

- DRAFT -

STATE ENVIRONMENTAL QUALITY REVIEW ACT (SEQRA)

DRAFT GENERIC ENVIRONMENTAL IMPACT STATEMENT DRAFT SCOPING DOCUMENT

Prepared for:
**KINGSTON FORWARD: FORM-BASED CODE REZONING
CITY OF KINGSTON, NY**

Name of Action: Kingston Forward: Form-Based Code Rezoning

Location of Action: City of Kingston, Ulster County, New York

SEQR Status: Type 1

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OVERVIEW

This Draft Scoping Document outlines how the project sponsor and designated Lead Agency, the City of Kingston Common Council, will prepare a Draft Generic Environmental Statement (DGEIS) that comprehensively evaluates a new Form-Based Code (FBC) rezoning for the City of Kingston. This document identifies the Action, environmental topics that will be analyzed, it defines the organization and level of analysis that must be presented in the Draft GEIS, and the associated source information.

The proposed FBC is intended to replace the existing zoning standards, which are auto-oriented and conducive to sprawl, with new zoning standards that guide the physical form of development. The FBC focuses primarily on guiding the physical pattern of land use as a means to implement the community vision for growth. Form-Based Codes that are graphically rich are organized to make development more predictable and provide for better design outcomes.

The City of Kingston Common Council on April 5, 2022 declared itself Lead Agency and acknowledged that the Form-Based Code that will regulate land use throughout the City is a Type I Action, and determined that a Draft GEIS was appropriate to provide for the environment review of this action.

Proposed Action Description

The City of Kingston's existing zoning ordinance dates from the 1960's. It has been amended in pieces and it can be confusing and unclear. The existing zoning does not align well with Kingston's historic building tradition, whereby buildings were established prior to the current zoning standards which are auto-oriented and conducive to sprawl. Moreover, there is a problem in that other aspects of the existing zoning are organized in a way that it is not aligned to meet current community needs and values. Therefore, a new Chapter 405 Form Based Code is proposed to replace the existing zoning standards of the City of Kingston in order to guide the physical form of development.

The FBC will prescribe details of development by addressing factors such as:

- Relationships of buildings to streets and open space;
- Height and massing and groupings of buildings;
- Architectural design; and
- Layouts of complete multimodal streets with quality designs and that fit with land use.

Included in the FBC will be specific regulations and a corresponding spatial Regulating Plan map that will prescribe the Transect/ Special District assignments. The FBC-centered zoning is also intended to aid City-scale growth and advance goals for mixed-uses, affordable housing, walkable streets, preservation and enhancement of community character, economic growth, compatible infrastructure and long-term sustainability.

The location of this proposed action is the whole of City of Kingston, Ulster County, NY.

State Environmental Quality Review Act (SEQRA) Process

As part of commencing the environmental impact review process for the Project, the City conducted a series of procedural steps in accordance with SEQRA and its implementing regulations. On April 5, 2022 the City Common Council:

- Completed the Part 1, Part 2 and Part 3 of a Full Environmental Assessment Form (EAF).
- Determined the proposed action was a legislative action and the City Common Council was declared Lead Agency.
- Classified this Project as a Type 1 Action in accordance with SEQRA regulations NYCRR 617.4 (b)(2) which identifies the adoption of the Form Based Code (FBC), which is a type of zoning, with prescribed land use components and/or recommendations for zoning changes to 25 or more acres as a Type 1 action.
- Further reviewed the Full EAF as part of making a SEQRA Determination of Significance. Accordingly, the City Common Council, approved the EAF and determined and issued a Positive Declaration. This Positive Declaration specifically determined that a Generic Environmental Impact Statement (GEIS) is required for the proposed FBC.
- Issued a Draft Scoping Document and set the date for a Public Scoping Session (meeting) on April 21, 2022 in Kingston City Hall (and over publicly accessible Zoom teleconferencing software).
- Established that public comments on the Draft Scoping Document will be accepted until May 2, 2022.

This Final Scoping Document will be distributed to all Involved and Interested entities. It is now the responsibility of the Lead Agency to oversee GEIS completion. While no agency other than the City of Kingston Common Council is able to approve or directly undertake this Action, through the coordinated review process multiple parties will have an opportunity to comment on the Action. This includes Ulster County Planning which, per NY State General Municipal Law §239-m, will be formally referred a submission on the GEIS and Form Based Code Zoning Amendments.

A notice of the Public Scoping Session will be distributed to potentially involved and interested agencies and adjacent jurisdictions. A notice for Positive Declaration, the release of the Draft Scoping Document, plus intent to hold a scoping session and receive comments on the Draft Scoping Document will also be published in the Environmental Notice Bulletin (ENB) and the local newspaper. Any comments received during the scoping meeting and in writing (through May 2, 2022) that are relevant to the preparation of the DGEIS will be summarized.

The purpose of this Draft Scoping Document is to define environmental issues that will be addressed in the Draft GEIS. Following public review and comment and coordination with interested agencies, the Lead Agency will prepare and adopt a Final Scoping Document on which the Draft GEIS will be based. The Final Scoping Document will lay out the necessary information that must be assembled and analyzed in the Draft GEIS in order to evaluate potential impacts, alternatives, and mitigation measures. The Draft GEIS will contain all requisite content, including as per provisions of SEQRA NYCRR 617.8 through 617.10. This will include a cover sheet; table of contents; and an executive summary.

Involved & Interested Agencies

The agency that is able to approve and adopt the FBC is the City of Kingston Common Council. Other potentially involved and interested agencies may have influence upon the adoption of the FBC and/or which may have a future permit, approval and/or funding role regarding implementation of actions arising in conjunction with the FBC, include but are not limited to:

- City of Kingston Planning Board
- City of Kingston Heritage Area Commission
- City of Kingston Landmarks Preservation Commission
- City of Kingston Board of Water Commissioners
- City of Kingston Local Development Corporation
- City of Kingston Zoning Board of Appeals
- City of Kingston Parks & Recreation Commission
- Ulster County Planning Board
- Ulster County Department of Public Works
- Ulster County Industrial Development Agency
- Ulster County Transportation Council
- Hudson Valley River Greenway
- New York (NY) State Department of State
- NY State Department of Environmental Conservation
- NY State Department of Transportation
- NY State Office of Parks, Recreation & Historic Preservation - State Historic Preservation Office (SHPO).

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Executive Summary

1.0 Overview of Purpose

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4.0 Existing Conditions, Potential Impacts & Mitigation

For each subject proposed to be addressed in the Draft GEIS, there will be reasonably detailed descriptions of baseline existing conditions, the types of impacts that may arise, and the identification of mitigation measures that have been initially identified to reduce or eliminate potential for adverse environmental effects from future development.

4.1 Geology, Soils & Topography

Existing Conditions: The Draft GEIS will portray a map that depicts patterns of slope and it will discuss attributes

of soils and geology as these may relate to future site preparation/ development. Portions of the City Code regulating building on higher slopes will also be described.

Potential Impact: FBC implementation could result in impacts to geology, soils, and topography (e.g., construction could increase the extent of impervious surfaces, building below grade could interface with ground water levels, or land use occurring on steeper slopes could result in potentially more impactful cuts and fills or influence down-gradient runoff).

Anticipated Information Necessary to Address the Impact: FBC transect standards applicable in locations of steeper slopes will be presented in a large-scale map to aid assessment of aggregate potential for land use change in these spots. There will also be presentation of Administrative Standards applicable to characterizing site conditions as well as transect regulating standards that may influence future land use in locations with steeper slopes.

Initial Identification of Mitigation Measures: There will be evaluation of the extent that best practices are applied in the FBC to help avoid or minimize potential for undesirable impacts to arise in conjunction with development that occurs in locations with steeper slopes, or due to the water table, or due to changes in impervious cover.

4.2 Plants & Animals Resources

Existing Conditions: Characterization of the City natural resource environment will be derived from the 2020 Open Space Plan and its attendant Natural Resource Inventory (OSP/NRI). The Draft GEIS will describe general habitats and locations with higher known biodiversity.

Potential Impact: This will analyze how building under the FBC may generate potential to change the extent or composition of flora and fauna, levels of tree/ forest cover, or conceivably enable encroachment upon natural resources and habitats, that constitute buffers or involve banks or are by the edges of streams, wetlands or other open space and habitat areas that are preferable conserved.

Anticipated Information Necessary to Address the Impact: Using data in the OSP/ NRI will enable discussion of the potential for the FBC to allow growth in relation to wetlands, including those that are NYSDEC-defined 12.4 acres or more and associated Buffers; regulated streams, or other higher priority. Information for this discussion may also be derived from NYSDEC's Environmental Resource Mapper, and data available through the NYS GIS Clearinghouse, plus there will be formal consultations with the NYSDEC and the US Fish & Wildlife Service to identify the potential presence of important habitats or particular protected species.

Initial Identification of Mitigation Measures: The FBC regulating standards will be assessed for the degree that these generically prompt threshold developments to practicably avoid sensitive resources. Moreover, there will be consideration of whether new building that could happen under the FBC could generate any different potential impacts to ecology and species compared with what would be possible under existing zoning. The environmental review documentation will identify and discuss how future site-specific development may be structured to apply best practices and minimize potential for undesirable severe impacts to habitats to arise during construction and based on designs.

4.3 Water Resources

Existing Conditions: A brief description will characterize the water environment in the city, inclusive of: streams,

surface waters, wetlands, floodplains, Federal Emergency Management Agency Special Flood Hazard Areas including 500-year Floodplain (zones C & X), and any regulated edges of such features.

Potential Impact: This will discuss how the FBC and the submission of applications and the administration of development review coming under it may provide for the identification/ characterization of natural elements of sites that may be preferably conserved, or how it may encourage infill and adaptive reuse on already built and disturbed areas to protect water resources. It will also evaluate potential for new construction to affect water bodies within a designated coastal zone.

Anticipated Information Necessary to Address the Impact: The FBC administrative protocols will be analyzed. Secondary source map information and data tables will be used to depict the locations and quantify the potential for impacts from development occurring per the FBC in the coastal zone.

Initial Identification of Mitigation Measures: Applicable Local and State coastal consistently principals will be reviewed under the FBC to aid coastal area and resource management.

4.4 Open Space & Recreation

Existing Conditions: This part will describe, through reference to the community's adopted 2020 Open Space Plan and its 2015 Parks & Recreation Master Plan, an inventory of public lands dedicated for open space or parks use. It may rely on the same sources to describe the mix of these resources and parks may be shown on a basic map included in this section.

Potential Impact: There will be analysis of how future growth under the FBC relates to and may impact the demands for public parks and open space. This may include relationship of growth to different types of recreation assets.

Anticipated Information Necessary to Address the Impact: Data and maps will depict parks and Kingston Greenline footprints as well as distances of ¼ to ½ mile around them. Civic/ Civic Support use and other recreation standards presented in the FBC will be described, including: open space and trail design standards; open space types and required dimensions; and how objectives for open space and greenway development vary by transect.

Initial Identification of Mitigation Measures: The enhancement and development of parks and green spaces and advances in walkability are goals embodied in the FBC. The Draft GEIS will assess how the FBC provides for space set asides and development of recreation options. Likewise, recommendations in the Open Space Plan and Parks & Recreation Master Plan will be evaluated for the extent that the FBC will address and forward identified community objectives.

4.5 Land Use & Zoning

Existing Conditions: Existing zoning and land development regulations will be described. This will cover procedural thresholds and process requirements, and examine permitted uses and the general overall development potential in each existing zoning district.

Potential Impact: Building potential under existing zoning will be compared with a generic examination of growth possible under the proposed FBC. The examination will address how development may vary from what is possible under existing zoning by examining the prescriptions within the regulating plans and transects standards, including

by reviewing the applicable building layout criteria, maximum and minimum scale, setbacks, and building placement requirements.

Anticipated Information Necessary to Address the Impact: The FBC focuses on generating a desired physical form of development (more than it regulates land use). The FBC will present rules for creating and replicating context. Design and impact standards will be assessed for how they guide building placement, massing, and scale, and cause or reinforce placemaking. The FBC will also be analyzed for how it is organized to advance form and pattern objectives in particular transects. The regulating plan map's transect spatial arrangements will be analyzed as will the detailed transect standards in the FBC. There will be analysis of general standards, covering parking and signage. There will be reviews of: Building Frontage Types; Build-to-Zones; Frontage/ Property Line requirements; Lot standards; Front, Side and Rear Setbacks; Building First and Upper Floor Heights; and building width requirements.

Initial Identification of Mitigation Measures: Definitions and standards will be compared for how these enable, frame, or constrain building and site development and influence building form and patterns of land use. There will be a review of how requirements may affect regulatory process and address goals and issues. There will be an assessment of how the FBC provides for mixed-use, compact, and efficient patterns of building. Comparisons of the potential development possible will be used to examine how policy standards are intended to influence the form and density of building in each transect, generate or replicate context, or overcome sprawl, advance placemaking, and generate desired onsite building and space relationships.

4.6 Historic & Archeological Resources

Existing Conditions: A summary of the City's existing historic and archeologic resources will be derived from existing resources. Utilized, will be information from the local Landmark Preservation Commission on Landmarked properties; Archaeological Sensitive Areas per NYS Cultural Resource Information System (CRIS); National Landmark Districts that are listed on the National Register of Historic Places, as well as National Landmarks, State Register of Historic Places listings, plus buildings potentially eligible for listing on the State Register of Historic Places; and documentation on the City's New York State Urban Heritage Area.

Potential Impact: The re-zoning aims to create zoning standards that better fit the City's historic settlement patterns to encourage historic preservation, reuse, and compatible infill and investment. Standards will be developed enhance building-to-street relationships and historic qualities. The Draft GEIS will examine the potential impacts to sites containing in-ground cultural resources, as well as the ability of future land uses to potentially alter buildings and structures that may be designated as historic resources or which may have potential to be designated historic or cultural resources. Future land use activity that would not adhere to review protocols, defined standards, and practice prescriptions could disrupt in-ground resources, potentially alter settings or site integrity, and would be inconsistent with Federal, NYS and Local Historic Preservation Law.

Anticipated Information Necessary to Address the Impact: A letter to NY State Office of Parks, Recreation & Historic Preservation will ascertain identified and potentially listed districts and properties and Archaeological Sensitive Areas. There will also be goals excerpted from readily obtained locally adopted preservation plans. A formal cultural resource investigation, or citywide Phase 1A survey, will not be conducted. Rather there will be discussion of thresholds for when analytical investigation like a Phase 1A/ Phase 1B study may be warranted, or when a historic property or potential historic property written resource analysis performed by a qualified professional, may be called for as part of subsequent applications for site-specific development that may surpass identified thresholds. This way, the analysis can identify and discuss potential resource areas and buffers, studies,

inventories, and reasonably assimilate data that can aid in screenings for the potential presence of historic and pre-historic sites and buffers, identify potential sensitivity of resources, and establish process for defining potential historic and cultural resources, and their general significance, to identify whether certain types of analysis may be warranted during subsequent site-specific development.

Initial Identification of Mitigation Measures: The FBC will maintain and support existing historic districts and designations. The FBC will provide standards that guide growth to enable new development to be in character with the traditional urban building form. Future structures will be guided in their development to compliment placemaking and aid the conservation of historic and cultural resources. The Draft GEIS will review existing or proposed procedures for screenings and when an assessment or analysis of the potential future impact of development is appropriate on a site-specific basis. It will identify possible forms of mitigation existing in City policy and new prescriptions, inclusive of any special requirements. It will identify resource studies or best practices as a basis for regulating property development to avoid potentially adversely degraded. The FBC design standards and proposed regulating plans will be analyzed for how standards could impact historic and architectural resources.

4.7 Socioeconomics

Existing Conditions: A basic and concise description of local population, housing, and the economic base will be assembled to describe the social and economic setting and potential for change in it. The snapshot will rely on secondary sources to document features of population and change and it will discuss the housing mix and factors affecting housing needs, affordability, and market conditions, as well as the features of the local economy and labor conditions.

Potential Impact: This will consider how housing demand, affordability and economic factors may change with FBC implementation. Since national and regional economy and conditions influence the local environment, there may be anecdotal and qualitative analysis of possible impacts.

Anticipated Information Necessary to Address the Impact: Data sources covering housing conditions may often source from the County, such as contained in the 2021 Ulster County Housing Action Plan. There would also be reliance on State and Federal Sources for population, housing, income and employment data, particularly using US Census-derived sources like the 10-year counts and what is available in the American Community Survey.

Initial Identification of Mitigation Measures: Analysis can address how development under new zoning may influence housing types, mix, overall supply and affordability. There can also be examination of how goals and objectives in community and economic development in various community plans and policies may be advanced through FBC implementation.

4.8 Multimodal Transportation & Parking

Existing Conditions: Multimodal transportation system conditions will be described to generate a context for evaluating changes in future conditions. There will be a basic description of the network with a limited description of the roadways and hierarchy, with identification of Arterial and Collector Streets, descriptions of block perimeters, intersection density, and general grid characteristics. It will also characterize pedestrian, bicycle, and transit usage, mix, and environment features. This will include descriptions of general transport safety, as this relates to walkers and bicyclists. There will also be definition of existing City Code policies influencing the establishment of parking, or the layout or modification of public streets, or onsite circulation system arrangements.

Potential Impact: There will be discussion regarding how transportation components of the FBC will provide for walking, biking, driving, and using transit. This will include qualitative discussion of the how the potential spatial pattern and future level of growth may influence various modes, as the rezoning could generate substantial increases in activity in modes of transport, above present levels, or in a way that generates new demand for transportation facilities, or services, which could alter traffic and the patterns of movement of people and goods within the city. There will be an examination of how changes in the FBC could influence changes in the transport safety environment. This shall include describing prescribed street types and intersection characteristics and treatments, site-level layouts, parking standards, and influences on vehicle speeds, as well as how the grid may develop and evolve, including with the development of a system of non-motorized trails.

Anticipated Information Necessary to Address the Impact: There will not be a transportation study generated, but there may be citation of prior City or regional plans, plus extraction some data and descriptions from City plans or studies by the Ulster County Transportation Council (UCTC), inclusive of the Draft City of Kingston Bicycle & Pedestrian Master Plan, provided that a public release of that document is made available prior to the final adoption of a Scoping Document. Traffic safety data from the City and UCTC will be relied on to qualitatively examine crash rates and severity and the potential for change. The FBC policy prescriptions for street and onsite multimodal transport system design, as well as the provision of parking, will be analyzed for how walkability and bicycle-ability is brought forth through prescriptions for block sizes, requirements for street modification, establishment of curb cuts, in terms of providing for walking and universal accessibility, transit use, plus in terms of how there is provision of onsite vehicular and bicycle parking, integration of transit access, opportunity for electric vehicle charging, and the provision for drop-offs and deliveries.

Initial Identification of Mitigation Measures: There will be identification of whether and how prescriptions for transportation development in the comprehensive plan, or other City policies, will be advanced. There will also be identification of potential to achieve specific improvements in transport infrastructure called for in the FBC's text, numeric and graphic standards. Discussion will examine how lower vehicle speeds and more complete streets can be achieved, with better walking and bicycling access. The discussion of multimodal change will analyze proposals that will influence the grid layout and intersection density and the pattern and features present in individual streets and intersections as well as how the design of transport elements at the property level will influence multi-modalism, safety, accessibility and land use.

4.9 Consistency with Community Character

Existing Conditions: Natural and manmade features contribute to the Kingston community's sense of place. These include visual aspects, like landscape, buildings and structures. It also includes the natural and civic environment, and even services. There will be a concise synopsis of goals and objectives in various local plans that aim sustain or enhance character. There also will be discussion of ways lighting is regulated now to enable comparison with any new efforts to manage it.

Potential Impact: There will be analysis of ways the FBC provides for changes in land use, density, services, and aesthetics through examination of code criteria/ standards. One main focus will be on the role of form and design, yet, it will also address any new lighting thresholds.

Anticipated Information Necessary to Address the Impact: Analysis on whether and how the FBC will be consistent with or impact architectural and landscape character and building form and scale will rely on the proposed standards, plus there can be comparison, often qualitative, with how such standards may influence community goals and objectives. There will be consideration of how and where growth could occur compared with that possible

under existing zoning in order to evaluate the character effects upon public resources such as parks, or the potential for displacement of low-, moderate- or middle-income persons/ households.

Initial Identification of Mitigation Measures: There will be examination of building and façade requirements and how design standards are proposed to generate sense of place and compatible character, including through architectural arrangements involving window, door, wall texture, wall variegation, and building arrangements (like for steps, doorways, porches, canopies, cornices, courts and forecourts). There likewise will be discussion of proposed streetscape design criteria, regulation of signage, stipulations for open space and other space set asides and providing for onsite landscaping.

4.10 Energy Use, Air Resources & Noise

Existing Conditions: Relying on data in City plans, a summary of land use, building, transport and built-environment factors influence on community-level use of energy, air quality and noise will be provided. This may include brief descriptions of power systems, infrastructure, and policies and programs that may influence these environmental features and which might relate to standards or actions in the FBC.

Potential Impact: There will be basic analysis of whether and how community-wide or per capita energy use, air emissions and general noise conditions may change under the FBC rezoning.

Anticipated Information Necessary to Address the Impact: City climate plans, the open space plan, and sources like the Mid-Hudson Region Sustainability Plan, could be consulted for data, like on energy consumption, and goals and objectives for tree planting and will enable assessment of how the FBC standards may provide for designed changes in land use, building, transport and the built environment.

Initial Identification of Mitigation Measures: Discussions will evaluate how land use change could impact energy distribution and consumption. There will be examination of how code strategies proposed will influence reduced energy demand/ consumption, through its stipulations that cause or incentivize more efficient land use, multimodal transport and vehicle electrification, high efficiency construction, or other undefined actions like promotion or use of EnergyStar and/or USGBC LEED rating standards and criteria.

4.11 Community Services & Infrastructure

Existing Conditions: This will generally describe extent and capacity of existing infrastructure services (water, sewer, wastewater treatment and stormwater).

Potential Impact: There will be examination of public service impacts in Kingston that may be caused by changes in the future land use enabled by the FBC development program. It will examine how the FBC may cause development authorization to connect with or modernize aspects of infrastructure. There will not be new primary studies, but rather the focus is on accessing readily available descriptions to show service availability, infrastructure conditions, and generically assess how new growth could impact respective services.

Anticipated Information Necessary to Address the Impact: Secondary source engineering and mapped data, as available, will depict services locations and respective capacities. Existing codes and any new FBC policies influencing access, use, and improvement of infrastructure will be discussed for how these requirements may provide for compliance in order for connections to be made, like with sewers.

Initial Identification of Mitigation Measures: There will be FBC-influenced growth may relate to Inflow and Infiltration (I&I) in City sewers and stipulate mitigation to plan, design, or construct upgrades which can help reduce I&I and conserve system capacity. Likewise, there may be prescriptions for water conservation measures in development to promote as low as practicable demand and conveyance system flows. Finally, there will be examination of best practices that can be applied for conserving resources and managing infrastructure facilities.

4.12 Consistency with Community Plans

Existing Conditions: This will discuss major goals and land use objectives in the 2020 Comprehensive Plan. There will also be identification of major local subject specific plans, including the City Local Waterfront Revitalization Plan (LWRP), plus its aligned implementation documents.

Potential Impact: This part will address potential for the FBC to advance goals and plan objectives. This will include how it relates to placemaking, housing supply, community and economic development, waterfront consistency, and physical form and the appearance of potential new development.

Anticipated Information Necessary to Address the Impact: Content relied on will comprise existing plans and policy standards and the FBC standards. There will also be data compiled in order to fill-in a Coastal Assessment Form as per City Code Chapter 398.

Initial Identification of Mitigation Measures: This will examine whether tactics should be added to the FBC to aid multi-modalism and traffic calming, reinforcement of sense of place, housing choices and economic development.

5.0 Project Alternatives

The following alternative approaches and variations will be discussed:

5.1 No Action

This standard basis for comparisons will address the potential impacts of growth under current zoning.

5.2 Higher Densities in T4 & T5 Transects

This scenario will assess impacts that could arise if there are higher building construction allowances with one additional story more in T4 and T5 than is in the baseline FBC. It will discuss altered supplemental transect district dimensional criteria involving variables like lot coverage, other Lot Standards, or Building Form dimensional changes.

6.0 Summary of Impacts & Mitigation

6.1 Overview

This part of the Draft GEIS will review and reiterate the findings of the above categorical analysis plus it will discuss other types of effects that must be addressed as follows per the SEQRA rules for preparing an environmental impact statement.

6.2 Growth Inducing Impacts

This part will assess potential for economic or other direct or indirect changes that may occur due to land

development enabled under this Action. It will review the possibility of new or disproportional demands for government services and the possibility of less housing affordability and the need for and ways to attenuate potential issues.

6.3 Cumulative Impact

This will consider potential for impacts to be experienced due to additive or synergistic effects. It will consider how background traffic, demand for public services, economic, or environmental conditions could combine with effects arising due to the zoning change to cause adverse effects and it will discuss ways to minimize or avoid any such impacts.

6.4 Irreversible & Irretrievable Resource Commitments

This will address resource commitments due to the Action that cannot be avoided.

6.5 Identified Unavoidable Adverse Impacts

This covers potential for severe impacts to arise due to Action implementation.

6.6 Program Implementation

This will summarize growth impacts expected as part of FBC implementation. It identifies mitigation, thresholds and addresses whether and how land development carried out in conformance with the adopted FBC, Draft GEIS, Final GEIS, and Findings Statement may require limited SEQRA review.

Draft GEIS Appendices

This section identifies information planned for inclusion in an Appendix rather than the main body of the Draft GEIS. These may contain data and information used in preparing the Draft GEIS, or project documentation. Additional studies or process documentation may be included in the Appendix. Documents anticipated for inclusion in the Appendix are:

- Form Based Code
- Draft Scope and appurtenant information
- Final Adopted Scope
- Documentation of ‘public participation’, such as from the 2021 Charrette, or various other aspects from outreach and public comments.