TECHNICAL MEMORANDUM

GO Broome Street Development

Project Location:	Community District 3, Manhattan
CEQR No.	19DCP119M
Type of Action:	Type 1
ULURP Nos.	C200064ZMM C200061 (A) ZSM N200065ZRM N200067ZAM C200061ZSM M790721(B)ZSM N200066ZAM
Lead Agency:	City Planning Commission, City of New York Marisa Lago, Chair
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Project Applicants:	GO Broome, LLC The Chinatown Planning Council Housing Development Fund Company, Inc.
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Date:	November 18, 2019

Technical Memorandum

Introduction

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on August 23, 2019 for a Draft Environmental Impact Statement (DEIS) for the GO Broome Street Development proposal in accordance with Article 8 of the Environmental Conservation Law.

The applicants, GO Broome LLC and The Chinatown Planning Council Housing Development Fund Company, Inc. (CPC), are seeking the following discretionary actions from the City Planning Commission:

- A zoning map amendment to change an R8 district to an R9-1 district with a C2-5 overlay;
- A zoning text amendment to Appendix F of the Zoning Resolution (Inclusionary Housing Designated Areas and Mandatory Inclusionary Housing Areas) to designate a Mandatory Inclusionary Housing Area, and to ZR Sections 23-011 (Quality Housing Program), 28-01 (Applicability of this Chapter), and 78-03 (Applicability of this Chapter) to allow the use of the Quality Housing Program;
- An authorization pursuant to ZR Section 13-443 (Reduction in the number of required existing parking spaces) to eliminate 33 spaces of required accessory off-street parking on Block 346, Lot 75;
- A modification of the Seward Park Extension West Large-Scale Residential Development (the "LSRD") to reflect changes to the zoning lots and to update the site plan and zoning calculations of the LSRD, which includes the addition of Block 346, Lot 37 and an authorization and special permits pursuant to ZR Section 78-311 (Authorizations by the City Planning Commission) and 78-312 (Special permits by the City Planning Commission).

Together, the proposed actions would facilitate the development of two buildings to be located on Block 346, Lots 37 and 75 ("Projected Development Site 1"). The proposed development would include a 30-story, 310-foot-tall mixed-use high-rise building with frontage on Suffolk and Broome Streets called the "Suffolk Building," and a 16-story, 165-foot-tall high-rise mixed-use building with frontage on Norfolk and Broome Streets called the "Norfolk Building." Independent of the proposed development, in the future with the proposed actions, it is anticipated that the owner of the existing 5-story mixed-use building located on Lot 95 of the project block ("Projected Development Site 2") would increase its commercial space by approximately 4,759 gross square feet (gsf).

Since the issuance of the Notice of Completion for the DEIS, GO Broome LLC and The Chinatown Planning Council Housing Development have filed an amended application (ULURP No. C200061 (A) ZSM). The Amended Application would not change the proposed development in any way and is technical in nature; it is requested in connection with the Modification of Minimum Distance Between Buildings: ZR Section 78-312(f) (Special permits by the City Planning Commission). See "Description of the Amended Application," below for a more detailed description of the Amended Application.

This Technical Memorandum examines whether the amended application would result in any significant adverse environmental impacts not already identified in the FEIS (see "Environmental Effects of the Amended Application"). Because the amended application would not modify the proposed development in any way and would therefore not alter the development assumptions in the reasonable worst-case development scenario (RWCDS) evaluated in the FEIS, it would not alter the analyses or conclusions of the FEIS.

Description of the Amended Application

As noted above, the Amended Application is technical in nature and is requested in connection with the Modification of Minimum Distance Between Buildings: ZR Section 78-312(f) (Special permits by the City Planning Commission).

Under ZR Section 23-711(e) (Standard minimum distance between buildings), a distance of 80 feet between buildings on the same zoning lot is required when those buildings exceed 125 feet in height and when those buildings in the aggregate cause lot coverage to exceed 40 percent (see ZR Section 23-7311(e)). For the proposed project, the zoning lot would contain the proposed 165-foot-tall Norfolk Building, the proposed 310-foot-tall Suffolk Building, and the existing 126.13-foot-tall Hong Ning Building[1]. Together, these three buildings would exceed lot coverage of 40 percent above 125 feet up to a height of 126.13 feet (the height of the Hong Ning building); after 126.13 feet, lot coverage would be less than 40 percent since just the Norfolk and Suffolk Buildings would contribute to lot coverage at this point.

Thus, for the 1.13 feet between the heights of 125 feet and 126.13 feet, a special permit is requested pursuant to ZR 78-312(f) (Special permits by the City Planning Commission) to modify the minimum distance requirement of ZR Section 23-711(e), as follows:

- To allow a distance of 46.83 feet between the Suffolk Building and the Hong Ning building (instead of 80 feet)
- To allow a distance of 11.75 feet between the Norfolk Building and the Hong Ning Building (instead of 80 feet)
- To allow a distance of 60.00 feet between the Suffolk Building and the Norfolk Building (instead of 80 feet).[2]

Again, the special permit is requested for a vertical distance of just 1.13 feet between the heights of 125 feet and 126.13 feet since after 126.13 (the height of the Hong Ning Building), lot coverage would not exceed 40 percent and the required distance between buildings would no longer be 80 feet as above 126.13 feet, the proposed buildings would comply with the distance between buildings regulations.

[1] The Hong Ning building is an existing building on the same zoning lot at Projected Development Site 1. More information can be found on page 1-3 of the Project Description of the GO Broome Street Development EIS.

[2] The 80-foot minimum distance between the Suffolk Building and the Norfolk Building does not apply to the portions of these buildings that are connected by the seven-story base of the Suffolk Building, located at the northern end of the block; the heights of these portions are measured from the roof of the connecting portion pursuant to ZR Section 23-82, resulting in a height of less than 125 feet for the Norfolk Building.

Environmental Effects of the Amended Application

The Amended Application would not modify the proposed development in any way and would not alter the development assumptions analyzed in the FEIS. The Amended Application does not change the form of the buildings analyzed in the FEIS; therefore, for those technical areas where the analysis relies on building form as a key assumption (i.e., urban design and visual resources, shadows, stationary source air quality), the Amended Application would not affect the conclusions of the analysis.

Accordingly, the Amended Application would not result in any new or different development than was assessed in the FEIS, and there would be no changes to the analyses and conclusions set forth in the FEIS.