

SoHo/NoHo Neighborhood Plan

Public Scoping Meeting (CEQR No. 21DCP059M)

Instructions to testify at this meeting by **computer, smartphone, or tablet** are posted at:

- Web Address: nyc.gov/engage under “Upcoming Meetings” click: “SoHo NoHo Neighborhood Plan Public Scoping Meeting”

If you wish to testify at the meeting by **phone**, dial:

- Toll Free Numbers: (877) 853-5247 or (888) 788-0099
- Toll Numbers: (253) 215-8782 or (213) 338-8477

When prompted enter:

- Meeting ID: 952 5365 9088
- Participant ID: press pound (#) to skip
- Password: 1

We would like to **encourage dial-in participants to register to testify via phone**, as this allows DCP staff to contact you if your connection is lost. Please dial any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
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If any speakers experience technical issues that don't allow them to speak, please visit the “How-to Guides” page on NYC ENGAGE website for assistance or hang up and call the phone number above (877.853.5247) and enter meeting ID “618 237 7396” and password “1” to receive help.

Interpretation

To hear this presentation in **Cantonese** or **Mandarin**, please register to attend the meeting in Zoom.

Once in the meeting, click on the **“Interpretation” icon** at the bottom of the zoom window, and select from the following options:

- **“Chinese”** for Cantonese
- **“Portuguese”** for Mandarin
- You can also select **“Mute Original Audio”**

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Interpretation

- ✓ Off
- English
- Chinese
- Portuguese
- Mute Original Audio

NYC PLANNING SoHo / NoHo Scoping Meeting

Mute Chat Raise Hand Q&A Interpretation Leave

Welcome!

This is the **Public Scoping Meeting** for the SoHo/NoHo Neighborhood Plan.

For our record, the **CEQR** application number for the proposal is **21DCP059M**.

Today's date is December 3, 2020, and the time is now approximately 2 p.m.



I'm **Olga Abinader**, and I'm the Director of the **Environmental Assessment and Review Division (EARD)** of the **NYC Department of City Planning**. I'll be chairing today's scoping meeting.

The Department of City Planning is acting on behalf of the City Planning Commission as the **lead agency** for the proposal's **environmental review**.

As lead agency, the Department is overseeing the preparation and completion of an **Environmental Impact Statement**, or EIS, for the **SoHo/NoHo Neighborhood Plan**.



Joining me are several of my colleagues from the Department of City Planning.

Stephanie Shellooe is the Deputy Director of the Department's Environmental Assessment and Review Division.

Edith Hsu-Chen is the Director of the Department's Manhattan Office.

Erik Botsford is the Deputy Director of the Department's Manhattan Office.

Annabelle Meunier is a Senior Team Leader in the Environmental Assessment and Review Division.

Sylvia Li is the Project Supervisor for the SoHo/NoHo Neighborhood Plan and a Team Leader in the Manhattan Office.

Andrew Cantu is the Project Manager for the SoHo/NoHo Neighborhood Plan in the Manhattan Office and Planner for Community District 2.

Nabeela Malik is a Senior Planner in the Manhattan Office.



- Together, we are here to receive your comments on the Draft Scope of Work for the Draft Environmental Impact Statement, or DEIS, for the **SoHo/NoHo Neighborhood Plan**.
- The **Draft Scope of Work** identifies all of the subjects that will be analyzed in the upcoming **DEIS** and explains how those subjects will be studied.
- Copies of the **Draft Scope are available** on the Department of City Planning website.



- The purpose of today's scoping meeting is to allow for **public participation** in the preparation of the DEIS at the earliest stage possible.
- Toward that end, the Department will have an opportunity today **to receive comments on the Draft Scope** from elected officials, government agencies, community board representatives, and members of the public.
- We also welcome **written comments** on the Draft Scope of Work.
- Written comments can be submitted through **Friday, December 18, 2020**.



- At the end of the written comment period, the Department, as lead agency, will **review all comments** – those we hear today as well as all written comments we've received.
- After carefully reviewing all comments, the Department will decide what **changes**, if any, need to be made to the Draft Scope of Work and issue a **Final Scope of Work**.
- It is the Final Scope of Work that will serve as the basis for **preparing the DEIS**.



- Today's scoping meeting marks the beginning of the **environmental review process** for the **SoHo/NoHo Neighborhood Plan**.
- **No decisions will be made today** regarding the Draft Scope of Work.
- The purpose of the meeting is to **allow the public to provide their comments** about the Draft Scope of Work, and to allow the Department to **listen to those comments**. It's important for **all voices** to be heard today.



- I will now focus on the structure of today's meeting, which is going to be divided into **three (3) parts**.
- During the first part, Sylvia Li of the Manhattan Office will give a **brief overview** describing the SoHo/NoHo Neighborhood Rezoning Proposal. Patrick Blanchfield, a representative of AKRF, Inc., the environmental consultant firm for the proposal, will then provide a short summary of the **Draft Scope of Work**.
- During the second part of the meeting, we will be **receiving comments** on the Draft Scope from elected officials, government agencies, and community board representatives.
- During the third and final part of the meeting, the Department will **receive comments** from the general public. The meeting will end only when everyone who has signed up to provide testimony has had a chance to be heard.



- Onto a few logistics **for today's scoping meeting**. The protocol is intended to ensure that **everyone has a chance to speak, and all voices can be heard**.
- If you wish to speak and plan to access the meeting online using a computer or tablet, or smartphone, please remember to register online through the SoHo/NoHo Public Scoping Meeting page of the NYC Engage Portal, at www.nyc.gov/NYCEngage
- A link to join us and provide your testimony will be emailed to you after you have completed the registration process on the NYC Engage Portal. We will add you to our speakers' list.



- When it is your turn to speak, your name will be called and you will be granted temporary speaking privileges by Department of City Planning staff, so please listen closely for your name to be called.
- Once your name has been called, we will help you unmute your microphone, and you will be asked to convey your remarks. To allow us to hear from everyone who wishes to speak, we ask you to please limit your remarks to 3 minutes. A **3:00-minute countdown clock** will run on the screen, if you are participating online. At the 3:00-minute mark, your time will expire. At that time you will be asked to conclude your remarks.
- Please also note that your testimony will be verbal only. We will be able to hear you, but we will not be able to see you.



- An additional note of instructions for those of you joining us by phone today: If you wish to provide testimony via telephone, please select *9 when prompted.
- Please listen for me to call out the last three digits of your phone number. At that point, you will be given the temporary ability to share your testimony.
- You must press *6 to unmute your telephone, and we will be able to hear you speak. When your testimony is complete, or your three minutes have expired, whichever comes first, you must press *6 again to mute yourself.
- We would like to encourage dial-in participants who wish to provide testimony to register via phone using the dial-in participant hotline.
- Please note that muting and unmuting registered speakers may take a moment, as we are adjusting to this new meeting format.



Time Limits:

- Speakers from the general public have three minutes to give testimony. There are a few exceptions to the three-minute time limit. Elected officials, for example, are given the courtesy of jumping to the front of the queue and are not limited to three minutes.
- If translation services are being used, the time will be extended to five minutes.
- For members of the public not needing translation services, we will announce when the 3:00 minute time limit is reached, at which point you will be asked to conclude your remarks and your microphone will be muted.



- **Interpretative services** are available today for those who wish to provide verbal comments in Cantonese and Mandarin. Five minutes of speaking time will be allotted to those needing these services.
- Verbal comments **given in Cantonese or Mandarin** will be translated into English after the testimony is finished.
- Verbal and written comments on the Draft Scope of Work in languages **other than English, Cantonese or Mandarin** will be translated and incorporated into the Final Scope of Work as needed.



Livestream Viewers:

- To those of you viewing us on livestream, and wishing to testify, please be mindful of potential background noise during your testimony. Make sure that the livestream is muted when you begin your testimony, to avoid hearing an echo.



Providing Written Testimony:

- Via mail:

**120 Broadway
31st Floor
New York, New York, 10271
Attention: Olga Abinader**

- Via email:

21DCP059M_DL@planning.nyc.gov

Reminder: DCP will accept written comments until Friday, December 18th.





SoHo/NoHo Neighborhood Plan

Public Scoping Meeting

December 3, 2020

Agenda

1.

SoHo / NoHo
Neighborhood
Plan Overview

2.

*Environmental
Review Process*

3.

Draft Scope of
Work (DSOW)

4.

Public Comment
on DSOW

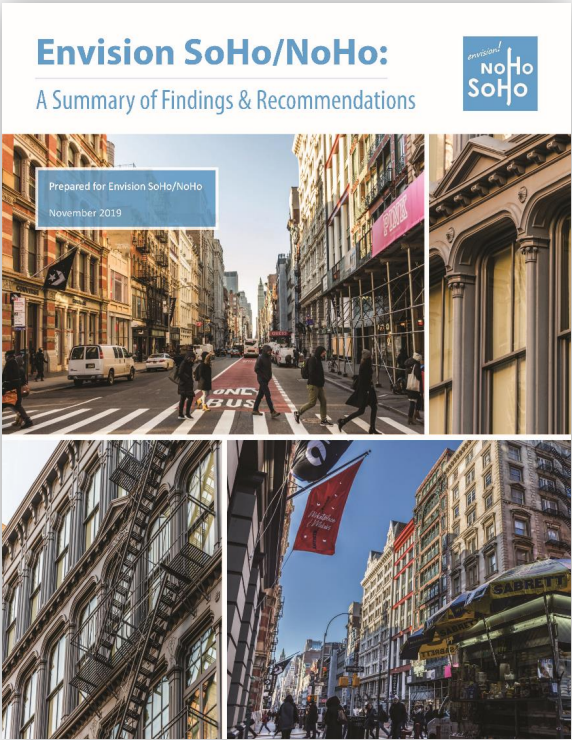
The background of the slide is a photograph of a busy street in SoHo, New York City, featuring multi-story brick buildings and a street-level cafe with a large umbrella. The entire image is covered with a semi-transparent blue overlay.

1.

SoHo / NoHo Neighborhood Plan

Recap of Oct 26 Public Info Session

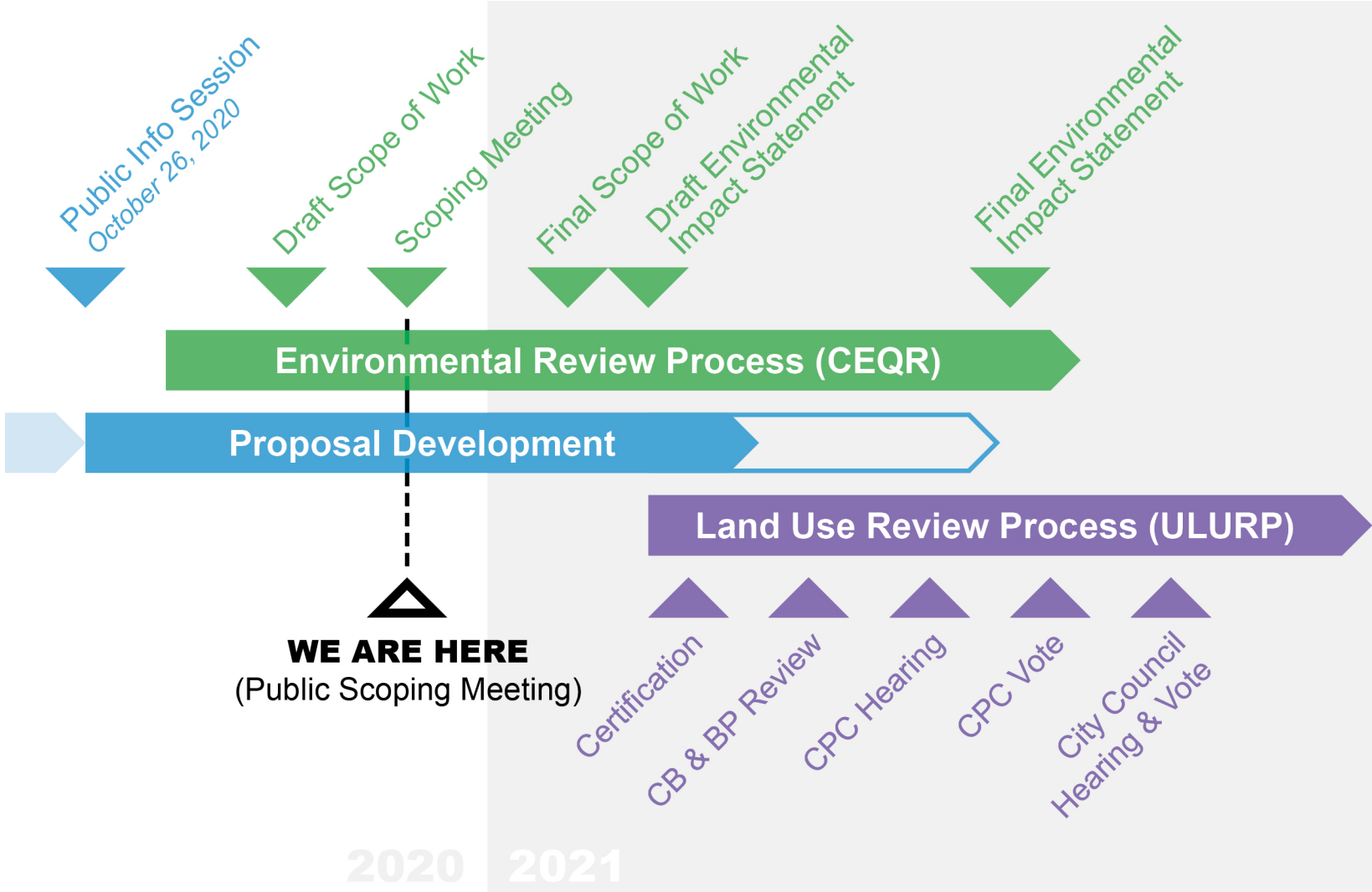
Envision SoHo/NoHo Laid Foundation for Neighborhood Plan



Envision SoHo / NoHo

Engagement Events
January 2019 – January 2020

Report Release & Public Feedback
November 2019 – January 2020



Why SoHo/NoHo? Why now?

- ❑ **Envision SoHo/NoHo report**, culmination of 6+ month public engagement effort, **provides foundation for action**
- ❑ **Outdated 50-year-old zoning creates unnecessary barriers** for businesses, arts and cultural organizations, and residents
- ❑ City's fair housing analyses have highlighted the **importance of adding housing in opportunity-rich neighborhoods** to address inequities
- ❑ COVID-19 highlighted consequences of inequities and exacerbated zoning impediments



Neighborhood Planning Goals Informed by Shared Vision

Housing

- **Create opportunities for new housing** in new construction & conversions
- **Require affordable housing** through Mandatory Inclusionary Housing(MIH)
- **Retain Joint Living Work Quarters for Artist (JLWQA)**
- **Accommodate & expand live-work**

Commercial & Light Manufacturing

- **Remove impediments** for mix of compatible commercial & light manufacturing of uses
- **Provide flexibility** for business adaptation & new modes of operation
- **Preserve** significant concentration of **office & production space**
- Better manage the **public realm** and advance **quality of life** improvements

Arts & Culture

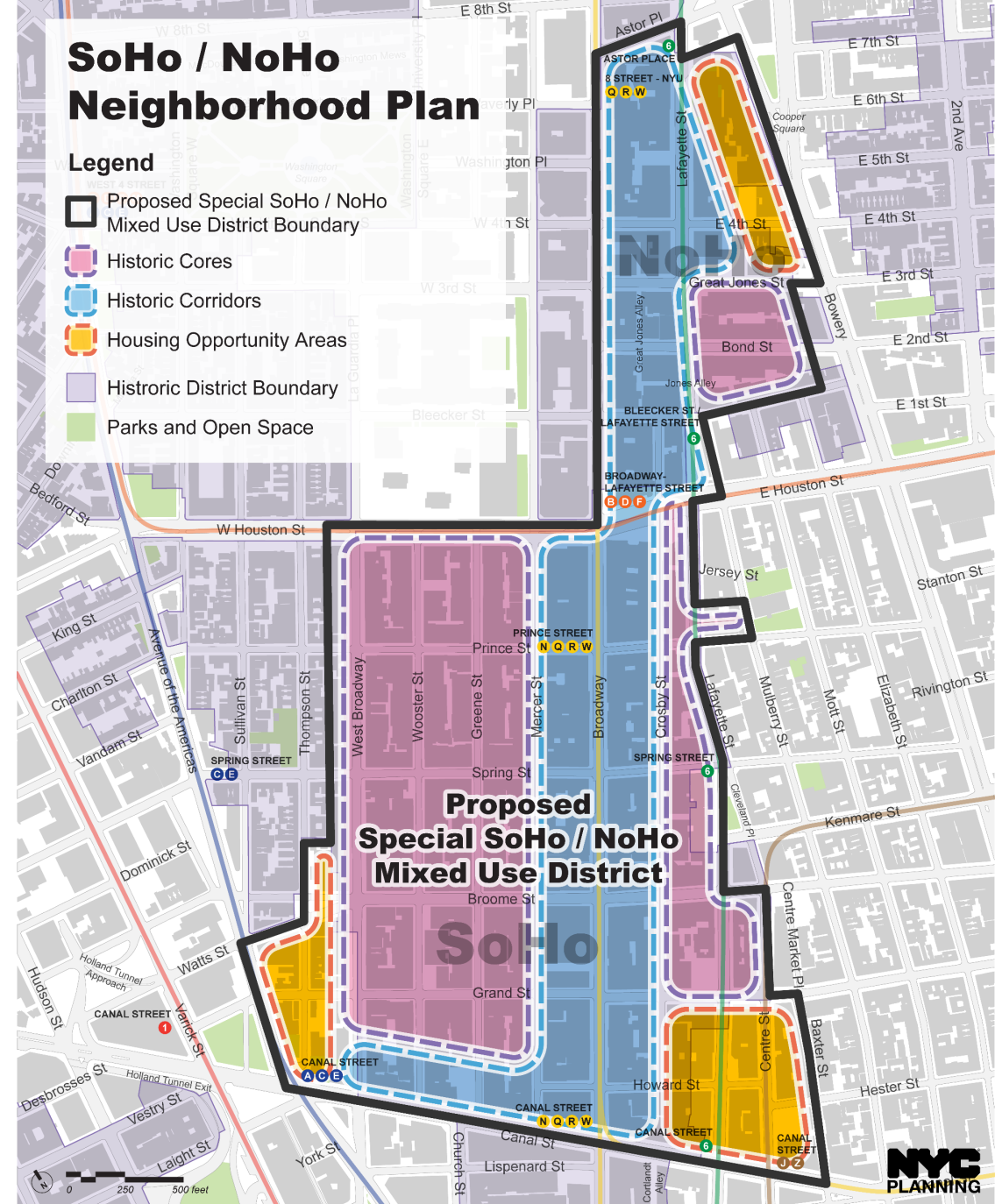
- **Retain Joint Living Work Quarters for Artist (JLWQA)**
- **Accommodate creative businesses & live-work** by artists, artisans & makers
- Create a path to transition existing JLWQAs to residential, paired with provisions to **support arts/culture in new ways**

Density & Urban Design

- Guide future development to **enhance historic character & neighborhood context**
- **Contextual zoning** to require loft building forms
- **Differentiate areas within and outside historic districts**
- **No tall towers** exceeding existing building heights & neighborhood context

SoHo/NoHo Neighborhood Plan

- **Special SoHo/NoHo Mixed Use District**
- **Mandatory Inclusionary Housing (MIH) Area**
- **Distinct Subdistricts**
 - **Historic Cores**
 - Maintain existing density
 - Contextual zoning to preserve historic character
 - **Historic Corridors**
 - Increase density to match existing taller/denser context
 - Contextual zoning to recognize historic character
 - Preserve major concentration of commercial space
 - **Housing Opportunity Areas**
 - Increase density to maximize housing
 - Contextual zoning to guide building form/scale
- **Strategies outside of zoning**





The New York City Department of City Planning (DCP) is **proposing zoning map and zoning text amendments** to implement the SoHo/NoHo Neighborhood Plan.

Today's **Scoping Meeting** is the first of many opportunities for **public participation** to inform the development of DCP's proposal and its environmental review.

2.

Environmental Review Process

Recap of Oct 26 Public Info Session

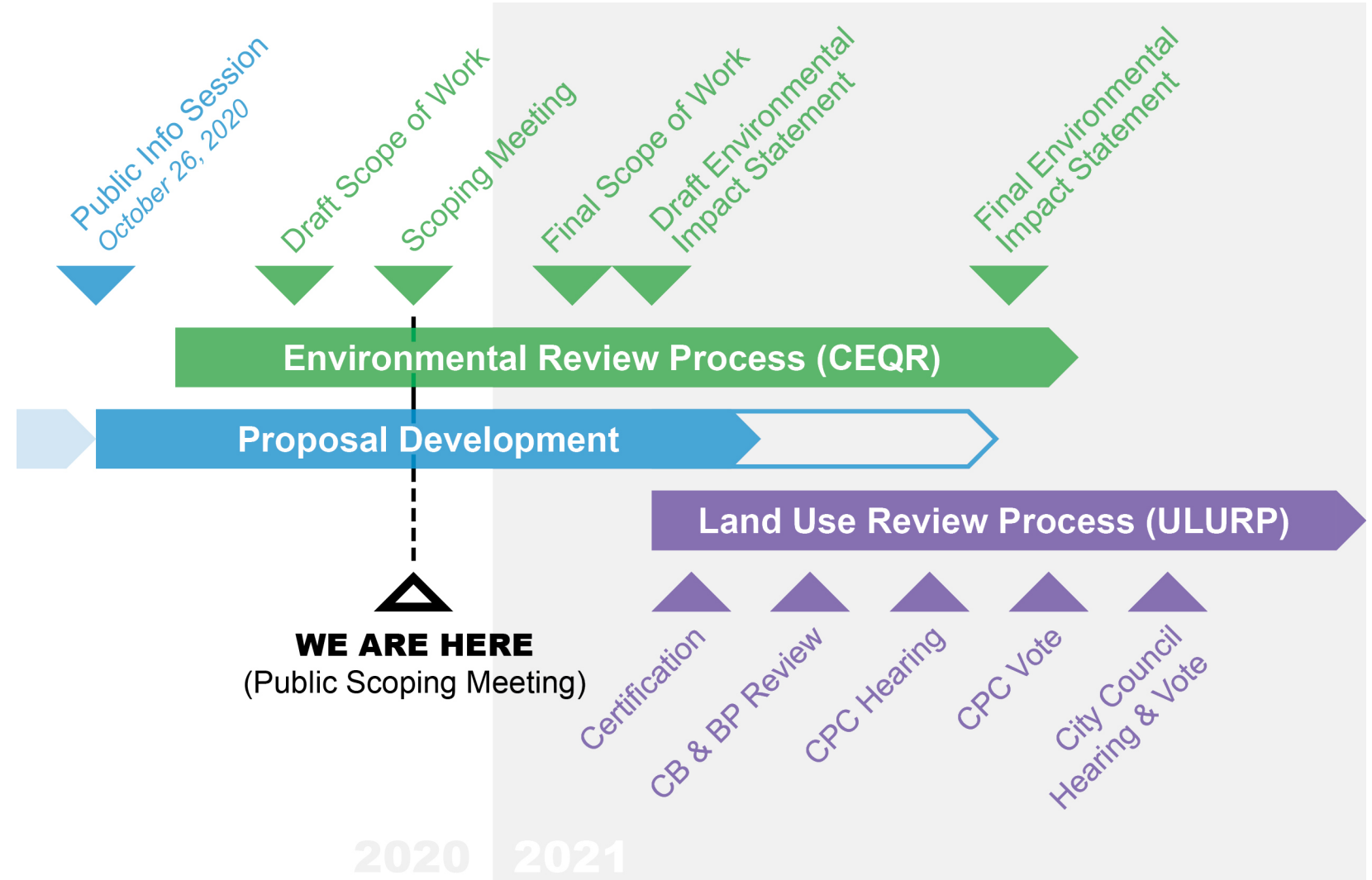
Environmental Review: CEQR Process

City Environmental Quality Review (CEQR)

- Identifies potential environmental impacts from a new land use proposal.
- Potential impacts are studied to inform the proposal.

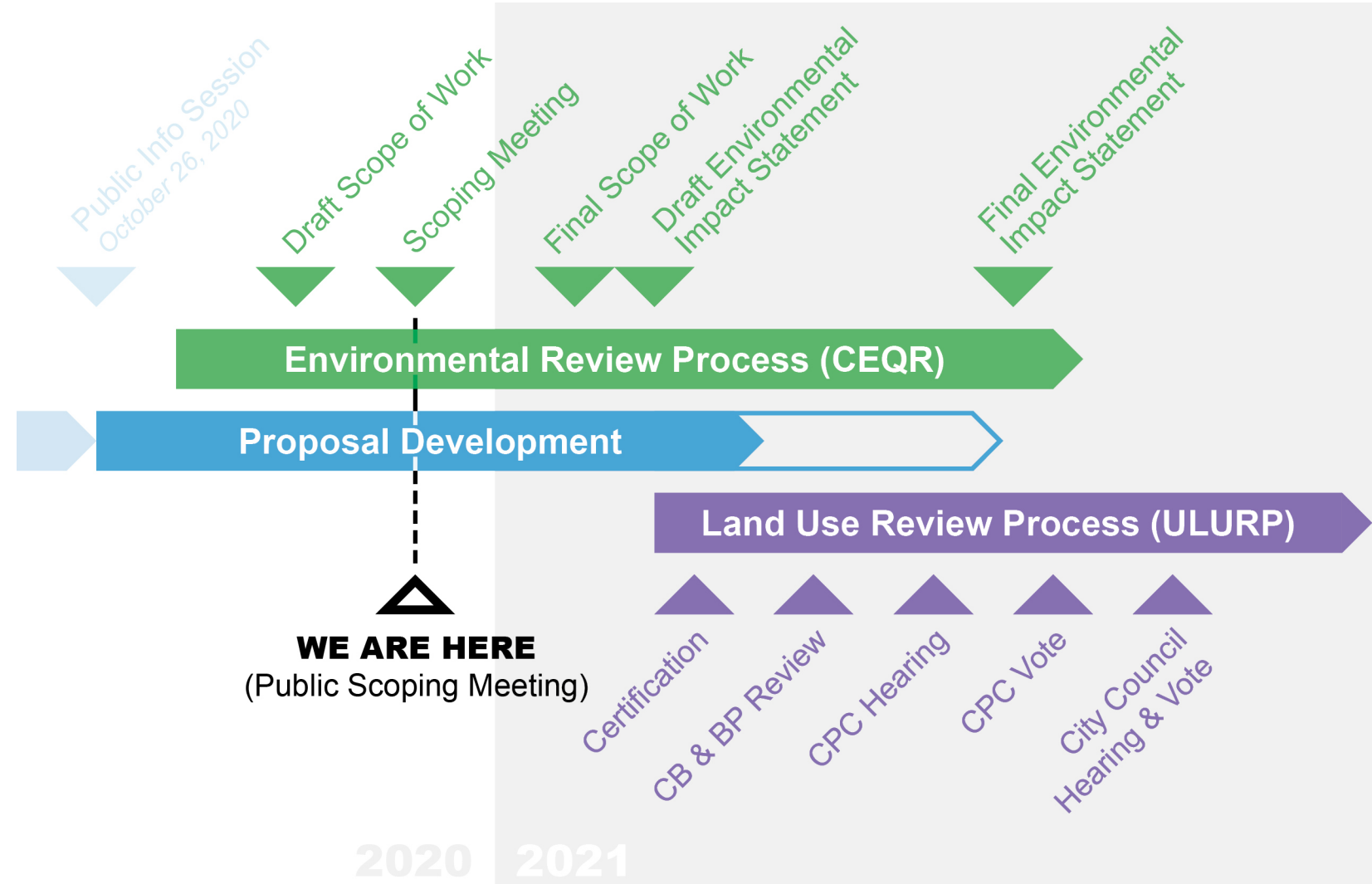
Why CEQR?

- Quantifies and describes potential effects and what can be done to address them
- Enables participants in the public review process to evaluate project benefits and new needs it might produce
- Ensures mitigation measures are identified for adverse environmental impacts



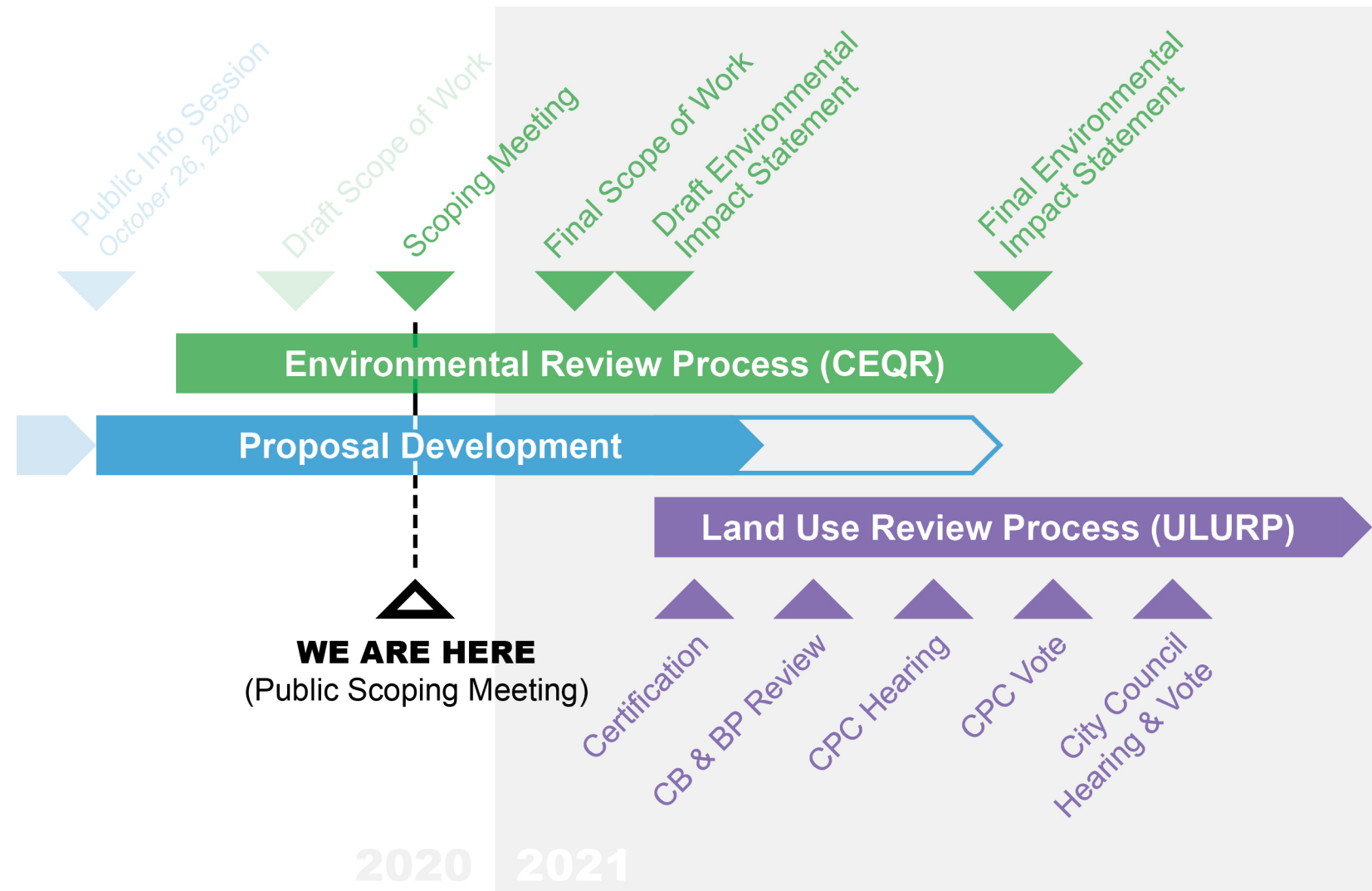
Draft Scope of Work (DSOW)

- Helps the public understand and participate in the CEQR review from the start
- Establishes scope of what environmental components need to be analyzed to inform the neighborhood plan proposal
- Does *not* establish the final neighborhood plan proposal



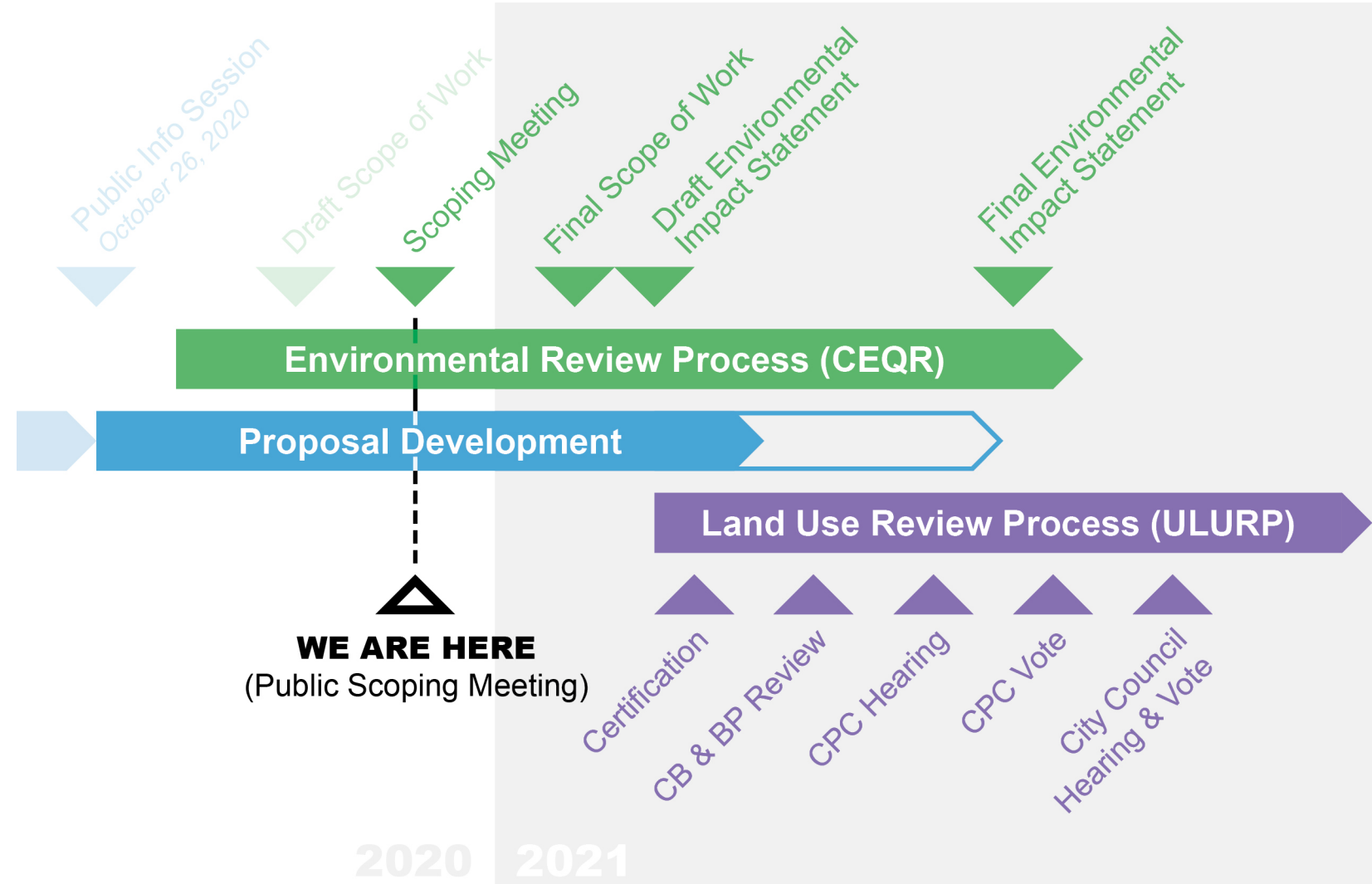
Scoping Meeting

- Allows public to comment on the DSOW (proposed analysis framework)
- Public, including elected officials, community board representatives, and city agencies can provide recommendations on what should be included in the analysis
- DCP collects and responds to all public comments after the scoping meeting



What happens after the scoping meeting?

- DCP reviews all comments and decides what changes, if any, need to be made to the Draft Scope of Work.
- DCP issues a Final Scope of Work, the basis for preparing the Draft and Final Environmental Impact Statements.
- Proposal development progresses in parallel, with additional opportunities for public input before and during the formal land use review process (ULURP).



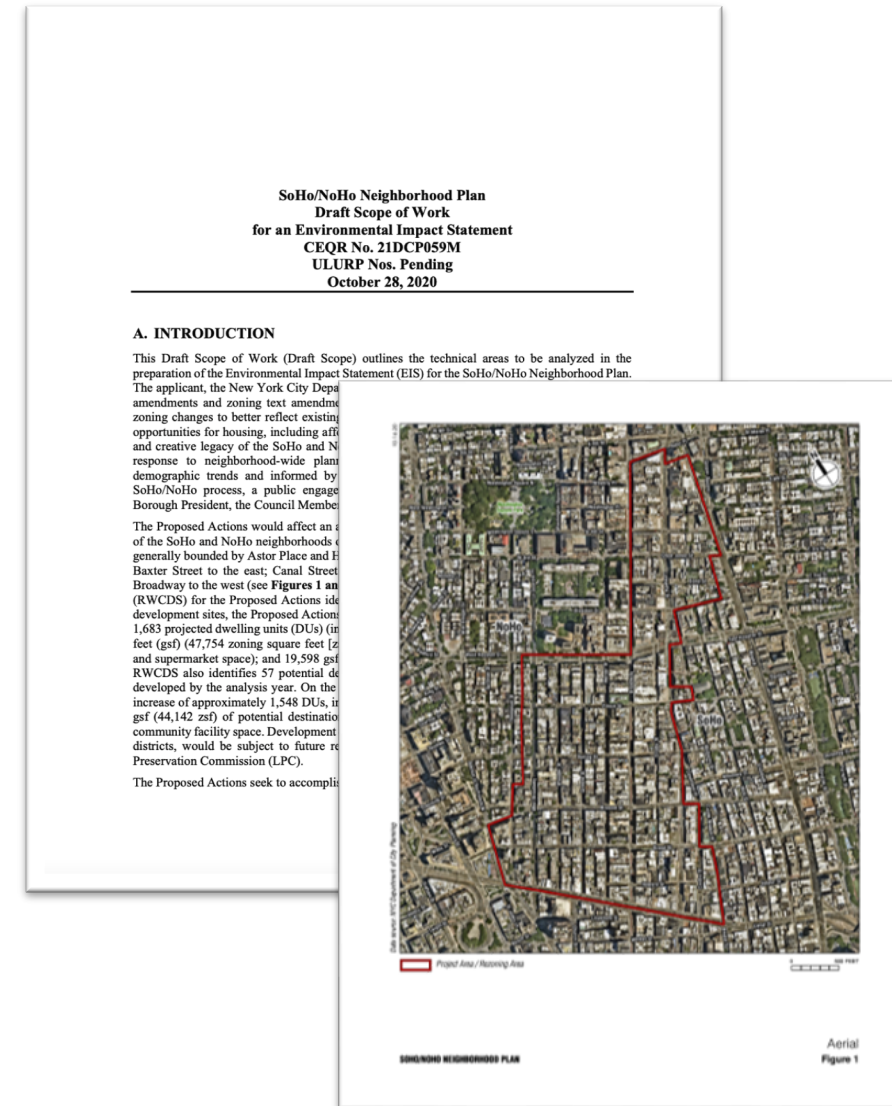
3.

Draft Scope of Work (DSOW) for SoHo/NoHo Neighborhood Plan

What is in the SoHo/NoHo Draft Scope of Work (DSOW) ?

The Draft Scope of Work for the SoHo/NoHo Neighborhood Plan includes the following key information:

- A description of the **Proposed Actions** for purposes of **defining the outrebound**s for environmental review (*NOT the final Neighborhood Plan proposal*)
- An explanation of the **Analysis Framework**
- A general overview of the contents of the **Environmental Impact Statement (EIS)**
- And then a more detailed explanation of the **Tasks** associated with preparing the EIS



Draft Scope of Work (DSOW)

Purpose & Need

- Replace outdated manufacturing districts with mixed-use regulations
- Allow residential use and promote housing equity and affordability
- Supports arts and culture in modern ways that more broadly benefit the public
- Facilitate superior urban design and appropriate building form

Proposed Actions

Zoning Map Amendments

- Map new **mixed-use districts** (M1-5/R7X, M1-5/R9X, M1-6/R10)
- Map a new **Special SoHo/NoHo Mixed-use District**

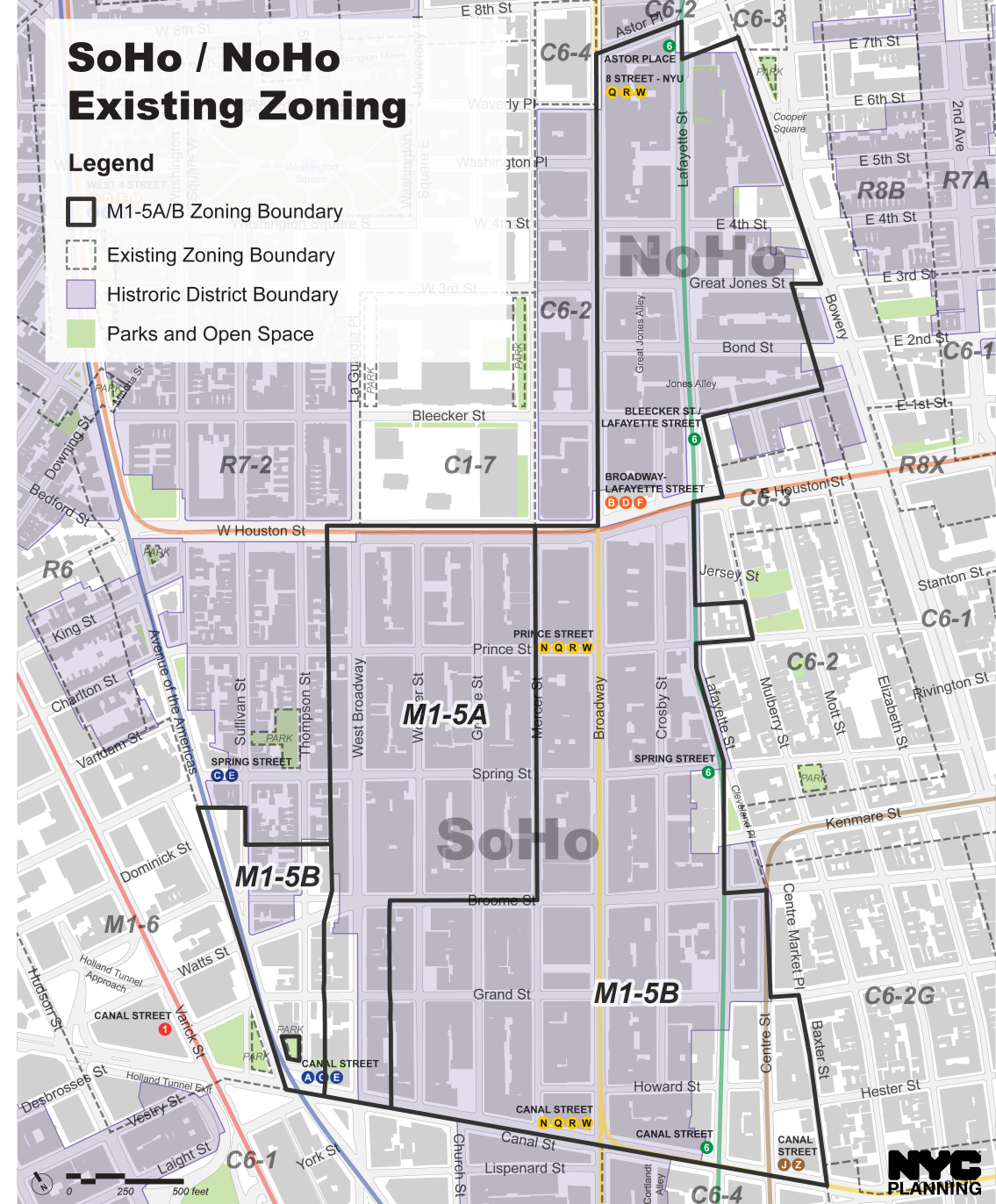
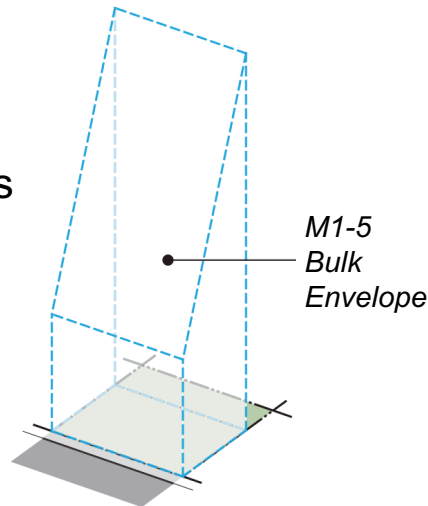
Zoning Text Amendment

- Establish regulations for the new **Special SoHo/NoHo Mixed-use District**
- Amend Appendix F to **apply Mandatory Inclusionary Housing (MIH) program** to the Special District

Existing Zoning | M1-5A & M1-5B

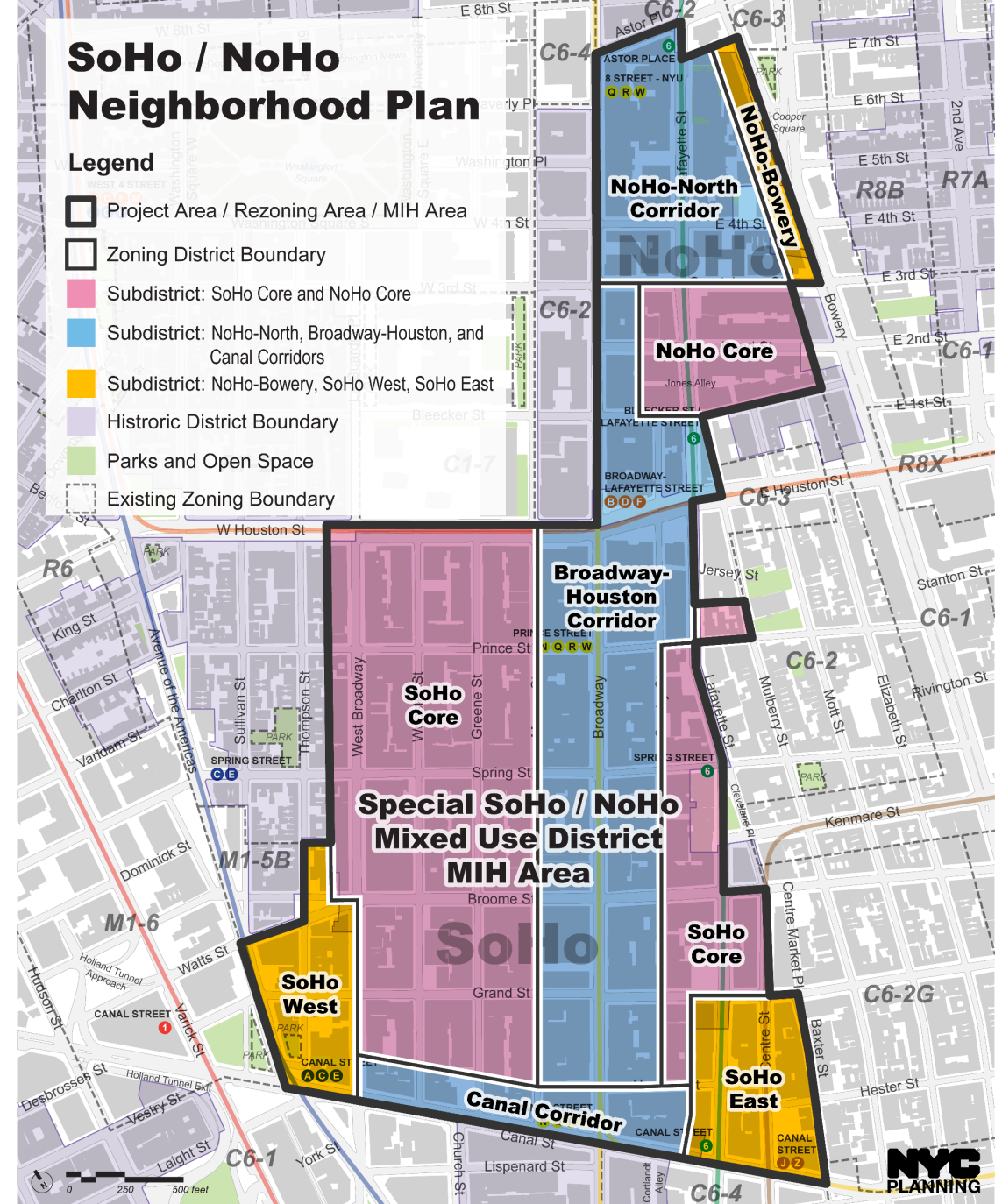
Key features:

- **Manufacturing / Commercial: 5 FAR**
 - Joint Living Work Quarters for Artist (JLWQA)
 - Ground floors largely restricted to industrial and related uses
- **Community facility: 6.5 FAR**
 - Restricted to certain healthcare facilities, houses of worship, museums/non-commercial art galleries on limited basis
- **Residential: not permitted**
- **No height limits**
- **Base height: 85' or 6 stories**



Proposed Zoning | District-wide

- **Map paired manufacturing / residential districts** to support dynamic mix of residential, commercial and manufacturing uses
- **Designate Mandatory Inclusionary Housing (MIH) Area** to require permanently affordable housing in SoHo and NoHo for the first time
- Establish a new special district – **Special SoHo/NoHo Mixed-use District** – with Subdistricts
 - SoHo Core and NoHo Core Preservation Subdistricts
 - NoHo-North, Broadway – Houston, Canal Corridor Subdistricts
 - NoHo-Bowery, SoHo West, SoHo East Subdistricts





Historic Core



NoHo - Broadway

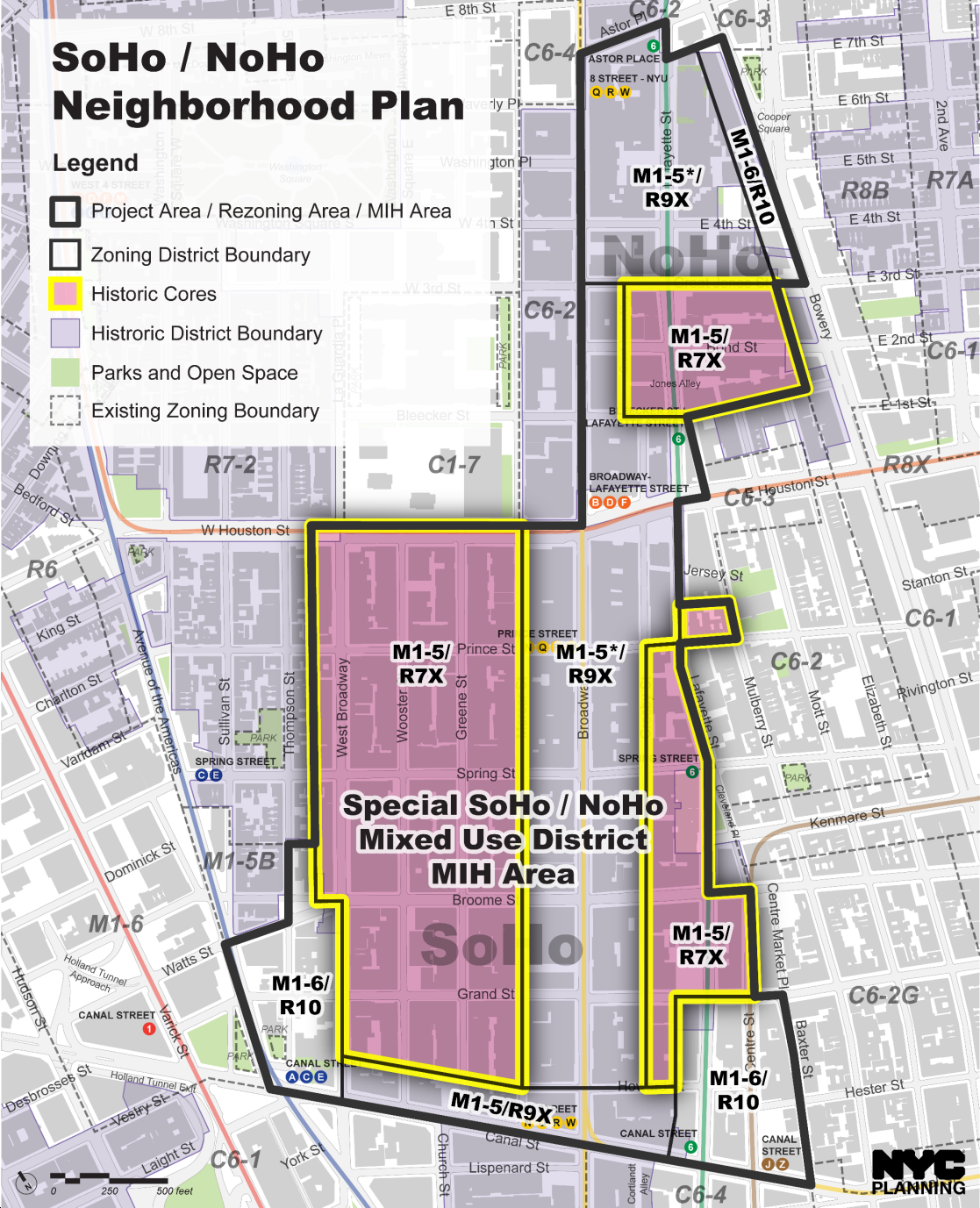


Canal Street



SoHo - Broadway

Historic Cores



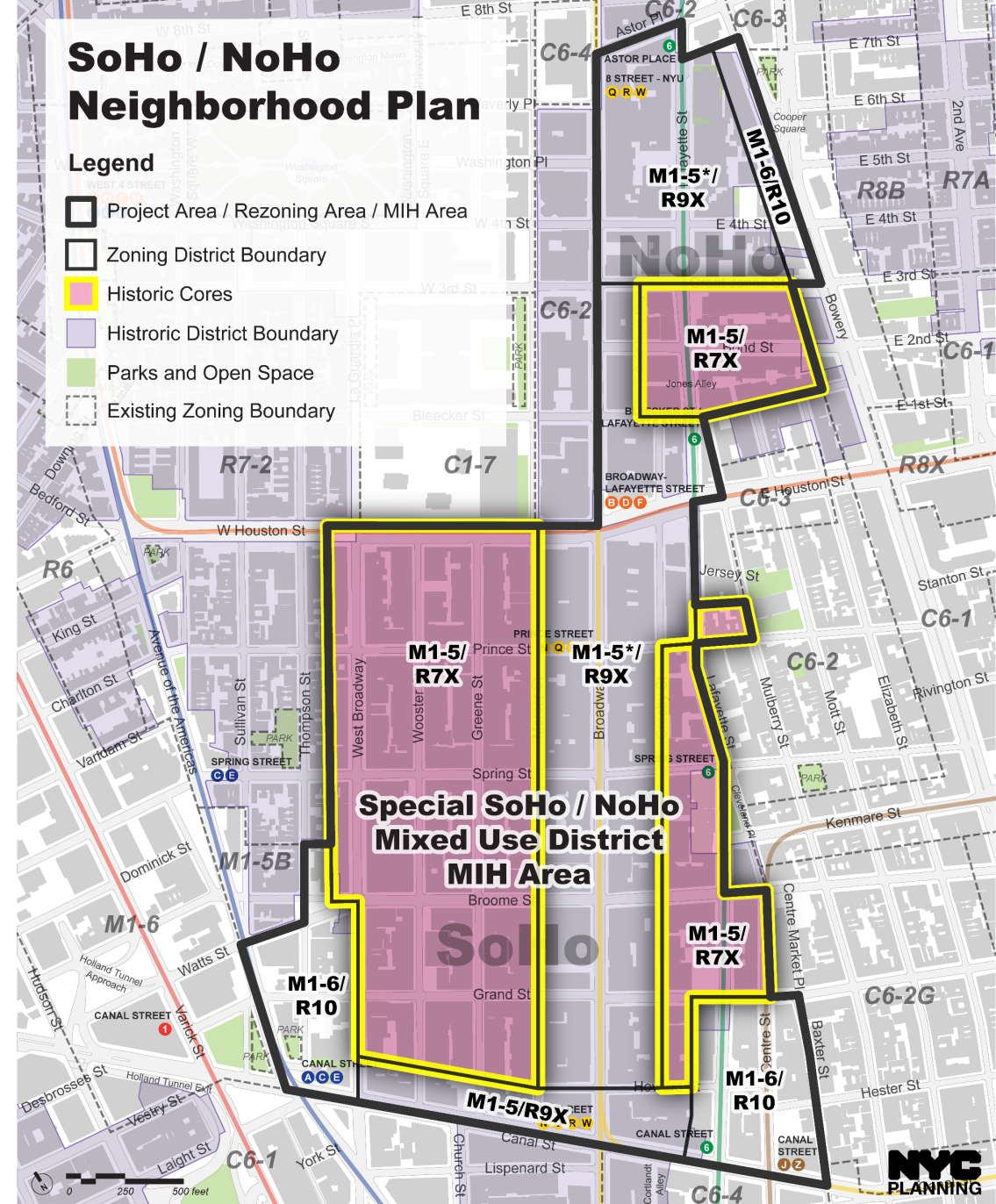
Historic Cores

Subdistricts: SoHo Core, NoHo Core

Proposed Zoning: M1-5/R7X

Key Features:

- New mid-density **mixed-use district**
- **Maintain existing density while allowing residential use and requiring affordable housing**
 - Manufacturing / commercial: 5 FAR
 - Community facility: 6.5 FAR
 - Residential with MIH: 6 FAR
- **Contextual envelope**
 - R7X as baseline, modified by special district regulations
 - Standard base height: 60' – 105'
 - Standard max building height: 140'



Historic Corridors



SoHo / NoHo Neighborhood Plan

Legend

- Project Area / Rezoning Area / MIH Area
- Zoning District Boundary
- Historic Corridors
- Historic District Boundary
- Parks and Open Space
- Existing Zoning Boundary

Special SoHo / NoHo Mixed Use District MIH Area

Zoning Districts: M1-5, M1-6, R7X, R9X, R7-2, C1-7, R6, C6-1, C6-2, C6-3, C6-4, C6-5, C6-6, C6-7, C6-8, C6-9, C6-10, C6-11, C6-12, C6-13, C6-14, C6-15, C6-16, C6-17, C6-18, C6-19, C6-20, C6-21, C6-22, C6-23, C6-24, C6-25, C6-26, C6-27, C6-28, C6-29, C6-30, C6-31, C6-32, C6-33, C6-34, C6-35, C6-36, C6-37, C6-38, C6-39, C6-40, C6-41, C6-42, C6-43, C6-44, C6-45, C6-46, C6-47, C6-48, C6-49, C6-50, C6-51, C6-52, C6-53, C6-54, C6-55, C6-56, C6-57, C6-58, C6-59, C6-60, C6-61, C6-62, C6-63, C6-64, C6-65, C6-66, C6-67, C6-68, C6-69, C6-70, C6-71, C6-72, C6-73, C6-74, C6-75, C6-76, C6-77, C6-78, C6-79, C6-80, C6-81, C6-82, C6-83, C6-84, C6-85, C6-86, C6-87, C6-88, C6-89, C6-90, C6-91, C6-92, C6-93, C6-94, C6-95, C6-96, C6-97, C6-98, C6-99, C6-100, C6-101, C6-102, C6-103, C6-104, C6-105, C6-106, C6-107, C6-108, C6-109, C6-110, C6-111, C6-112, C6-113, C6-114, C6-115, C6-116, C6-117, C6-118, C6-119, C6-120, C6-121, C6-122, C6-123, C6-124, C6-125, C6-126, C6-127, C6-128, C6-129, C6-130, C6-131, C6-132, C6-133, C6-134, C6-135, C6-136, C6-137, C6-138, C6-139, C6-140, C6-141, C6-142, C6-143, C6-144, C6-145, C6-146, C6-147, C6-148, C6-149, C6-150, C6-151, C6-152, C6-153, C6-154, C6-155, C6-156, C6-157, C6-158, C6-159, C6-160, C6-161, C6-162, C6-163, C6-164, C6-165, C6-166, C6-167, C6-168, C6-169, C6-170, C6-171, C6-172, C6-173, C6-174, C6-175, C6-176, C6-177, C6-178, C6-179, C6-180, C6-181, C6-182, C6-183, C6-184, C6-185, C6-186, C6-187, C6-188, C6-189, C6-190, C6-191, C6-192, C6-193, C6-194, C6-195, C6-196, C6-197, C6-198, C6-199, C6-200, C6-201, C6-202, C6-203, C6-204, C6-205, C6-206, C6-207, C6-208, C6-209, C6-210, C6-211, C6-212, C6-213, C6-214, C6-215, C6-216, C6-217, C6-218, C6-219, C6-220, C6-221, C6-222, C6-223, C6-224, C6-225, C6-226, C6-227, C6-228, C6-229, C6-230, C6-231, C6-232, C6-233, C6-234, C6-235, C6-236, C6-237, C6-238, C6-239, C6-240, C6-241, C6-242, C6-243, C6-244, C6-245, C6-246, C6-247, C6-248, C6-249, C6-250, C6-251, C6-252, C6-253, C6-254, C6-255, C6-256, C6-257, C6-258, C6-259, C6-260, C6-261, C6-262, C6-263, C6-264, C6-265, C6-266, C6-267, C6-268, C6-269, C6-270, C6-271, C6-272, C6-273, C6-274, C6-275, C6-276, C6-277, C6-278, C6-279, C6-280, C6-281, C6-282, C6-283, C6-284, C6-285, C6-286, C6-287, C6-288, C6-289, C6-290, C6-291, C6-292, C6-293, C6-294, C6-295, C6-296, C6-297, C6-298, C6-299, C6-300, C6-301, C6-302, C6-303, C6-304, C6-305, C6-306, C6-307, C6-308, C6-309, C6-310, C6-311, C6-312, C6-313, C6-314, C6-315, C6-316, C6-317, C6-318, C6-319, C6-320, C6-321, C6-322, C6-323, C6-324, C6-325, C6-326, C6-327, C6-328, C6-329, C6-330, C6-331, C6-332, C6-333, C6-334, C6-335, C6-336, C6-337, C6-338, C6-339, C6-340, C6-341, C6-342, C6-343, C6-344, C6-345, C6-346, C6-347, C6-348, C6-349, C6-350, C6-351, C6-352, C6-353, C6-354, C6-355, C6-356, C6-357, C6-358, C6-359, C6-360, C6-361, C6-362, C6-363, C6-364, C6-365, C6-366, C6-367, C6-368, C6-369, C6-370, C6-371, C6-372, C6-373, C6-374, C6-375, C6-376, C6-377, C6-378, C6-379, C6-380, C6-381, C6-382, C6-383, C6-384, C6-385, C6-386, C6-387, C6-388, C6-389, C6-390, C6-391, C6-392, C6-393, C6-394, C6-395, C6-396, C6-397, C6-398, C6-399, C6-400, C6-401, C6-402, C6-403, C6-404, C6-405, C6-406, C6-407, C6-408, C6-409, C6-410, C6-411, C6-412, C6-413, C6-414, C6-415, C6-416, C6-417, C6-418, C6-419, C6-420, C6-421, C6-422, C6-423, C6-424, C6-425, C6-426, C6-427, C6-428, C6-429, C6-430, C6-431, C6-432, C6-433, C6-434, C6-435, C6-436, C6-437, C6-438, C6-439, C6-440, C6-441, C6-442, C6-443, C6-444, C6-445, C6-446, C6-447, C6-448, C6-449, C6-450, C6-451, C6-452, C6-453, C6-454, C6-455, C6-456, C6-457, C6-458, C6-459, C6-460, C6-461, C6-462, C6-463, C6-464, C6-465, C6-466, C6-467, C6-468, C6-469, C6-470, C6-471, C6-472, C6-473, C6-474, C6-475, C6-476, C6-477, C6-478, C6-479, C6-480, C6-481, C6-482, C6-483, C6-484, C6-485, C6-486, C6-487, C6-488, C6-489, C6-490, C6-491, C6-492, C6-493, C6-494, C6-495, C6-496, C6-497, C6-498, C6-499, C6-500, C6-501, C6-502, C6-503, C6-504, C6-505, C6-506, C6-507, C6-508, C6-509, C6-510, C6-511, C6-512, C6-513, C6-514, C6-515, C6-516, C6-517, C6-518, C6-519, C6-520, C6-521, C6-522, C6-523, C6-524, C6-525, C6-526, C6-527, C6-528, C6-529, C6-530, C6-531, C6-532, C6-533, C6-534, C6-535, C6-536, C6-537, C6-538, C6-539, C6-540, C6-541, C6-542, C6-543, C6-544, C6-545, C6-546, C6-547, C6-548, C6-549, C6-550, C6-551, C6-552, C6-553, C6-554, C6-555, C6-556, C6-557, C6-558, C6-559, C6-560, C6-561, C6-562, C6-563, C6-564, C6-565, C6-566, C6-567, C6-568, C6-569, C6-570, C6-571, C6-572, C6-573, C6-5

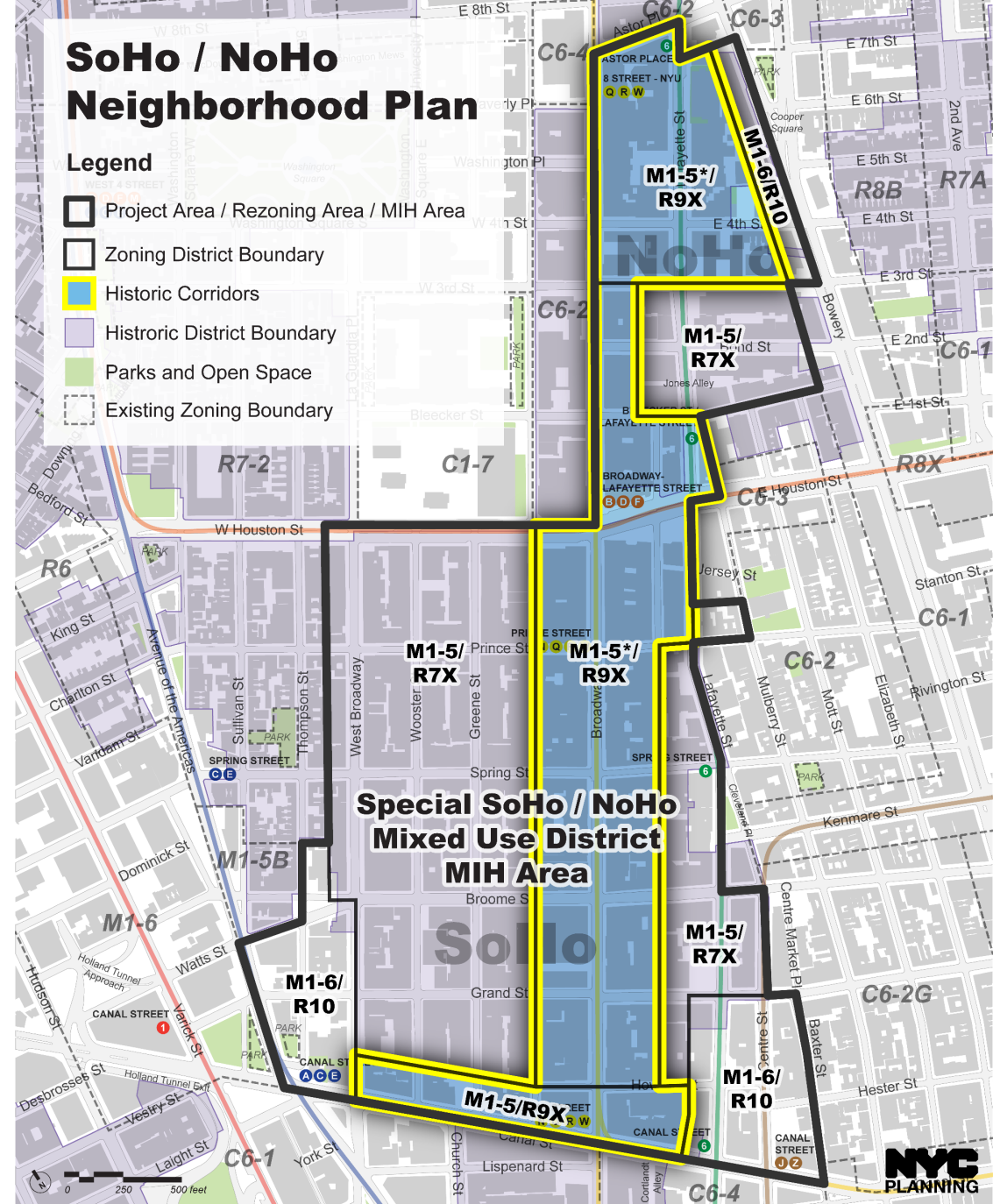
Historic Corridors

Subdistricts: NoHo-North, Broadway-Houston Corridor, Canal Corridor

Proposed Zoning: M1-5/R9X

Key Features:

- New high-density **mixed-use district**
- **Increase density to match existing taller/denser buildings, allow residential use and require affordable housing**
 - Manufacturing / commercial:
 - 6 FAR in Broadway – Houston & NoHo North Subdistricts
 - 5 FAR in Canal Corridor Subdistrict
 - Community facility: 6.5 FAR
 - Residential with MIH: 9.7 FAR
- **Contextual envelope**
 - R9X as baseline, modified by special district regulations
 - Standard base height: 60' – 145'
 - Standard max building height: 190' (narrow); 200' (wide)



Opportunity Areas



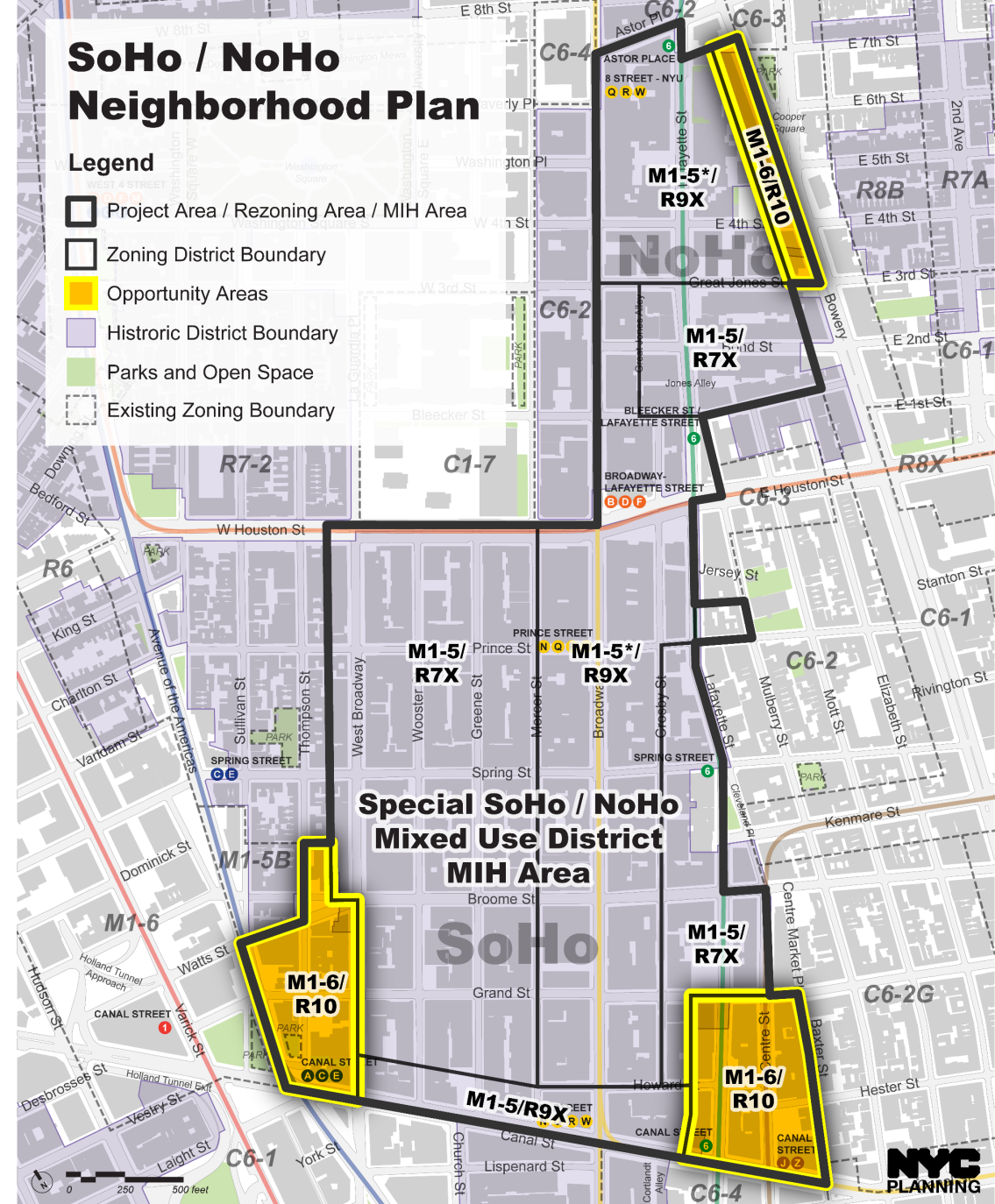
Opportunity Areas

Subdistricts: NoHo-Bowery, SoHo West, SoHo East

Proposed Zoning: M1-6/R10

Key Features:

- New high-density **mixed-use district**
- **Increase density to maximize development potential, allow residential use and require affordable housing**
 - Manufacturing / commercial: 10 FAR
 - Community facility: 10 FAR
 - Residential with MIH: 12 FAR
- **Contextual envelope**
 - M1-6/R10 as modified by special district regulations to establish contextual controls



Additional District-wide Rules

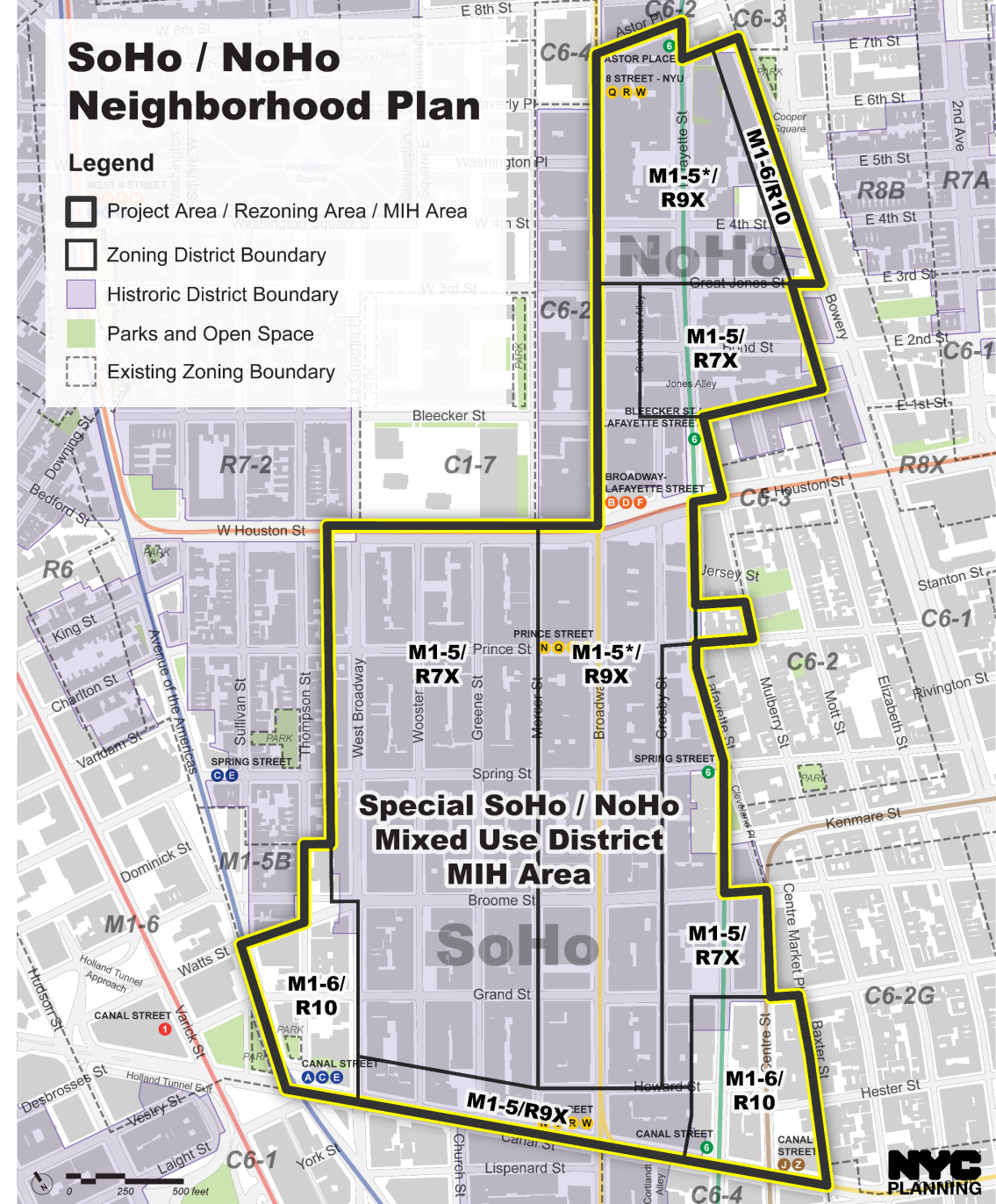
Additional Bulk regulations

Special district provisions provide modern building envelopes to achieve appropriate build forms and design flexibility

- Height and setback
- Street wall
- Yard
- Other

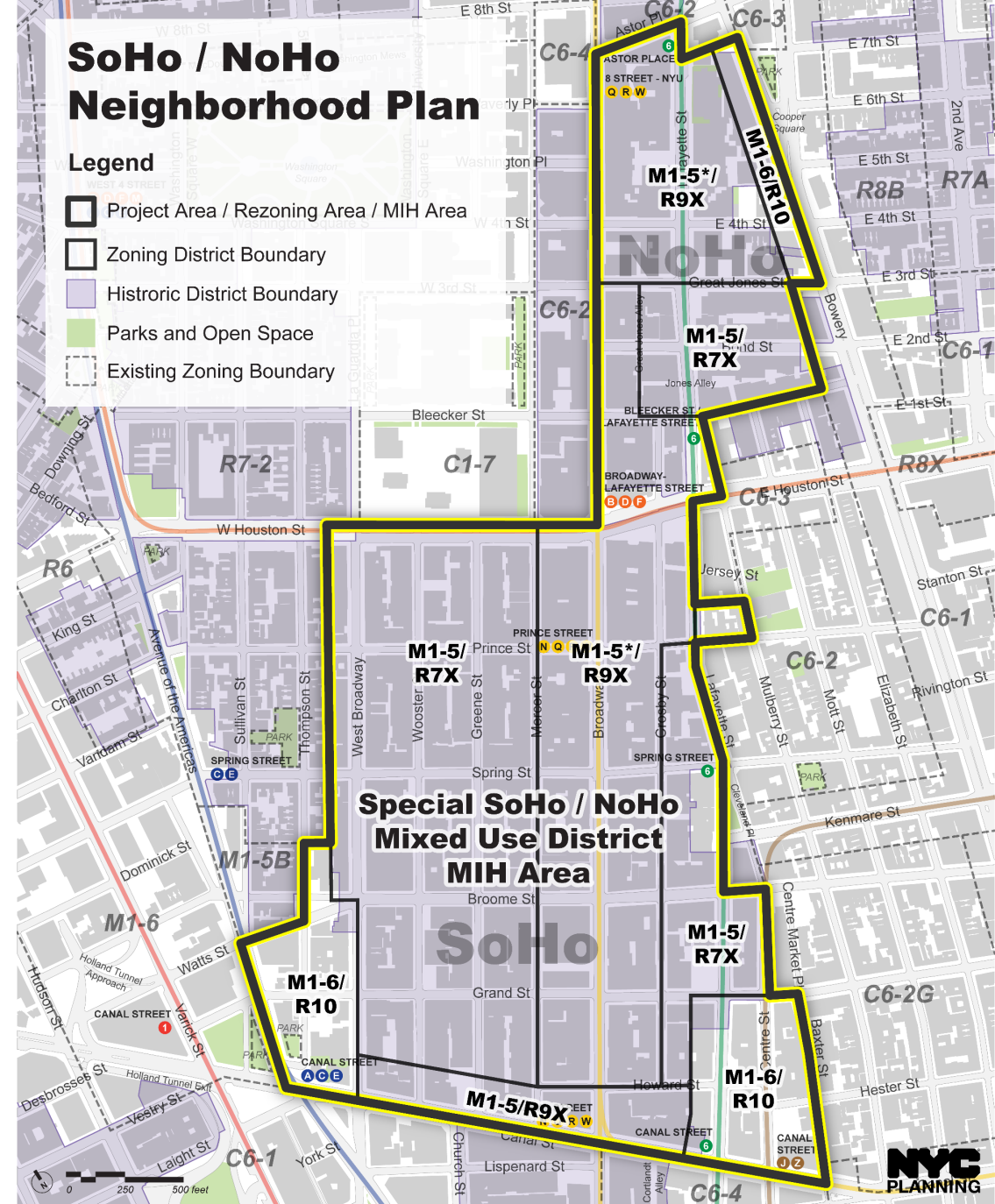
Additional Use Regulations

- Joint Living-Work Quarters for Artist (JLWQA) provisions
- Preservation of significant concentration of office/production space
- Retail over 10,000 sf
- Physical culture establishment such as gyms
- Hotel special permit



Mandatory Inclusionary Housing (MIH)

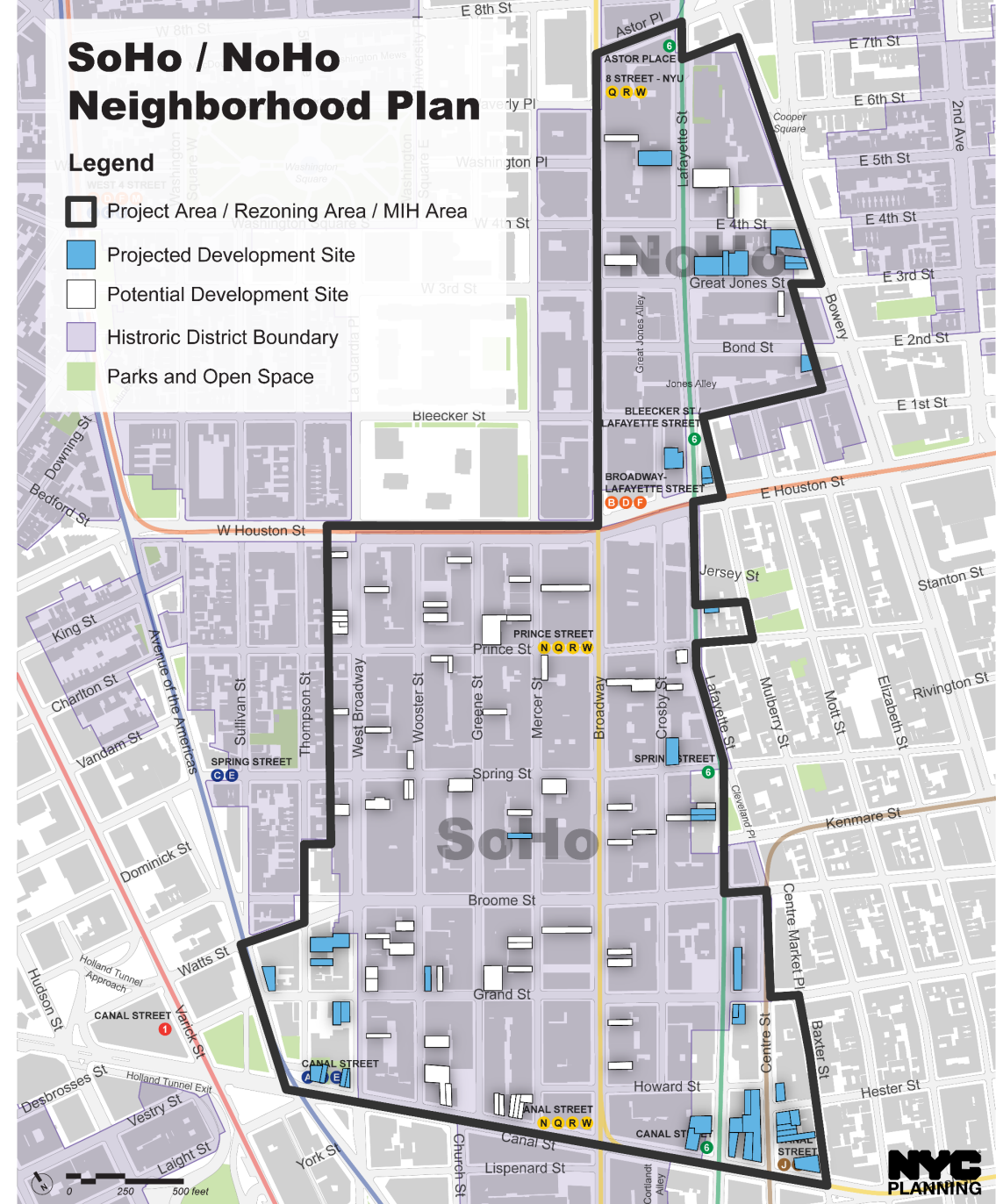
- Between **20% and 30%** of new residential floor area would be required to be **permanently affordable** and available to residents at a **range of income levels**. MIH options that could be applied in SoHo and NoHo include:
 - Option 1:** 25% of residential floor area must be for affordable housing units for residents with incomes averaging 60% AMI (\$61,440 per year for a family of three)
 - Option 2:** 30% of residential floor area must be for affordable housing units for residents with incomes averaging 80% AMI (\$81,920 per year for a family of three)
 - Deep affordability option:** 20% of residential floor area must be for housing units for residents with incomes averaging 40% AMI (\$40,960 per year for a family of three).



Analysis Framework & Reasonable Worst-Case Development Scenario

- **Analysis year: 2031**
- **Identified 27 Projected Development Sites**
 - + ~ 1,683 homes (incl. 328 – 494 affordable homes)
 - + ~ 57,472 gsf retail space
 - + ~ 19,598 gsf community facility
 - - ~ 69,981 gsf office space
 - - ~ 39,000 gsf parking space
 - - ~ 25,839 gsf light industrial / manufacturing space
- **Identified 57 potential development sites**
 - + ~ 1,548 homes (incl. 293 – 446 affordable homes)
 - + ~ 50,744 gsf retail space
 - + ~ 15,465 gsf community facility

**Development on sites located within historic districts would be subject to future review and approval by the NYC Landmarks Preservation Commission (LPC).*



DSOW | Tasks

CEQR Technical Areas

- Land Use, Zoning, and Public Policy
- Socioeconomic Conditions
- Community Facilities and Services
- 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
- Energy
- Transportation (Traffic, Transit, Pedestrians)
- Air Quality
- Greenhouse Gas Emissions/ Climate Change
- Noise
- Public Health
- Neighborhood Character
- Construction
- Mitigation
- Alternatives

Areas of More Focus in the EIS

- Land Use, Zoning, and Public Policy
- Urban Design and Visual Resources
- Historic and Cultural Resources
- Hazardous Materials
- Transportation (Traffic, Transit, Pedestrians)
- Noise
- Air Quality

Areas of Less Focus in the EIS

- Natural Resources
- Water and Sewer Infrastructure
- Solid Waste and Sanitation Services
- Energy



DSOW | Other EIS Chapters

- **Mitigation**

- **Alternatives**

- No Action Alternative
- Additional Alternatives to be Determined
 - (Could include a no unmitigated significant adverse impact alternative and/or a lesser density alternative)

- **Summary Chapters**

- Unavoidable Adverse Impacts
- Growth Inducing Aspects of the Proposed Action
- Irreversible and Irretrievable Commitment of Resources





Public Scoping Meeting

SoHo/NoHo Neighborhood Plan

Public Scoping Meeting (CEQR No. 21DCP059M)

Instructions to testify at this meeting by **computer, smartphone, or tablet** are posted at:

- Web Address: nyc.gov/engage under “Upcoming Meetings” click: “SoHo NoHo Neighborhood Plan Public Scoping Meeting”

If you wish to testify at the meeting by **phone**, dial:

- Toll Free Numbers: (877) 853-5247 or (888) 788-0099
- Toll Numbers: (253) 215-8782 or (213) 338-8477

When prompted enter:

- Meeting ID: 952 5365 9088
- Participant ID: press pound (#) to skip
- Password: 1

We would like to **encourage dial-in participants to register to testify via phone**, as this allows DCP staff to contact you if your connection is lost. Please dial any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 618 237 7396
- Participant ID: press pound (#) to skip
- Password: 1

If any speakers experience technical issues that don't allow them to speak, please visit the “How-to Guides” page on NYC ENGAGE website for assistance or hang up and call the phone number above (877.853.5247) and enter meeting ID “618 237 7396” and password “1” to receive help.

Provide Written Testimony

If you wish to submit written testimony:

Via mail:

Department of City Planning
120 Broadway
31st Floor
New York, New York, 10271
Attention: Olga Abinader

Via email:

21DCP059M_DL@planning.nyc.gov

**Reminder: DCP will accept written comments until
Friday, December 18th.**





Public Comment on DSOW

