SoHo/NoHo Neighborhood Plan
Public Scoping Meeting (CEQR No. 21DCP059M)

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

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- Toll Free Numbers: (877) 853-5247 or (888) 788-0099
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- Meeting ID: 952 5365 9088
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- Meeting ID: 618 237 7396
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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**”
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.
On to 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](http://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.
Agenda

1. SoHo / NoHo Neighborhood Plan Overview
2. Environmental Review Process
3. Draft Scope of Work (DSOW)
4. Public Comment on DSOW
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

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**Environmental Review Process (CEQR)**

**Proposal Development**

**Land Use Review Process (ULURP)**

- Certification
- CB & BP Review
- CPC Hearing
- CPC Vote
- City Council Hearing & Vote

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**WE ARE HERE**
(Public Scoping Meeting)
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.
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
Environmental and Land Use Review Processes

**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
Environmental and Land Use Review Processes

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).
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 outrebounds 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 Cores

SoHo / NoHo Neighborhood Plan

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

Special SoHo / NoHo Mixed Use District MIH Area

December 3, 2020
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

SoHo / NoHo Scoping Meeting

December 3, 2020
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

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

### 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
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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

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Public Comment on DSOW