

November 16, 2020

**PUBLIC NOTICE OF A SCOPING MEETING FOR A  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 21DCP084M)**

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 that a draft environmental impact statement (DEIS) is to be prepared for the proposed actions related to the **250 Water Street Project, CEQR Number 21DCP084M**. 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, December 17, 2020 at 2:00 p.m.** 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 page: <http://nyc.gov/engage>

Dial-in information:

877-853-5247 (Toll Free)

888-788-0099 (Toll Free)

646-558-8656

253-215-8782

Meeting ID: 933 4242 6465

Passcode: 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 NYC Engage site in advance of the meeting. 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 Monday, January 11, 2021. They can be submitted by email at [21DCP084M\\_DL@planning.nyc.gov](mailto:21DCP084M_DL@planning.nyc.gov) 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.

Olga Abinader, *Director*  
120 Broadway, 31<sup>st</sup> Floor  
New York, NY 10271  
(212) 720-3493  
[oabinad@planning.nyc.gov](mailto:oabinad@planning.nyc.gov)

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](mailto: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](mailto:AccessibilityInfo@planning.nyc.gov) or made by calling 212-720-3508. Requests must be submitted at least five business days before the meeting.

The applicant, 250 Seaport District, LLC, is proposing a mixed-use development at 250 Water Street (the “proposed project”). The proposed project would also facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum. The “project area” is composed of 250 Water Street (the “development site”), the South Street Seaport Museum (the “museum site”), and several additional sites that may include streetscape, open space, or other improvements pursuant to the special permit and includes Piers 16 and 17 and the Tin Building on the waterfront, connecting streets (portions of Fulton Street, Water Street, Front Street, and Peck Slip), and Titanic Park in the South Street Seaport neighborhood of Manhattan Community District 1.

The proposed actions include: (i) a special permit for bulk modifications on the development site, a development rights distribution from an area generally corresponding to the Pier 17 Large-Scale General Development to the development site, and potential streetscape, site plan and district improvements in the affected area; (ii) possible zoning text amendments to the special permit and special purpose district text; (iii) and an authorization for a curb cut on Pearl Street, to enable a mixed-use development at the development site with affordable units under MIH parameters.

In addition, other actions may include, as necessary, disposition actions authorizing the sale of development rights and funding decisions, if needed, to effectuate other changes to the affected area.

The Reasonable Worst-Case Development Scenario (“RWCDS”) for the Proposed Actions identifies new uses compared to the No Action condition on the development site and museum site. On the development site, there would be a net increase of 338 dwelling units (including 160 affordable units), 257,886 gross square feet (gsf) of office space, and 63 parking spaces. There would be a net decrease of 10,040 gsf of retail space and community facility space would remain the same. The anticipated restoration, reopening, and potential expansion of the South Street Seaport Museum is expected to result in 54,308 gsf of renovated and reopened spaces and a potential expansion containing 32,383 gsf of space.

Development on the development site and museum site is subject to review and approval by the Landmarks Preservation Commission (LPC). The analysis year for the proposed actions is 2026.

The proposed actions seek to accomplish the following land use and zoning objectives:

- Preserve and maintain the low-scale character of the waterfront by distributing unused floor area to the currently underutilized development site.
- Introduce new mixed uses on the underutilized development site to support ongoing efforts to revitalize and activate the South Street Seaport area.
- Introduce the first affordable housing under the MIH program to Manhattan CD1, furthering the City's affordable housing goals.
- Facilitate the restoration, reopening, and potential expansion of the South Street Seaport Museum. Funding provided to the museum would stabilize and strengthen its financing, setting the stage for its potential expansion.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.