DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, Director
Department of City Planning

February 10, 2026

PUBLIC NOTICE OF A SCOPING MEETING

DRAFT ENVIRONMENTAL IMPACT STATEMENT

(CEQR No. 26DCP094K)

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 (DCP), acting on behalf of the City Planning Commission (CPC) 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 **Columbia Heights Rezoning** proposal (CEQR Number 26DCP094K). 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 Thursday, March 12, 2026 at 2:00 PM. To continue to allow for broad public participation options, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the "Calendar" page of DCP's website: https://www.nyc.gov/content/planning/pages/calendar.

To dial into the meeting to listen by phone you may call

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

Enter the following meeting ID and password when prompted:

- Meeting ID: 819 0480 9754
- Password: 341154
- [The Participant ID can be skipped by pressing #]

For technical support during the meeting 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

Stephanie Shellooe, AICP, *Director,* (212) 720-3328 | sshellooe@planning.nyc.gov
Evren Ulker-Kacar, AICP, *Deputy Director,* (212) 720-3493 | eulker@planning.nyc.gov
120 Broadway, 31st Floor, New York, N.Y. 10271 | Fax: (212) 720-3488

- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. 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 livestream can be found in the above DCP Website link and will be made available on the day of the scoping meeting.

Written comments will be accepted by 5:00 PM, Monday, March 23, 2026. They can be submitted via email to 26DCP094K_DL@planning.nyc.gov or mailed to Evren Ulker-Kacar, AICP, Deputy 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, Evren Ulker-Kacar, AICP Deputy Director, by calling (212) 720-3493 or by emailing eulker@planning.nyc.gov. In addition, to view the Draft Scope of Work and the Environmental Assessment Statement, navigate to the project page in ZAP: Columbia Heights Rezoning and select Public Documents, then "Draft Scope of Work_26DCP094K" and "EAS_26DCP094K." To view the Scoping Protocol, select the Public Documents, then "Scoping Protocol."

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 made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Wednesday, February 25, 2026.

The Applicant, 25-30 Columbia Heights (Brooklyn), LLC., is seeking a zoning map amendment from M2-1 to M1-5A/R10A and M1-5A/R8A affecting Block 204, Lot 1 and Block 208, Lots 1, 2, and 12 (the "Project Area); and a zoning text amendment to establish a Special Mixed-Use (MX) District and to amend Appendix F of the New York City Zoning Resolution (ZR) to establish the Project Area as a Mandatory Inclusionary Housing (MIH) Area (collectively, the "Proposed Actions"). The Proposed Actions would facilitate a mixed-use development including the residential conversion and enlargement of two existing, underutilized commercial buildings (the "Proposed Development"). The Project Area consists of Projected Development Site 1 (25 Columbia Heights; Block 204, Lot 1) and Projected Development Site 2 (30-58 Columbia Heights; Block 208, Lots 1, 2, and 12) and is generally bounded by Doughty, Furman, Columbia and Vine Streets in between the Brooklyn Heights and Dumbo neighborhoods of Community District 2.

The Proposed Development includes a total of approximately 925,000 gross square feet (gsf), comprising 678,000 gsf of residential use (661 dwelling units [DUs]), 133-199 [20-30%] of which would be affordable pursuant to MIH depending on the option selected), 186,000 gsf of commercial and/or community facility use, and 61,000 gsf of accessory residential parking (188 parking spaces). The existing 12-story commercial building on Projected Development Site 1 would be partially converted to residential use, enlarged to a maximum height of approximately 17 stories (approximately 210 feet), and would contain approximately 460,570 gsf (12.0 FAR)

comprised of 399,710 gsf of residential use (392 units, including 79-118 affordable DUs), 14,850 gsf of commercial and/or community facility use, and 46,010 gsf of accessory residential parking (165 spaces). Projected Development Site 2 would be partially converted to residential use, enlarged to a maximum height of approximately 13 stories (approximately 141 feet), and would contain approximately 464,710 gsf (6.11 FAR) comprised of 278,390 gsf of residential use (269 units, including 54-81 affordable DUs), 171,320 gsf of commercial and/or community facility use, and 15,000 gsf of accessory residential parking (23 spaces). The three smaller buildings on Projected Development Site 2 (commercial buildings of 4 to 5 stories and 39 to 53 feet) would not have any change in bulk or use.

Specifically, the Proposed Actions include:

- **Zoning map amendment** to change the existing M2-1 district to M1-5A/R10A and M1-5A/R8A districts within a newly established Special Mixed Use District; and
- **Zoning text amendment** to establish an MX and to amend Appendix F of the ZR to establish the Project Area as an MIH area.

Under the Proposed Actions, Projected Development Site 1 would be rezoned from the existing M2-1 district to a paired M1-5A/R10A zoning district, and Projected Development Site 2 would be rezoned from the existing M2-1 district to a paired M1-5A/R8A zoning district. The entire Project Area would be mapped within an MX.

It is the Applicant's intention that approximately 25 percent of the Proposed Development's residential floor area would comprise affordable units (166 DUs), in accordance with the Applicant's preferred Option 1 of the MIH Program.

Absent the Proposed Actions, the future No-Action scenario assumes that the existing buildings within the Project Area would be retenanted with complying commercial uses, consistent with market conditions. Projected Development Site 1 would include 341,990 gsf, comprising 295,890 gsf of commercial (retail and office) use and 46,010 gsf of accessory parking (125 spaces); while Projected Development Site 2 would include 399,020 gsf of commercial (retail and office) use.

The Proposed Development would not utilize all floor area permitted under the proposed rezoning on Projected Development Site 2; therefore, to present a conservative analysis, a Reasonable Worst-Case Development Scenario (RWCDS) was developed for the future With-Action scenario. The building bulk assumed for the RWCDS reflects the achievement of full FAR utilization with efficient and practicable floorplates that could reasonably be built. Thus, the With-Action RWCDS assumes that the existing 13-story commercial building on Projected Development Site 2 would be partially converted to residential use, enlarged by approximately 145,890 gsf and from 13 stories (141 feet) to 19 stories (205 feet), and would include approximately 544,910 gsf comprised of approximately 358,590 gsf of residential use (324 dwelling units, including 65-98 affordable DUs), approximately 171,320 sf of commercial use, and 15,000 gsf of parking (23 spaces) accessory to the residential use. Projected Development Site 2 would be built to the maximum FAR of 7.2 allowed under the proposed zoning and to a building height of 205 feet. The With-Action RWCDS for Projected Development Site 1 is the same as that described above for the Proposed Development.

Overall, the RWCDS includes approximately 1,005,480 gsf of total development, consisting of 758,300 gsf of new residential use (716 total DUs, 144-216 of which would be affordable), 186,170

gsf of commercial (local retail and office), and 61,010 gsf of accessory parking (188 spaces). Three smaller commercial buildings (4-5 stories) on Projected Development Site 2 would remain unchanged in both bulk and use.

Compared to the No-Action scenario, the Proposed Actions would result in an incremental increase of 264,470 gsf of development across the Proposed Development Sites, comprising 758,300 gsf of residential use (716 DUs, including 144-216 affordable DUs), and 15,000 gsf of accessory parking (63 spaces); and a net decrease of 508,830 gsf of commercial use. The Proposed Actions would result in a net increase of 1,446 residents and a net decrease of 1,752 workers.

The Analysis Year for the Proposed Actions is 2029.