NYC DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

March 22, 2021

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP157K)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **River Ring (formerly River Street)** project (CEQR Number 21DCP157K). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting has been scheduled for Monday, April 26, 2021 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, https://www.nyc.gov/engage.

To dial in to the meeting to listen by phone, you may call any of the following numbers:

- +1 253 215 8782
- +1 213 338 8477
- 888 788 0099 (Toll Free)
- 877 853 5247 (Toll Free)

Enter the following meeting ID and password when prompted:

- Meeting ID: 933 6488 2319
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
- Password: 1

- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage website on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through Thursday, May 6, 2021. They can be submitted through the webpage below or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Monday, April 12, 2021.

The Applicant, River Street Partners LLC, is requesting discretionary actions to facilitate a new mixed-use development with waterfront open space on a zoning lot to be comprised of Block 2355, Lots 1 and 20; Block 2361, Lots 1, 20, and 21; Block 2376, Lot 50; and portions of Metropolitan Avenue and North 1st Street (collectively known as the "Proposed Development Site"). The Proposed Development Site comprises approximately 395,890 sf of lot area and is bounded to the North by North 3rd Street, to the east by River Street and property owned by New York Power Authority (NYPA), to the south partially by North 1st Street and partially by Grand Ferry Park, and to the west by the US Pierhead Line in the East River. The Proposed Development Site is currently vacant. The Project Area (a.k.a. proposed rezoning area) also includes two non-Applicant owned blocks to the east of the Proposed Development Site (Blocks 2356 and 2362).

The Proposed Actions would facilitate new construction on the Applicant's Proposed Development Site that would contain approximately 1,250 units, of which 313 units (25%) would be affordable, 50,000 gsf of community facility space (a community center), 83,000 gsf of commercial space (including 60,000 gsf of office and 23,000 gsf of local retail), and approximately 250 accessory parking spaces, as well as approximately 3.1 acres of new public open space (plus 2.32 acres of accessible in-river space and 0.86 acres of intertidal area). The

Proposed Development would be comprised of two mixed-use towers, with all components expected to be complete and operational by 2027.

Development of the Proposed Project requires approvals from the City Planning Commission (CPC) for the following discretionary actions:

- City Map Change to demap, discontinue, close and, as necessary, dispose of segments of Metropolitan Avenue and North 1st Street to the west of River Street;
- Landfill of approximately 4,468 sf to create open area as part of the waterfront public space;
- Zoning Map Amendment to rezone the Project Area from an M3-1 district to C6-2 and M1-4 districts;
- Zoning Text Amendment to a) establish the portion of the Project Area to the west of River Street as an MIH area; b) allow, as part of a Large Scale General Development ("LSGD"), structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, as well as allow such structures, as necessary , to generate floor area, provided, provided that the total distribution of floor area is limited to the floor area generated by existing piers and platforms within the seaward portion of the zoning lot;
- Zoning Authorizations to a) modify requirements for location, area and minimum dimensions of waterfront public access areas and visual corridors pursuant to 62-822(a); b) modify requirements within waterfront public access areas pursuant to 62-822(b); and c) allow for a phased development of waterfront public access areas pursuant to 62-822(c);
- Zoning Certification pursuant to 62-811 with respect to compliance with waterfront public access and visual corridor requirements, as modified by the Zoning Authorizations;
- Zoning Special Permit for a LSGD to modify certain bulk regulations pursuant to 74-743, allow for structures located in the seaward portion of the zoning lot comprising the Proposed Development Site that are accessible and enjoyable by the public, and allow such structures, as necessary, to generate floor area; and
- Zoning Special Permit pursuant to 74-532 to reduce the parking requirements for accessory group parking facilities in a Transit Zone.

Implementation of the proposed actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2027.