



DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

April 9, 2021

**PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP167M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **One 45 / Museum of Civil Rights** project (CEQR Number 21DCP167M). The CEQR lead agency hereby requests that the applicant prepare a 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 has been scheduled for Thursday, May 10, 2021 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. To join the meeting and comment, please visit NYC Engage (<https://www1.nyc.gov/site/nycengage/events/index.page>).

To dial into the meeting to listen by phone you may call any of the following numbers:

- +1 (646) 558-8656
- +1 (253) 215-8782
- +1 (877) 853-5247 (toll free)
- +1 (888) 788-0099 (toll free)

Enter the following meeting ID and password when prompted:

- Meeting ID: 974 3856 2342
- Password: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 952 5914 5598

- Password: 1
- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting, at least one hour prior to the start time. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Written comments will be accepted through Thursday, May 20, 2021. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by April 30, 2021.

The Applicant, One45 Lenox, LLC, is seeking several land use actions, including a zoning map amendment from C8-3 and R7-2/C1-4 zoning districts to a C4-6 zoning district; special permits to waive height, setback, supplementary use, and parking requirements; a certification to waive retail continuity requirements; a certification to allow for additional curb cuts (pursuant to New York City Zoning Resolution (ZR) Sections 74-74 and 74-533 and CPC certifications pursuant to ZR Sections 32-435(c) and 26-15); and a zoning text amendment to establish the rezoning area as a Mandatory Inclusionary Housing (MIH) area to facilitate the development of two new mixed-use buildings on the eastern portion of the block bounded by West 144th and 145th Street, Lenox Avenue, and Adam Clayton Powell Jr. Boulevard in the West Harlem neighborhood of Manhattan (Block 2013, Lots 29, 33, 38, 44, and 50, the "Development Site") in Community District 10. The proposed actions would facilitate the construction of two new mixed-use buildings on the Development Site containing a Museum of Civil Rights; a new headquarters for Reverend Al Sharpton's National Action Network; approximately 866 to 939 new residential units, including 217 to 282 affordable units pursuant to MIH; ground-floor retail space; and a banquet hall/event space. The new buildings, totaling approximately 941,000 gsf, would replace vacant land, a vacant gas station, and existing one- and two-story structures containing retail, restaurant, gas station, and community facility uses.

The Analysis Year for the Proposed Actions is 2026.