

Foreword¹

This document is the Final Environmental Impact Statement (FEIS) for the SoHo/NoHo Neighborhood Plan. The New York City Department of City Planning (DCP) is proposing zoning map and zoning text amendments (the “Proposed Actions”) that would apply to an approximately 56-block, 146-acre area (the “Project Area”) of the SoHo and NoHo neighborhoods of Manhattan, Community District 2. The Proposed Actions are intended to create opportunities for new housing, including affordable housing, better reflect existing built conditions, strengthen the mixed-use character of the neighborhoods, including office and retail uses, and celebrate the unique architectural and creative legacies of SoHo and NoHo.

The Proposed Actions were developed in response to neighborhood-wide planning challenges brought about by changing economic and demographic trends and informed by local and Citywide stakeholders during the Envision SoHo/NoHo process, a public engagement initiative undertaken in 2019 by the Manhattan Borough President, the Council Member for City Council District 1, and DCP.

The Draft Environmental Impact Statement (DEIS) for the Proposed Actions was accepted as complete by the Department of City Planning (DCP), acting as lead agency on behalf of the City Planning Commission (CPC). The DCP issued a Notice of Completion (NOC) for the DEIS on May 17, 2021. The public hearing on the DEIS and the ULURP was held on September 2, 2021, in the NYC City Planning Commission Hearing Room, Lower Concourse, 120 Broadway, New York, NY. The public hearing was accessible to view and participate in both in person and remotely via NYC Engage. The period for submitting written comments remained open through the end of the day, September 13, 2021.

This FEIS addresses all substantive comments made on the DEIS during the DEIS public hearing and subsequent DEIS comment period. Those comments are summarized and responded to in Chapter 26, “Response to Comments on the DEIS.” Changes to the text and graphics from the DEIS were made in this FEIS, as necessary, in response to these comments. In addition, this FEIS also reflects all substantive changes to technical analyses resulting from agency reviews, and material changes in conditions since issuance of the DEIS.

The principal changes between the DEIS and this FEIS include the following:

- Chapter 1, “Project Description,” revisions to incorporate key updates as described below.
 - The RWCDS was updated to address minor errors in the floor area calculations for three projected development sites expected to undergo conversion from non-residential uses to mixed-uses, as well as to clarify the area of public parking lots not previously identified.
 - The CPC modifications to the proposed zoning text that were under consideration at the time of the FEIS preparation have been described, and the potential environmental

¹ This foreword is new for the FEIS.

effects of the CPC modifications assessed in a new alternative identified as the “Potential CPC Modifications Alternative” in Chapter 22.

- Description of the public review processes of the Uniform Land Use Review Procedure (ULURP) and City Environmental Quality Review (CEQR) were updated for the project status.
- Chapter 2, “Land Use, Zoning and Public Policy,” minor updates to reflect the latest RWCDs and revisions in response to public comments.
- Chapter 3, “Socioeconomic Conditions,” minor updates to reflect the latest RWCDs and revisions in response to public comments.
- Chapter 4, “Community Facilities,” minor updates to reflect the latest RWCDs.
- Chapter 5, “Open Space,” minor updates to reflect the latest RWCDs and to incorporate the Haven Green No Build project.
- Chapter 7, “Historic Resources,” updates to reflect the Haven Green No Build project.
- Chapter 8, “Urban Design and Visual Resources,” revisions in response to public comments and updates to the No Build projects.
- Chapter 11 “Water and Sewer Infrastructure,” minor updates to reflect the latest RWCDs.
- Chapter 12, “Solid Waste and Sanitation Services,” minor updates to reflect the latest RWCDs.
- Chapter 13, “Energy,” minor updates to reflect the latest RWCDs.
- Chapter 14, “Transportation,” revisions to reflect updates to the RWCDs and inclusion of the Haven Green No Build project. Additionally, New York City Transit (NYCT) requested inclusion of additional station elements at the Canal Street R/W station and those were included in the analysis.
- Chapter 15, “Air Quality,” updates to reflect new DEC guidance on air toxics emissions.
- Chapter 16, “Greenhouse Gas Emissions and Climate Change,” minor updates to reflect the latest RWCDs.
- Chapter 19, “Neighborhood Character,” revisions in response to public comments.
- Chapter 21, “Mitigation,” revisions in the areas of open space, shadows, historic resources, and transportation to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 22, “Alternatives,” revisions to reflect the following changes:
 - A new alternative was added to analyze potential modifications to the Proposed Actions being considered by the CPC: “CPC Modifications Alternative.”
 - In addition, the mitigation discussions under the alternatives were revised to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.
- Chapter 23, “Unavoidable Adverse Impacts,” revisions in the areas of open space, shadows, historic resources, transportation to reflect further evaluation of potential mitigation measures conducted between the DEIS and FEIS in coordination between the lead agency, DCP, and other involved and interested agencies.

- Chapter 24, “Growth Inducing Impacts,” minor updates to reflect the latest RWCDS.
- Chapter 26, “Responses to Comments on the DEIS,” which is entirely new to the document.
- Updates to various appendices for consistency with revisions to analyses as noted above plus the addition of Appendix I, “Written Comments Received on the DEIS”.

Except where indicated, all text changes since publication of the DEIS are marked by double underlining in this FEIS. No underlining is used for this Foreword or Chapter 26, “Responses to Comments on the DEIS,” both of which are entirely new. *