October 28, 2020

PUBLIC NOTICE OF A SCOPING MEETING FOR A DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 21DCP059M)

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 (DEIS) is to be prepared for the proposed actions related to the **SoHo/NoHo Neighborhood Plan**, CEQR Number 21DCP059M. 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, December 3, 2020 at 2:00 p.m. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage page: (https://www1.nyc.gov/site/nycengage/events/index.page)

Dial-in information:
888-788-0099 (Toll Free)
877-853-5247 (Toll Free)
253-215-8782
213-338-8477

Meeting ID: 952 5365 9088
Passcode: 1
[The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting. 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 NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through Friday, December 18, 2020. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Olga Abinader, *Director*
Stephanie Shellooe, AICP, *Deputy Director*
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(212) 720-3493 oabinad@planning.nyc.gov
(212) 720 3328 sshellooe@planning.nyc.gov

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, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

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 five business days before the meeting.

The New York City Department of City Planning (DCP), the Applicant, is proposing zoning map amendments and zoning text amendments (the "Proposed Actions") affecting an approximately 56-block area (the "Project Area") of the SoHo and NoHo neighborhoods, Community District 2. The Project Area is roughly bounded by Astor Place and Houston Street to the north; Bowery, Lafayette Street, and Baxter Street to the east; Canal Street to the south, and Sixth Avenue, West Broadway, and Broadway to the west. Specifically, the Proposed Actions include:

- **Zoning Map Amendments.** The Proposed Actions would replace all or portions of existing M1-5A and M1-5B districts with medium to high density mixed-use districts, and establish a new Special SoHo NoHo Mixed-use District in the Project Area.

- **Zoning Text Amendments.** The Proposed Actions include amendments to the text of New York City's Zoning Resolution (ZR) to establish regulations for the proposed Special SoHo NoHo Mixed-use District and to amend Appendix F of the Zoning Resolution to apply the MIH program to the Special District.

The Reasonable Worst-Case Development Scenario ("RWCDS") for the Proposed Actions identifies 27 projected development sites. On these sites, the Proposed Actions are expected to result in a net increase of approximately 1,683 dwelling units, including 328 to 494 permanently affordable units; 57,473 gross square feet (gsf) of projected retail space (local retail, destination retail and supermarket); and 19,598 gsf of projected community facility space. The RWCDS also identifies 57 potential development sites which are considered less likely to be developed by the analysis year. On these potential sites the Proposed Actions could result in a net increase of approximately 1,508 dwelling units, including 286 to 436 permanently affordable units; 11,586 gross square feet (gsf) of retail space (destination retail); and 15,464 gsf of community facility space.

Development on some of these sites would be subject to future review and approval by the Landmarks Preservation Commission (LPC). The analysis year for the Proposed Action is 2031.

The Proposed Actions seek to accomplish the following land use and zoning objectives:

- Promote economic recovery, resiliency and growth by allowing a wider range of commercial, community facility and light industrial uses, modernizing outdated zoning provisions, and reducing existing zoning barriers.

- Expand housing opportunities by allowing residential use and requiring permanently affordable housing to ensure that the neighborhoods support income diversity and further the City's equity and Fair Housing goals.

- Establish appropriate densities and building forms that ensure new development harmonizes with neighborhood context and scale.

- Promote the preservation of historic resources and adaptive reuse of existing buildings by allowing for the conversion of existing buildings.

- Celebrate SoHo/NoHo's evolving role in the city's creative economy by continuing to accommodate and expanding live-work uses and supporting creative, arts and cultural uses.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.