NOTICE OF PUBLIC HEARING ON THE
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 19DCP119M)

GO Broome Street Development

Project Identification
CEQR No. 19DCP119M
ULURP Nos. C200064ZMM, C200061ZSM, C200061 (A) ZSM, M790721(B)ZSM, N200065ZRM, N200066ZAM, N200067ZAM

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
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Contact Person
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New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on August 23, 2019 for a Draft Environmental Impact Statement (DEIS) for the GO Broome Street Development proposal in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, December 4, 2019, at 10:00 AM at the City Planning Commission Hearing Room, located at 120 Broadway, Lower Concourse, New York, New York 10271 in conjunction with the CPC's public hearing pursuant to ULURP. The public hearing will also consider a modification to the Proposed Action (ULURP No. C200061 (A) ZSM).** Comments are requested on the DEIS and will be accepted until Monday, December 16, 2019.

The applicants, GO Broome LLC and The Chinatown Planning Council Housing Development are seeking the following discretionary actions from the City Planning Commission: a zoning map amendment to change an R8 district to an R9-1 district with a C2-5 overlay; a zoning text amendment to Appendix F of the Zoning Resolution (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to designate a Mandatory Inclusionary Housing Area, and to ZR Sections 23-011, 28-01, and 78-03 to allow the use of the Quality Housing Program; an authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) to eliminate 33 spaces of required accessory off-street parking on Block 346, Lot 75; and a modification of the Seward Park Extension West Large-Scale Residential Development (the "LSRD") to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and an authorization and special permits pursuant to ZR Section 78-311 (Authorizations by the City Planning Commission) and 78-312 (Special permits by the City Planning Commission).

Together, the proposed actions would facilitate the development of two buildings to be located on Block 346, Lots 37 and 75 ("Projected Development Site 1"). The proposed development would include a 30-story, 310-foot-tall mixed-use high-rise building with frontage on Suffolk and Broome Streets called the "Suffolk Building," and a 16-story, 165-foot-tall high-rise mixed-use building with frontage on Norfolk and Broome Streets called the "Norfolk Building." Independent of the proposed development, in the future with the proposed actions, it is anticipated that the

owner of the existing 5-story mixed-use building located on Lot 95 of the project block ("Projected Development Site 2") would increase its commercial space by approximately 4,759 gross square feet (gsf).

Since the issuance of the Notice of Completion for the DEIS, GO Broome LLC and The Chinatown Planning Council Housing Development have filed an amended application (ULURP No. C200061 (A) ZSM). The amended application would not change the proposed development in any way. It would waive the required distance of 80 feet between buildings that is required when buildings on the same zoning lot exceed 125 feet in height and lot coverage exceeds 40%. Because there is an existing building on the project block that is 126.13 feet in height, the amendment waives the required distance between buildings for the vertical distance between 125 feet and 126.13 feet.

In order to assess the possible impacts of the components of the Proposed Actions, a reasonable worst-case development scenario (RWCDS) was established for both the current (No-Action) and proposed zoning (With-Action) conditions by the build year of 2023. Overall, the With Action condition would total approximately 466,901 gsf, with approximately 399,344 gsf for residential space, 23,547 gsf for commercial space (including 4,759 gsf of commercial space on Block 346, Lot 95), and 44,010 gsf for community facility space. There would be a total of approximately 488 dwelling units, with the current plan to provide approximately 93 units designated as permanent affordable units in the Suffolk Building and approximately 115 AIRS units in the Norfolk Building. The AIRS units are subject to City financing. If financing is unavailable, the Norfolk Building would be developed pursuant to MIH and include a set-aside of non-AIRS permanently affordable housing units. The proposed project would amend the site plan for the existing LSRD.

In addition, the applicant is expected to enter into Restrictive Declarations to reflect 1) commitments specific to potential archaeological resources and 2) the implementation of Project Components Related to the Environmental (PCREs) and those mitigation measures necessary to mitigate any significant adverse impacts. The proposed actions would also include recordation of an (E) Designation (E-548) related to hazardous materials, air quality, and noise, to commit future development of the rezoning area in accordance with any necessary conditions identified through the environmental review.

The DEIS assesses whether development resulting from the Proposed Actions could result in significant adverse environmental impacts. The DEIS identifies potential significant adverse impacts related to transportation (traffic, pedestrian) and construction (traffic and noise). The DEIS identifies measures that would fully or partially mitigate certain impacts. These potential mitigation measures will be further explored between DEIS and FEIS and will be evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS also identifies unavoidable significant adverse impacts. The DEIS considered three alternatives—a No Action Alternative, a No Unmitigated Significant Adverse Impact Alternative, and the Lot 95 Exemption Alternative.

In addition, a technical memorandum (Technical Memorandum 001) assessing whether the modifications to the Proposed Actions (ULURP No. C200061 (A) ZSM) would alter the conclusions presented in the DEIS is available on DCP's website. The analyses presented in Technical Memorandum 001 will be incorporated into the Final Environmental Impact Statement (FEIS).

Copies of the Draft Environmental Impact Statement and Final Scope of Work for the proposed project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Olga Abinader, Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Hilary Semel, Director and General Counsel; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.