednesday, June 29, 2016, at 5:30 PM, 230 East 105th Street, New York, NY 10029.

Written comments on the Draft Scope of Work will be accepted until Monday, July 11, 2016, and a Final Scope of Work, incorporating changes based on relevant comments received, will be issued. Responses to comments given during the formal meeting and written comments received will be provided as part of the Final Scope of Work. The draft scope of work is available on the ECF website at: <http://schools.nyc.gov/community/facilities/ecf.htm>. Additional hard copies are available upon request.

Program Description

The co-applicants, the New York City Educational Construction Fund (ECF) and AvalonBay Communities, Inc. (AvalonBay), are seeking a rezoning and other actions to allow the construction of a mixed-use building, a replacement facility for the existing School of Cooperative Technical Education, a new facility for the relocation of two existing neighborhood public high schools, and relocation of an existing jointly-operated playground on Block 1668, Lot 1, in the East Harlem neighborhood of Manhattan. The proposed project involves the construction of a mixed-use tower on Second Avenue containing a 135,000-gross square foot (gsf) public technical school—a replacement facility for the existing SCTE on the project site—as well as approximately 25,000 gsf of retail space, and approximately 1,015,000 gsf of residential floor area (1,200 units¹), of which 70 percent will be market rate and 30 percent will be permanently affordable. Following the demolition of the existing School of Cooperative Technical Education, the co-applicants will construct a 135,000 gsf building on First Avenue that will house two public high schools. The jointly-operated playground currently on the western portion of the project site would be relocated to the center of the project block.

Required Approvals

The proposed project will require several discretionary actions, including: a zoning map amendment to change the portion 100' east of 2nd Avenue from R10A and R7-2 to a C2-8 District and the remainder of Block 1668 from R7-2 and R10A districts to a R10 district; amendments to the Zoning Resolution to allow distribution of lot coverage and to establish a Mandatory Inclusionary Housing designated area; a special permit to allow distribution of lot coverage and waiver of height and setback restrictions; a special

¹ Depending on unit sizing, the project could contain between 1,100 and 1,200 dwelling units. For the purposes of a reasonable worst-case analysis, the EIS will assess potential project impacts based on 1,200 units.

permit to reduce parking requirements applicable to non-income restricted residences; certifications to modify restrictions on location of curb cuts; and a certification that a transit easement is not required. The proposed project also will require approval of a home rule message by the New York City Council and legislation by the New York State Legislature to authorize the alienation and disposition to ECF of the existing jointly-operated playground, and its replacement with an equivalent amount of jointly-operated playground. The project also involves a transfer of the City-owned property (the site) to ECF, which would lease a portion of the property to the designated developer, AvalonBay. ECF would convey the schools to the City (acting through DOE) and re-convey control of the jointly-operated playground to DOE and DPR. To facilitate construction of the schools, ECF would issue tax-exempt bonds.

For a full list of potentially required permits and approvals, please refer to the Draft Scope of Work, enclosed herein.

Statement of Potential Significant Effect(s)

ECF has determined the proposed program is a Type I Action, due to the fact that it involves the construction of non-residential facilities that exceed 240,000 square feet, and that it may have potential significant effects on the environment. Based on preliminary analyses, ECF has concluded that an Environmental Impact Statement should be prepared to fully disclose the issues associated with the proposed project.

Lead Agency Determination

ECF believes that it is the appropriate lead agency, and ECF wishes to undertake a coordinated review with all involved agencies. Please notify the contact person listed below within thirty (30) days from the date of this notice if there are any objections to ECF assuming lead agency status. If no objections are heard within that time frame, ECF will continue to act as lead agency for the purposes of this environmental review.

Contact Person

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Attached:
Distribution List
Draft Scope of Work