

NOTICE OF PUBLIC SCOPING

New York City Office of the Mayor, by and through the Deputy Mayor for Housing and Planning

Draft Scope of Work for an Environmental Impact Statement 100 Gold Street Redevelopment Project

Project Identification

CEQR No. 26DME009M
SEQRA Classification: Type I
Manhattan, Community District 1

Lead Agency

New York City Office of the Mayor, by and through the
Deputy Mayor for Housing and Planning
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE IS HEREBY GIVEN THAT a public scoping meeting will be held as detailed below for the 100 Gold Street Redevelopment Project. The purpose of the scoping meeting is to provide the public with the opportunity to comment on the Draft Scope of Work to develop an Environmental Impact Statement (EIS) for the Proposed Project. The scoping meeting will include two opportunities for public comment: One at 4:00 PM with a presentation outlining the Proposed Project and Draft Scope of Work, followed by solicitation of public comments. The same presentation will be given again at 6:30 PM, followed by another opportunity to share comments. English - Mandarin and English - Cantonese interpretation will be provided at the scoping meeting. If you need reasonable accommodation such as other language assistance to participate in the meeting, please call or email the contact person below. Requests must be submitted by latest Wednesday, October 14, 2026, at 5:00 PM (ten business days before the scoping meeting).

Thursday, October 29, 2026, at 4:00 PM and at 6:30 PM
Pace University
Student Center West
One Pace Plaza (entrance at the corner of Spruce Street and Park Row)
New York, NY 10038

Written comments will be accepted until Monday, November 9, 2026, at 5:00 PM, and may be submitted at the public scoping meeting, or to the address below.

Directing that an Environmental Impact Statement (EIS) be prepared, the lead agency issued an Environmental Assessment Statement (EAS), Positive Declaration, and Draft Scope of Work on Wednesday, September 23, 2026. These documents are available for review on CEQR Access, see <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 26DME009M) and from the contact person listed below.

GFP Real Estate LLC, the Developer, and the New York City Economic Development Corporation (NYCEDC), in conjunction with the New York City Department of Citywide Administrative Services (DCAS) and the New York City Department for the Aging (NYC Aging), are proposing a series of land use and other actions (collectively the “Proposed Actions”) to facilitate the redevelopment of 100 Gold Street in Manhattan (Block 94, Lot 25, the “Development Site”). The Development Site is an approximately 86,502-sf City-owned corner lot located at the intersection of Gold and Frankfort streets in Lower Manhattan, Community District 1.

The Proposed Actions would result in a new development with approximately 4,000 dwelling units, of which at least 25 percent would be affordable pursuant to Mandatory Inclusionary Housing (MIH); approximately 66,000 gsf of non-residential area, including a new approximately 18,000 gsf Older Adult

Center to replace the existing Older Adult Center on the Development Site, approximately 43,000 gsf of recreational facility (commercial gym available to the public), and approximately 5,000 gsf of local retail space. In addition, there would be approximately 40,000 square feet (sf) of new public realm improvements, including publicly accessible open space on the Development Site (22,000 sf) and sidewalk widenings including additional other open areas (18,000 sf) (the “Proposed Project”). The existing Older Adult Center on the Development Site would be relocated prior to the construction of the Proposed Project. The relocation would ensure minimal operational disruptions of essential community services.

Required City Approvals

The Proposed Project would require approval of the following City discretionary actions:

- A zoning map amendment to rezone the Development Site from the existing C6-4 zoning district to an R12 zoning district with a C2-5 commercial overlay.
- A zoning text amendment to Appendix F of the NYC Zoning Resolution (ZR) to establish a Mandatory Inclusionary Housing (MIH) area on the Development Site.
- Zoning text amendments to the ZR that would amend the Lower Manhattan Special District (LM) regulations to:
 - Establish the R12 zoning district within the Lower Manhattan Special District.
 - Maximize permitted residential floor area ratio (FAR) for R12 districts with commercial overlays to 30 FAR within the Lower Manhattan Special District.
- A City Planning Commission authorization to reduce the number of required bike parking spaces.
- Disposition of the Development Site to the Applicant.
- Acquisition of condo unit(s) for existing Older Adult Center to return to the Development Site following project completion.
- Acquisition and Site Selection for the permanent relocation of the Older Adult Center to a new, off-site location, should NYC Aging and the operator determine that this location is preferable to returning to the Development Site.

In addition, to facilitate the Proposed Project, other City approvals such as from the Public Design Commission and for an easement delineation to eliminate an existing sewer easement on the Development Site would be necessary.

Copies of the EAS, Positive Declaration, and Draft Scope of Work for the Proposed Project may be obtained by any member of the public from: CEQR Access, <https://a002-ceqraccess.nyc.gov/ceqr/> (search CEQR # 26DME009M).

Contact:

Mayor’s Office of Environmental Coordination
Attn: Esther Brunner, Deputy Director
100 Gold Street, 2nd Floor
New York, New York 10038
Phone: (212) 788-6822
Email: CEQRComments@cityhall.nyc.gov

This Notice of Public Meeting has been prepared pursuant to Article 8 of the New York State Environmental Conservation Law (the State Environmental Quality Review Act (SEQRA)), its implementing regulations

found at 6 NYCRR Part 617, and the Rules of Procedure for City Environmental Quality Review found at 62 RCNY Chapter 5, and Mayoral Executive Order 91 of 1977, as amended (CEQR).