NOTICE

On Wednesday, May 7, 2025, a public hearing is being held by the City Planning Commission (CPC), accessible in-person and remotely, in conjunction with the above ULURP hearing to receive comments related to a Draft Environmental Impact Statement (DEIS) concerning an application by The City of New York. The City of New York, acting through the Department of City Planning (DCP), is proposing a series of land use actions – including zoning map and zoning text amendments – to implement land use and zoning recommendations in the Midtown South neighborhood of Manhattan. The area subject to the Proposed Actions (the Affected Area) is an approximately 42-block area in Midtown South, Community Districts 4 and 5, and is generally bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Ninth Avenue to the west. The Affected Area is comprised of Subdistrict A-2 in the Special Garment Center District, and the "Rezoning Area". The Rezoning Area consists of four noncontiguous manufacturing-zoned areas roughly bounded by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. Subdistrict A-2 of the Special Garment Center District (GC) encompasses approximately four blocks, bounded by a line 100 feet east of 9th Avenue to the west, 35th Street to the south, a line 100 feet west of 8th Avenue to the east, and 39th Street to the north. Overall, the Proposed Actions are expected to facilitate development on 61 projected development sites, as well as 1,093,808 gross-square-feet (gsf) of non-residential floor area likely to be converted to residential uses within the Affected Area. On these projected development sites and in the eligible conversion area, the Proposed Actions are expected to result in a net (incremental) increase of approximately 9,786,389 gsf residential floor area (9,676 dwelling units (DUs)); 462,129 gsf of projected retail space (local retail), 81,755 gsf of community facility use, and a decrease of 732,619 gsf of commercial office space (651,316 zsf), 69,782 gsf of industrial/warehouse space, and 1,093,808 gsf non-residential floor area modeled for conversion to residential uses. It is expected that the projected development included in the Reasonable Worst Case Development Scenario (RWCDS) would be built by 2034, following approval of the proposed actions.

Written comments on the DEIS are requested and will be received and considered by the Lead Agency through 5pm on Tuesday, May 19, 2025.

For instructions on how to submit comments and participate, both in-person and remotely, please refer to the instructions at the beginning of this agenda.

This hearing is being held pursuant to the State Environmental Quality Review Act (SEQRA) and City Environmental Quality Review (CEQR), CEQR No. 24DCP094M.