DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Carl Weisbrod, *Director*
Department of City Planning

October 21, 2015

Nilda Mesa
Mayor's Office of Sustainability
253 Broadway, 7th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **550 Washington Street / Special Hudson River Park District**
CEQR No. 16DCP031M
ULURP Nos. Pending
Manhattan, Community District 2
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. These actions are subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review. DCP will be conducting a coordinated review with the Hudson River Park Trust (HRPT) who will be acting as an involved agency.

The applicants, the New York City Department of City Planning (DCP) and SJC 33 Owner 2015 LLC, are requesting discretionary approvals (the "Proposed Actions") that would facilitate the redevelopment of the St. John's Terminal Building with a mix of residential and commercial uses, and public open space (the "Proposed Project") at 550 Washington Street (Block 596, Lot 1) (the "Development Site") in Manhattan Community District 2. The Development Site is zoned M1-5 and M2-4 and is located along Route 9A, south of Clarkson Street and intersected by West Houston Street, and is directly across from Pier 40 along the Hudson River.

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The Proposed Actions require several approvals: a zoning text amendment, a zoning map amendment, two zoning special permits and a Chairperson's certification, as well as an action by Hudson River Park Trust.

The Proposed Actions include a proposal by DCP for a zoning text amendment to:

1. Establish the Special Hudson River Park District comprising Pier 40 and the Development Site. The text amendment would further define Pier 40 as the Granting Site and the Development Site as the Receiving Site in the special district. The special district would include provisions for a new special permit that, in accordance with a recent amendment to the Hudson River Park Act, would permit the transfer of floor area within the Special Hudson River Park District. The special permit would additionally allow specified bulk waivers and require that residences serve a variety of income levels on the Development Site. Under the proposed special district text, the uses and increased density permitted by the proposed zoning districts, described below, would not be applicable to the Development Site absent the grant of the special permit. The text amendment would also establish two Chairperson's Certifications to facilitate the transfer of floor area.

The Proposed Actions also include a proposal by SJC 33 Owner 2015 LLC for:

2. A Zoning Map amendment to map the Special Hudson River Park District comprising Pier 40 and the development site and to rezone the development site. The Zoning Map amendment would further rezone the portion of the development site north of West Houston Street from an M1-5 manufacturing zoning district to a C6-4 commercial zoning district (the "North Site"), which would permit residential use and increased density; rezone a portion of the development site south of West Houston Street from an M2-4 manufacturing zoning district to a C6-3 commercial zoning district the "Center Site"), which would also permit residential use and increased density; and rezone the remainder of the development site south of West Houston Street from an M2-4 manufacturing zoning district to an M1-5 manufacturing zoning district the "South Site"), which would permit hotel use but leave the existing permitted density unchanged.

3. A special permit pursuant to the proposed Special Hudson River Park District to permit the transfer of 200,000 square feet of floor area from Pier 40 to the Development Site and permit certain bulk waivers on the Development Site. Under the proposed special district text, the uses and increased density permitted by the proposed C6-4, C6-3 and M1-5 zoning districts, described below, would not be applicable to the Development Site absent the grant of the special permit.

4. A special permit pursuant to the Manhattan Core parking regulations (ZR Section 13-45 and 13-451) for additional accessory parking.

5. A Chairperson's certification pursuant to the proposed Special Hudson River Park District to facilitate the transfer of floor area.

In addition to the approvals described above, the Proposed Project also requires an action by the Hudson River Park Trust. The Hudson River Park Trust must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 ("the Act") before its Board of Directors can approve the sale of the defined amount of floor area. Further, before the Board can approve the sale, it must also comply with SEQRA and adopt SEQRA Findings.

It is expected that there will be a Restrictive Declaration in connection with the Proposed Project, which would govern the Proposed Project's development.

The Development Site is currently developed with the existing St. John's Terminal Building, a four-story tall brick building, except for a portion that spans over West Houston Street, which is three stories tall. While the portion of the building north of West Houston Street is largely vacant, the southern portion is occupied by commercial tenants (office, back office and communications) and is also used as temporary event space (fashion shows, exhibits, etc.). Under the Proposed Actions, the existing building would be demolished and replaced with five new buildings.

The Proposed Actions would facilitate a proposal by SJC 33 Owner 2015 LLC to construct a mixed-use development of 1,961,200 gross square feet to include residential, hotel, retail and event space uses. The full build out of the Proposed Project is assumed to include approximately 1,334,100 gross square feet (approximately 1,586 units) of residential uses, including up to 476 permanently affordable units serving a variety of income levels (in total, 30% of units and 25% of residential zoning floor area will be affordable); 160,000 gross square feet of retail uses; 229,700 gross square feet of hotel space; 41,400 gross square feet of event space; 14,200 square feet of publicly accessible open space; and 886 parking spaces.

For the environmental review, two reasonable worst case development scenarios will be considered. Under the first scenario, the Development Site would be redeveloped with the Proposed Project as described above. Under the second scenario, the Development Site would be redeveloped as above, except the amount of retail use would increase from 160,000 gross square feet to 255,000 gross square feet, of which 104,000 gross square feet would be big box retail, and the number of parking spaces would be reduced from 886 spaces to 412 spaces. Absent the Proposed Actions, the Applicant would develop the site with a 1,152,000 gross square foot development including office, hotel, retail, event space and 176 parking spaces.

The analysis year for full build out is 2024. The proposed project may be phased and development of the three sites may take place in any order; therefore, the environmental review will also consider an interim build year if full development would result in significant adverse impacts requiring mitigation.

An Environmental Assessment Statement is attached. Please contact Evren Ulker-Kacar, AICP of the Department of City Planning at 212-720-3419, if you have any questions regarding the application.

550 Washington Street / Special Hudson River Park District
CEQR No. 16DCP031M

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Carl Weisbrod, Chairman
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The Hon. Corey Johnson, New York City Council, 3rd District
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