DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

December 13, 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: **West 106th Street Rezoning**
CEQR No. 14DCP084M
ULURP No. 130208ZMM
Manhattan, Community District 7
SEQR Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is 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 applicant, PWV Owner LLC, proposes a zoning map amendment to rezone lots within an R7-2 district to an R8A along West 106th Street and an R8B district along West 105th Street (Block 1860, Lots 20 and 57). The proposed action would facilitate a proposal by the applicant to redevelop a property containing five interconnected community facility buildings with three buildings totaling 628,886 gross square feet (gsf) of mixed use development. The proposed project would include 31,006 gsf of community facility space and 597 dwelling units spread across three buildings, two eleven-story interconnected buildings located along West 106th Street consisting of 265,695 and 231,798 gsf each and one seven-story 131,493 gsf building located along West 105th Street. Additionally, the proposed building would have an accessory below grade parking garage with 208 spaces (200 residential spaces and 8 community facility spaces). The proposed project is located midblock between Columbus and Amsterdam Avenues and

Robert Dobruskin, AICP, *Director*
Celeste Evans, *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3423
FAX (212) 720-3495
rdobrus@planning.nyc.gov

fronts both West 105th and West 106th Streets, in the Manhattan Valley neighborhood of Manhattan, Community District 7.

R7-2 Districts allow residential and community facility uses at a maximum floor area ratio (FAR) of 3.44 and 6.5, respectively. The maximum height of residential buildings in R7-2 districts is regulated by the sky exposure plane, which begins at a height of 60 feet above the front lot line. R8A districts allow a maximum FAR of 6.02 for residential uses and 6.50 for community facility uses. R8B districts allow a maximum FAR of 4.0 for both residential and community facility uses. The proposed contextual zoning districts limit building heights, require buildings to be built to the street line and have maximum and minimum street wall heights. R8A districts limit the maximum building height to 120 feet and require setbacks above a maximum base height of 85 feet. R8B districts limit the maximum building height to 75 feet and require setbacks above a maximum base height of 60 feet.

Absent the proposed action, the applicant has stated that the project site would be redeveloped with 31,006 gsf of community facility space, 380 dwelling units and a below-grade accessory parking garage with 141 spaces. The proposed project is expected to be completed by 2019.

An Environmental Assessment Statement is attached. Please contact Jonathan Keller of the Department of City Planning at (212) 720-3419 if you have any questions regarding the application.

Sincerely,

Robert Dobruskin

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

cc: Celeste Evans, Jonathan Keller, Edith Hsu-Chen, Pat Bussey, Adam Wolff, Susan Wong, Calvin Brown