DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

March 21, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street, 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **606 West 57th Street**
CEQR No. 13DCP080M
ULURP No. Pending
Manhattan, Community District 4
SEQR 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 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. This application is undergoing a coordinated review with the New York State Housing Finance Agency, the involved agency.

The applicant, 606 W. 57 LLC, is proposing a zoning map amendment from M1-5 and M2-3 to C4-7 affecting a portion of a block located within the Clinton neighborhood of Manhattan, Community District 4 (Block 1104, Lots 25, 29, 31, 36, 40, 44 and 45). In addition, the proposed actions include:

1. A zoning text amendment pursuant to Zoning Resolution (ZR) §§ 23-933, 96-34 and Appendix F to designate the Rezoning Area an Inclusionary Housing designated area and to provide in the Rezoning Area:

    (i) A maximum of 12.0 FAR only through the provision of lower-income housing (with a limited amount of commercial uses above the ground floor being added to the base FAR of 9) and

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(ii) Automobile showrooms and automobile repair as a permitted use.

It should be noted that the applicant may consider alternative mechanisms for providing inclusionary housing.

2. An authorization pursuant to ZR §13-553 to permit a curb cut on a wide street;
3. A special permit pursuant to ZR §§13-562 and 74-52 to permit a public parking garage for up to 550 cars.

The proposed actions would facilitate a proposal by the applicant to develop an approximately 1.2 million gross square foot (gsf) mixed use structure, including 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage on the applicant-owned site (Block 1104, Lots 31, 40, 44 and 45).

Under the proposed actions, a range of new development could occur within the affected area and therefore, two Reasonable Worst Case Development Scenarios (RWCDS) analysis frameworks, referred to as the "Proposed Project" and "Mixed Use RWCDS", were identified for analysis purposes. As identified below, the "Proposed Project" analysis framework maximizes residential uses while the "Mixed Use RWCDS" analysis framework contains a mix of residential, hotel and commercial uses. In both scenarios, the applicant controlled lots (31, 40, 44 and 45) are collectively referred to as "Development Site 1" and the non-applicant owned lots (25 and 29) that are projected to be redeveloped under the proposed action, are referred to as "Development Site 2." Lot 36, the remaining lot in the rezoning area, is not projected for development in either scenario and would remain in its current conditions.

Per the "Proposed Project" analysis framework, Development Site 1 is projected to be developed with an approximately 1.2 million gsf mixed use structure containing 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage. Development Site 2 is projected to contain 117,612 gsf of hotel uses (181 hotel rooms).

Under the "Mixed Use RWCDS" analysis framework, Development Site 1 is projected to be improved with an approximately 1.2 million gsf mixed use building containing 848 dwelling units (170 of which would be affordable pursuant to the Inclusionary Housing Program), 185,000 gsf of hotel uses (285 hotel rooms), 110,000 gsf of commercial uses, 30,000 gsf of medical office uses and a 550-space below-grade parking garage. Development Site 2 is projected to be developed with a 117,612 gsf hotel (181 hotel rooms).

The affected area is currently zoned M2-3, with the exception of the southern portions of Lots 40, 44 and 55, which are zoned M1-5. M2-3 districts allow manufacturing and commercial uses up to a maximum FAR of 2.0. M1-5 districts allow manufacturing and commercial uses up to a maximum FAR of 5.0 and community facilities up to 6.5 FAR by special permit. Accessory signage of various sizes is permitted in both M1 and M2 zoning districts; residential uses are not allowed. The proposed C4-7 zoning district allows commercial uses up to 10.0 FAR (and a 20% FAR bonus with the provision of a public plaza). C4-7 districts also allow residential uses up to 10.0 FAR as well as a bonus of up to 2.0 additional FAR pursuant to the Inclusionary Housing Program.

The entire affected area is located in the Special Clinton District "Other Area" (Northern Subarea

C1), established in the Zoning Resolution to preserve the community's existing mixed-uses while permitting new construction in character with the existing scale of the Clinton neighborhood.

Currently, the four lots comprising the applicant-owned site (Lots 31, 40, 44 and 45) are developed with commercial uses. Lot 31 contains a 21,800 gsf structure utilized for auto repair, sales and related services. Lot 40 contains an approximately 39,000 gsf structure containing auto related uses. Lot 44 contains a 1,000-space, four-story parking garage; lot 55 includes an approximately 3,500 gsf one-story auto repair structure. The three remaining sites (Lots 25, 29 and 36) are developed with commercial and automotive related uses. Lots 25 and 29 each contain office buildings, measuring approximately 16,200 gsf and 30,670, gsf respectively. Lot 36 contains an approximately 12,000 gsf office building with ground floor retail.

The Draft Scope of Work identifies one alternative that will be analyzed in the Environmental Impact Statement, the No Action Alternative. Additional alternatives that reduce project-related significant adverse impacts while substantively meeting the goals and objectives of the proposed actions may be identified at a later date.

Absent the proposed actions, the affected area would remain in its existing conditions.

The analysis year for the proposed action is 2017.

An Environmental Assessment Statement is attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc:

Jacquelyn Harris	Robert Dobruskin	Karolina Grebowiec-Hall
Adam Wolff	Edith Hsu-Chen	Pat Bussey
Susan Wong	Olga Abinader	

DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, AICP, *Director*
Department of City Planning

CITY ENVIRONMENTAL QUALITY REVIEW

March 20, 2013

To: Gail Benjamin, City Council, Land Use Review Division
Manhattan Borough President
Chairperson, Manhattan Community Board 4
District Manager, Manhattan Community Board 4

Re: **606 West 57th Street**
CEQR No. 13DCP080M
ULURP No. Pending
Manhattan, Community District 4
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NOTICE OF RECEIPT

The attached Environmental Assessment Statement, which has been submitted to the Department of City Planning to be reviewed under 6 NYCRR Part 617, is being forwarded to you for your information.

If you have any questions concerning this application, please contact Olga Abinader at the Environmental Assessment and Review Division at (212) 720-3493.

Please use the CEQR reference number on all correspondences related to this application.

Celeste Evans

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