DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

February 16, 2018

Anne Locke
AKRF, Inc.
440 Park Avenue South
New York, NY 10022

Re: **Block 675 East**
CEQR No. 17DCP159M
ULURP Nos. C180150 ZMM, N180151 ZRM, C180152 ZSM, C180127 ZMM, N180128 ZRM, C180129 ZSM, N180151(A) ZRM, N180128(A) ZRM
SEQRA Classification: Type I
Manhattan, Community District 4

Dear Ms. Locke:

Please find attached a copy of the Notice of Public Hearing for the Draft Environmental Impact Statement (DEIS) regarding the above referenced project, issued by the lead agency pursuant to City Environmental Quality Review (CEQR), Executive Order No. 91, and the regulations of the State Environmental Quality Review Act (SEQRA) set forth in Part 617 of the New York Code of Rules and Regulations (NYCRR).

Please be advised that these regulations, specifically NYCRR Section 617.12(c), require that the Notice of Public Hearing be published at least fourteen (14) calendar days in advance of the hearing date in a newspaper of general circulation in the area of the potential impacts and effects of the proposed action. We require that proof of publication be submitted to the lead agency immediately after publication. Therefore, you should publish at least sixteen (16) days before the hearing, so that we may obtain this proof within fourteen (14) days of the hearing.

The public hearing is scheduled for Wednesday, March 14, 2018. Therefore, the deadline for publication of the notice is Friday, February 23, 2018.

It is the responsibility of the applicant to ensure publication of the notice in accordance with the regulations. If the requirements for publication are not met, the public hearing cannot be held as scheduled. If it has not been rescheduled for a later date, there may be

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inadequate time to complete the Final Environmental Impact Statement (FEIS) within the legal deadline for ULURP action. The FEIS must be completed at least ten (10) days prior to the City Planning Commission vote on your ULURP application. If the FEIS is not complete by the latest date on which the Commission can vote, the ULURP application must be terminated and subsequently refiled for further consideration.

Sincerely,

Robert Dobruskin

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

cc:
City Planning Commissioners
Gale Brewer, Manhattan Borough President
Burt Lazarin, Chair, Community Board 4, Manhattan
Jesse Bodine, District Manager, Community Board 4, Manhattan
Raju Mann, Land Use Division, City Council
Hilary Semel, OEC
Terrell Estesen, DEP
Owen Welles, DPR
Henry Colon, DOT
Shakil Ahmed, DOT
Naim Rasheed, DOT
Gina Santucci, LPC
Edith Hsu-Chen
Sylvia Li
William Pugliese
Pat Bussey
Susan Wong

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February 23, 2018

NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 17DCP159M)

Block 675 East

Project Identification
CEQR No. 17DCP159M
ULURP Nos. C180150 ZMM, N180151 ZRM, C180152 ZSM, C180127 ZMM, N180128 ZRM, C180129 ZSM, N180151(A) ZRM, N180128(A) ZRM
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271

Contact Person
Robert Dobruskin, AICP, Director, 212-720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on November 20, 2017 for a Draft Environmental Impact Statement (DEIS) for the proposed Block 675 East project in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, March 14, 2018, at 10:00 AM at the Department of City Planning, located at 120 Broadway, Lower Concourse, New York, New York 10271. Comments are requested on the DEIS and will be accepted until Monday, March 26, 2018.

The DEIS analyzes proposals by the applicants, DD West 29th LLC and West 30th Street LLC respectively, requesting discretionary actions to facilitate the redevelopment of project sites in the West Chelsea neighborhood of Manhattan Community District 4. Project site A is located at 601 West 29th Street (Block 675, Lots 12, 29, and 36) and Project site B is located at 606 West 30th Street (Block 675, Lot 39), which are bounded by West 29th and West 30th Streets, Route 9A/Twelfth Avenue and Eleventh Avenue. The proposed actions include zoning text amendments to Article VIII, Chapter 9 of the Zoning Resolution (Special Hudson River Park District), an amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) area, and special permits (and subsequent Chair Certifications) pursuant to Section 89-21 of the Special Hudson River Park District. The applicants are also seeking a zoning map amendment to rezone the affected area from an M2-3 manufacturing

district to a C6-4X commercial district. The proposed actions would facilitate proposals by the applicants to develop two mixed-use residential and commercial buildings, of which the proposed development on project site A may include a FDNY-EMS facility.

The Block 675 DEIS (CEQR No.17DCP159M) considers the potential environmental effects of both land use applications in a single environmental review due to the adjacency of the proposed projects, similarity of land use actions being proposed, and concurrent development schedules of the projects.

The proposed project also requires an action by the Hudson River Park Trust (HRPT). HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 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 the State Environmental Quality Review Act (SEQRA) and adopt SEQRA Findings.

The public hearing will also consider two modified applications proposed by the applicants (ULURP Nos. N180151(A) ZRM, N180128(A) ZRM). A Technical Memorandum (Technical Memorandum 001) has been prepared that analyzes the potential environmental impacts of the proposed modifications. The Technical Memorandum concludes that the modified applications would not have the potential for any new or different significant adverse impacts than those identified in the DEIS.

The DEIS identifies potential significant adverse impacts related to child care facilities, open space, shadows, traffic and pedestrians, noise and construction-period transportation and noise. The DEIS identifies measures that would fully or partially mitigate certain impacts. These potential mitigation measures will be further explored between DEIS and FEIS and will be evaluated in the FEIS. If the proposed mitigation measures are determined to be infeasible, the significant adverse impacts would remain unmitigated. The DEIS also identifies unavoidable significant adverse impacts.

The DEIS considered the following alternatives to the proposed actions:

- A No Action Alternative, which is mandated by SEQRA and CEQR, and is intended to provide the lead and involved agencies with an assessment of the consequences of not selecting the proposed actions. In this case, the zoning text amendments and zoning map changes would not be made. There would be no special permits requested, no transfer of floor area, and no increase in floor area beyond what is allowed by current zoning. The project sites would be expected to remain in their existing conditions.
- A Reduced Impacts Alternative, which examines if there is a practicable alternative to the proposed actions that could reduce the project impacts while still maintaining project goals. This alternative proposes two development options to address a reduction by approximately 50 percent in the degree of the significant adverse impacts identified for child care and shadows with the proposed actions. Both of these development options would reduce the identified significant adverse open space impact. Neither of these options would eliminate the construction transportation, construction noise, and operational noise significant adverse impacts.
- A No Significant Impacts Alternative, which examines if there is a practicable alternative to the proposed actions that could eliminate the project impacts while still maintaining project goals. This alternative would eliminate the significant adverse impacts in the areas of shadows, child care, open space, traffic, and construction noise. This alternative

would not eliminate the significant adverse pedestrian impacts. As described above, no feasible alternatives have been identified that would remove the significant adverse impacts identified in the areas of construction transportation and operational noise due to Hudson Tunnel construction.

Additionally, because both projects are independent of each other and both, one or neither may ultimately be pursued, the DEIS includes an examination of potential project permutations. This analysis considers, in addition to the potential cumulative impacts of both projects analyzed elsewhere in the DEIS, whether there would be any potential for impacts in the event that one project, but not the other, was constructed.

The proposed project is subject to environmental review under the State Environmental Quality Review (SEQR) and City Environmental Quality Review (CEQR) regulations and guidelines. The New York City Department of City Planning (DCP) will act as the lead agency for the environmental review.

Copies of the Draft Environmental Impact Statement and Final Scope of Work for the proposed Block 675 East project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, NY 10271, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Hilary Semel, Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.