DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 25, 2019

POSITIVE DECLARATION

Project Identification
GO Broome Street Development
CEQR No. 19DCP119M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3493

Name, Description and Location of Proposal:

GO Broome Street Development

The Applicants, GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. (CPC), are requesting a series of discretionary approvals from the City Planning Commission. The land use actions include: a zoning map amendment to change an R8 district to R9-1 with a C2-5 commercial overlay; a zoning text amendment to establish a Mandatory Inclusionary Housing (MIH) area; a major modification of an existing Large Scale Residential Development (LSRD); and zoning text amendments and a zoning authorization to facilitate the proposed development (the "Proposed Actions").

The area affected by the Proposed Actions consists of the blocks bounded by Broome Street, Suffolk Street, Grand Street and Essex Street, located in the Lower East Side neighborhood of Manhattan in Community District 3. The sites within the affected area include Block 346, Lots 37 and 75 (the "Development Site") as well as Lots 1 and 95, and Block 351, Lot 1 (the "Affected Area") The Proposed Actions would facilitate the development of two buildings totaling 462,142 gross square feet (gsf). The first proposed building would be a 30-story, 310-foot tall mixed-use, contextual high-rise building with 316,421 gsf of residential space, approximately 40,222 gsf of community facility space to be owned by CPC, and approximately 18,788 gsf of retail space. The second building would be a 16-story, approximately 165-foot tall Affordable Independent Residence for Seniors (AIRS) building with 82,923 gsf of residential space and 3,788 gsf of community facility space.

In total, the Applicants' proposed development would have approximately 488 residential units including up to 208 affordable residences composed of up to 93 permanently affordable units

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pursuant to MIH and 115 AIRS units. Separate from the proposed development, the owner of Lot 95 would develop a commercial addition on Lot 95 totaling approximately 4,759 gsf ("Projected Development Site 2"). Altogether, the With-Action condition would total 466,901 gsf of new development. Absent the proposed actions, the project area would remain in the existing condition. The analysis year for the proposed actions is 2023.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy.
2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions.
3. The actions, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.
4. The actions, as proposed, may result in significant adverse shadow impacts.
5. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources.
6. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources.
7. The actions, as proposed, may result in significant adverse impacts related to hazardous materials.
8. The actions, as proposed, may result in significant adverse impacts related to transportation.
9. The actions, as proposed, may result in significant adverse impacts to air quality.
10. The actions, as proposed, may result in significant adverse impacts to greenhouse gas emissions.
11. The actions, as proposed, may result in significant adverse noise impacts.
12. The actions, as proposed, may result in significant adverse public health impacts.
13. The actions, as proposed, may result in significant adverse impacts related to neighborhood character in the vicinity of the affected area.
14. The actions, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. Land Use, Zoning and Public Policy – The proposed actions could result in a change to land use, zoning and public policy.
2. Socioeconomic Conditions – The proposed actions would exceed the threshold of 200 units for conducting a preliminary indirect residential displacement assessment.
3. Open Space – The proposed project is expected to introduce 1,015 additional residents, which would exceed the indirect open space analysis threshold of 200 residents.
4. Shadows – The proposed actions would facilitate the development of a new structure that

exceeds 50-feetwhen compared to existing conditions. Shadows cast by the proposed buildings could affect sunlight sensitive resources in the study area.

5. Historic and Cultural Resources – The proposed actions could result in new construction within close proximity to known architectural or archaeological resources, including the BHH Synagogue, a NYC Landmark and listed on the State/National Registers of Historic Places (S/NR).
6. Urban Design and Visual Resources – The proposed actions could change the urban design and visual character of the affected area.
7. Hazardous Materials – The proposed actions could result in new construction and in-ground disturbance within the affected area, which has a documented history of hazardous materials conditions.
8. Transportation – The proposed actions could generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.
9. Air Quality – The proposed actions could have the potential to result in new emission sources and introduce new sensitive receptors.
10. Greenhouse Gas Emissions – The proposed actions could generate greenhouse gas emissions. The proposed project would exceed the 350,000-square-foot development threshold.
11. Noise – The proposed actions could have the potential to result in mobile and stationary sources of noise and introduce new sensitive receptors.
12. Public Health – The proposed actions could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.
13. Neighborhood Character – The proposed actions could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.
14. Construction – Potential significant adverse impacts related to architectural resources and transportation, air quality, noise, hazardous materials and natural resources could also result in construction impacts. The proposed project is anticipated to be completed by 2023 and last for 30 months, which exceeds the 24-month threshold for a detailed analysis.
15. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (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. The public scoping meeting will be held on Tuesday, February 26, 2019 at the New York City Department of City Planning, City Planning Commission Hearing Room, 120 Broadway, Concourse Level, New York, New York, 10271. The meeting will begin at 5:00 PM.

Written comments will be accepted by the lead agency until the close of business on Friday, March 8, 2019.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Stephanie Shellooe, at (212) 720-3328.

Olga Abinader, Acting Director
Environmental Assessment & Review Division
New York City Department of City Planning

1/25/2019
Date