ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

DCP - Department of City Planning Manhattan Office
c/o Edith Hsu-Chen
120 Broadway, 31st Floor
New York, NY 10271

Re:	**Soho/Noho Neighborhood Plan**
CEQR No.	21DCP059M
ULURP No(s).	Pending
SEQRA Classification:	Type I
Manhattan Community District:	MN02

Dear Ms. Hsu-Chen,

Under City Environmental Quality Review, it is required that if the lead agency determines that a proposed actions may have a significant effect on the environment, it shall issue a Positive Declaration and request that the applicant prepare a Draft Environmental Impact Statement.

Based upon review, the Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has found that the proposed actions fall within this category and that an Environmental Impact Statement (EIS) will be required. Accordingly, enclosed is the Positive Declaration for CEQR No. 21DCP059M for the SoHo/NoHo Neighborhood Plan.

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

Enclosed are the Environmental Assessment Statement, Positive Declaration, Draft Scope of Work, and Public Notice of a Scoping Meeting.

Sincerely,

Olga Abinader, *Director*

10.28.20
Date

cc: Project File
Marisa Lago, Chair
City Planning Commissioners
Raju Mann, Director, City Council Land Use Division
Gale Brewer, Manhattan Borough President
Manhattan Community Board 2

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

October 28, 2020

POSITIVE DECLARATION

Project Identification
SoHo/NoHo Neighborhood Plan
CEQR No. 21DCP059M
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:

SoHo/NoHo Neighborhood Plan
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.

The Proposed Actions are as follows:

- **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 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.

Olga Abinader, *Director*
Stephanie Shellooe, AICP, *Deputy Director*
120 Broadway, 31st FloorNew York, NY 10271
(212) 720-3493 oabinad@planning.nyc.gov
(212) 720 3328 sshellooe@planning.nyc.gov

- 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.

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 and 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.

Statement of Significant Effect:
On behalf of the lead agency, 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:

> The Proposed Actions may result in significant adverse impacts related to: land use, zoning, and public policy; socioeconomic conditions; community facilities; open space; shadows; historic and cultural resources; urban design and visual resources; natural resources; hazardous materials; water and sewer infrastructure; solid waste and sanitation services; transportation; air quality; greenhouse gas emissions and climate change; noise; public health; neighborhood character; and construction.

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 would alter existing land uses and zoning by allowing residential uses in areas where it is currently not allowed and would allow an expanded range of commercial and community facility uses that are currently not allowed. In addition, the effects of the Proposed Actions may not be compatible with one or more of the public policies that are applicable to portions of the study area.

2. Socioeconomic Conditions – The Proposed Actions are not expected to result in the direct displacement of 500 residents. However, the Proposed Actions would introduce approximately 1,683 new dwelling units and approximately 57,473 gsf of new commercial uses that would result in a substantial population increase.

3. Community Facilities – The Proposed Actions would not result in the direct displacement of any community facilities or services. However, the Proposed Actions would result in a substantial increase of residential units and, therefore would have the potential to result in significant adverse impacts relate to public schools, libraries, and child care.

4. Open Space – The Proposed Actions may have an indirect effect on open space resources due to increased demand for use of publicly accessible spaces by the potential net increase of approximately 3,181 new residents.

5. Shadows – The Proposed Actions would allow an increase in development density and greater building heights in the Affected Area. Shadows cast by new buildings that could be developed as a result could affect publicly accessible open spaces and sunlight-sensitive architectural resources in the area.

6. Historic and Cultural Resources – The Proposed Actions may affect designated historic landmarks and/or buildings that may be eligible for designation. In addition, the Proposed Actions may result in additional in-ground disturbance and therefore has the potential to affect archaeological resources that may be present.

7. Urban Design and Visual Resources – The Proposed Actions and subsequent projected development would result in physical changes in the Affected Area beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.

8. Natural Resources – The Proposed Actions may have the potential, if a natural resource is on or near the site of a project, to either directly or indirectly, cause a disturbance of that resource.

9. Hazardous Materials – The Proposed Actions would result in additional in-ground

disturbance, which, given the historical on-and off-site uses and conditions, has the potential to result in hazardous materials impacts.

10. Water and Sewer Infrastructure – The Proposed Actions would result in a net increase of building space within the Affected Area which could place additional demands on infrastructure, including water supply and storm water management.

11. Solid Waste and Sanitation Services – Due to the increase in residential units within the Affected Area, the Proposed Actions would increase the demands on solid waste and sanitation transport and disposal services.

12. Energy – Although significant adverse energy impacts are not anticipated for the Proposed Actions as the proposal would not affect the transmission or generation of energy, the projected amount of energy consumption during long-term operation resulting from the Proposed Actions will be assessed.

13. Transportation – The Proposed Actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities. The Proposed Actions would also affect pedestrian movements in the area due to the increased number of residents and workers expected to be introduced to the area.

14. Air Quality – Increased demand for heating, ventilating, and air conditioning (HVAC) and additional vehicular traffic introduced by the Proposed Actions may affect air quality. In addition, the Proposed Actions would result in some developments containing a mix of residential, non-residential, and light industrial development.

15. Greenhouse Gas Emissions and Climate Change – The Proposed Actions would allow a increase in development density that may affect greenhouse gas emissions due to increased construction and operational activities with the projected development. Additionally, the Proposed Actions affect sites located within the flood hazard area and may be susceptible to storm surge and coastal flooding.

16. Noise – The Proposed Actions would increase the volume of traffic in the area, which could result in additional traffic related noise and may have the potential to result in mobile and/or stationary source noise impacts.

17. Public Health – The Proposed Actions would result in an increase in development density which could potentially result in public health concerns.

18. Neighborhood Character – The Proposed Actions have the potential to alter certain constituent elements of the Affected Area's neighborhood character, including land use patterns, socioeconomic conditions, traffic, and noise levels.

19. Construction – The Proposed Actions would increase the allowable density of the area resulting in new development that involves activities which may result in construction-related impacts.

20. The Draft Environmental Impact Statement (DEIS) to be prepared in connection with the Proposed Actions will identify and describe any other potential effects on the environment.

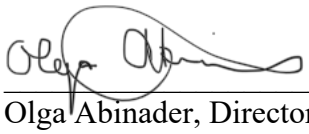
Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Thursday, December 3, 2020 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely through video conferencing. The meeting will be live streamed and accessible from New York City's online remote meeting portal—NYC Engage: https://www1.nyc.gov/site/nycengage/events.

Written comments will be accepted by the lead agency through Friday, December 18, 2020.

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 Managers, Andrew Cantú, at (212) 720-3251, or Annabelle Meunier at (212) 720-3426.



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

October 28, 2020
Date