ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Daniel R. Garodnick, *Director*
Department of City Planning

To: Hilary Semel, Director and General Counsel
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

**CITY ENVIRONMENTAL QUALITY REVIEW**
**NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW**

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| **Re:** | **Midtown South Mixed-Use Plan (MSMX)** |
| CEQR No. | 24DCP094M |
| ULURP No(s). | Pending |
| SEQRA Classification: | Type I |
| Manhattan Community District: | M04, M05 |

The above-referenced application involves discretionary action(s) subject to City Planning Commission approval, and subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617. Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for CEQR, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application. A coordinated review is being conducted with all involved agencies.

**Project Description:** The New York City Department of Planning (DCP), together with other partner agencies, is proposing a series of land use actions including zoning map amendments and zoning text amendments (including establishing a new Special District and Mandatory Inclusionary Housing [MIH]) (the "Proposed Actions") in the Midtown South neighborhood of Manhattan Community Districts 4 and 5. The Proposed Actions would affect an approximately 127-acre area (the "Project Area") consisting of all or parts of 42 blocks of the Midtown South neighborhood. The Project Area consists of four noncontiguous manufacturing-zoned areas roughly bound by 40th Street to the north, Fifth Avenue to the east, 23rd Street to the south, and Eighth Avenue to the west. The Proposed Actions would implement land use and zoning changes to create opportunities for new housing through both ground-up development and conversions, support critical commercial activity and job growth, stabilize the commercial real estate market in the wake of the COVID-19 pandemic and shifting work patterns, and reflect the historic architectural legacy and industrial character of Midtown South.

The Reasonable Worst-Case Development Scenario ("RWCDS") for the Proposed Actions identifies 27 projected development sites under the With-Action condition, and, for a conservative analysis, also assumes the residential conversion of 1,118,305 gross-square-feet (gsf) of existing non-residential uses within the Project Area. The With-Action condition would consist of approximately 4,736,278-gsf of total floor area, including 4,228,626-gsf of residential uses, (approximately 3,970 dwelling units (DU), a substantial proportion of which are expected to be affordable pursuant to MIH and city-based programs), 446,791-gsf of local retail uses, 27,386-gsf of office uses, and 33,475-gsf of community facility uses. The RWCDS also identifies 15 potential development sites that are considered less likely to be developed by the analysis year but will be analyzed in the EIS for site-specific effects.

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The analysis year for the Proposed Actions is 2034.

An Environmental Assessment Statement is attached. Please contact Max Marinoff of the Department of City Planning at mmarinoff@planning.nyc.gov if you have questions regarding the application.

Sincerely,

Evren Ulker-Kacar, AICP, *Deputy Director* Date

03/19/2024

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