DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

January 25, 2019

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 19DCP119M)

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 that a draft environmental impact statement is to be prepared for the proposed actions related to the **GO Broome Street Development** CEQR Number **19DCP119M**. The SEQRA classification for this proposal is Type I.

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 5:00PM.

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

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

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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 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.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Acting Director (212) 720-3493; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Hilary Semel, Director (212) 676-3273. The Draft Scope of Work and scoping protocol will also be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.