DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 13, 2017

Hilary Semel, Director
Mayor's Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **Block 675 East**
CEQR No. 17DCP159M
ULURP Nos. Pending
Manhattan, Community District 4
SEQRA Classification: Type I

The above-referenced application involves discretionary actions subject to City Planning Commission approval. This 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 Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicants, DD West 29th Street LLC and West 30th Street LLC, respectively seek separate discretionary actions ("the Proposed Actions") to facilitate the redevelopment of properties at 601 West 29th Street (Block 675, Lots 12, 29 and 36) ("Project Site A") and 606 West 30th Street (Block 675, Lot 39) ("Project Site B"). Project Site A, Project Site B and the neighboring Lot 38 constitute the Project Area, which is located in an M2-3 zoning district in the Chelsea neighborhood of Manhattan Community District 4 on the block bounded by West 30th Street to the north, Eleventh Avenue to the east, West 29th Street to the south, and Twelfth Avenue to the west. The Proposed Actions include zoning map amendments to rezone the Project Area from a M2-3 to C6-4X district, zoning text amendments to Appendix F to establish Mandatory Inclusionary Housing ("MIH") areas, and zoning text amendments to the Special Hudson River Park District ("SHRPD") regulations. The text amendments to SHRPD would define a portion of Hudson River Park as the "Granting Site" (Block 662, Lots 11, 16, 19 and a portion of Lot 62)

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and Project Sites A and B and Lot 38 as the "Receiving Sites" for the transfer of unused development rights. In addition, a Chairperson's certification pursuant to ZR Section 89-21 of the SHRPD would be required.

The Proposed Actions would facilitate, on Project Site A, a proposal by the Applicant to construct an approximately 960,000 gsf, 62-story (approximately 702 feet tall including the mechanical bulkheads) mixed-use building containing up to 905,000 gsf of residential floor area (990 dwelling units), 15,000 gsf of commercial floor area, 21,000 gsf of accessory parking (up to 198 accessory parking spaces), and 6,500 gsf of bicycle parking. The building on Project Site A may also include an approximately 12,500 gsf FDNY EMS facility, dependent on subsequent actions taken by FDNY and DCAS and the construction staging requirements of the Hudson River Tunnel project. Pursuant to MIH, between 25 and 30 percent of the residential floor area would be affordable (representing 248 to 297 of the 990 proposed dwelling units).

On Project Site B, the Proposed Actions would facilitate a proposal by the Applicant to construct an approximately 229,157 gsf, 32-story (approximately 507 feet tall) mixed-use building containing up to 175,393 gsf of residential floor area (206 dwelling units), 20,732 gsf of commercial floor area and 33,032 gsf of accessory uses (including up to 42 accessory parking spaces). Pursuant to MIH, between 25 and 30 percent of the residential floor area would be affordable (representing 52 to 62 of the 206 proposed dwelling units).

The Proposed Actions requested to facilitate the Applicant's proposal for Project Site A are as follows:

- Zoning text amendment to modify the Appendix to the Special Hudson River Park District regulations (Zoning Resolution Section 89-00 et seq.) to define a portion of Piers 59, 60 and 61 and the headhouse in Hudson River Park as the "granting site" and project site A as the "receiving site" in the special district.

- Zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) designated area on project site A.

- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.

- Zoning map amendment to rezone project site A from an M2-3 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit.

- Special permit pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to permit the transfer of 123,437.5 square feet of unused development rights from the granting site to project site A, and to permit certain bulk waivers on project site A, which are being developed.

- Chairperson's certification pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to allow a building permit for project site A to be issued.

The Proposed Actions requested to facilitate the Applicant's proposals for Project Site B are as follows:

- Zoning text amendment to create a Map in the Appendix to the Special Hudson River Park District regulations (ZR Section 89-00 et seq.) to define a portion of Piers 59, 60 and 61 and the headhouse in Hudson River Park as the "granting site," and project site B and Lot 38 as the "receiving site" in the special district.

- Zoning text amendment to Appendix F of the Zoning Resolution to map an MIH designated area on project site B.

- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.

- Zoning map amendment to rezone project site B from an M3-2 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit.

- Special permit pursuant to ZR Section 89-21 of the Special Hudson River Park District to permit the transfer of 29,625 square feet of unused development rights from the granting site to project site B and to permit certain bulk and use waivers on project site B, which are being developed.

- Chairperson's certification pursuant to ZR Section 89-21 of the Special Hudson River Park District to confirm that building permits for project site B may be issued.

It is expected that the Applicants will each enter into a Restrictive Declaration in connection with the Proposed Actions.

In addition, HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of New York, 1998, and as amended by Chapter 517 of the Laws of New York, 2013, 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.

Independent of the Proposed Actions described above, the New York City Fire Department ("FDNY") and the Department of Citywide Administrative Services ("DCAS") may seek a site selection to include an approximately 12,500 gsf Emergency Medical Services ("EMS") facility within the proposed building on Project Site A.

Absent the Proposed Actions, it is assumed that the Project Area would remain in its existing condition. The analysis year for the Proposed Actions is 2021.

An Environmental Assessment Statement is attached. Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Evren Ulker-Kacar, AICP, at (212) 720-3419.

Sincerely,

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Environmental Assessment and Review Division
New York City Department of City Planning

cc: The Hon. Gale Brewer,
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