DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

December 19, 2008

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 09DCP019M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) and 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the 15 Penn Plaza project (CEQR No. 09DCP019M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Tuesday, January 27, 2009 at the New York City Department of City Planning's Spector Hall, 22 Reade Street, New York, New York, 10007. The meeting will begin at 10 AM. Written comments will be accepted by the lead agency until Wednesday, February 11, 2009.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, AICP, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.

The applicants, 401 Commercial LP and 401 Hotel REIT LLC, propose to redevelop the current site of the Hotel Pennsylvania (Block 808, Lots 1001 and 1002) on Seventh Avenue between West 32nd and West 33rd Streets adjacent to Penn Station with a new commercial office building - a redevelopment project known as 15 Penn Plaza. The development site is located within a C6-6 zoning district and partly within a C6-4.5

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zoning district, within the Penn Center Subdistrict of the Special Midtown District, in Manhattan Community District 5.

The proposed actions consist of a zoning map amendment to rezone a portion of the project site from C6-4.5 to C6-6, zoning text amendments to various sections of the Zoning Resolution and special permits to modify bulk regulations and certain mandatory district plan elements of the Special Midtown District pursuant to the proposed text amendments and to allow for a floor area bonus of up to 20 percent for rail mass transit improvements. The area affected by the actions includes the adjacent Manhattan Mall, located on Block 808, Lot 40, which would be merged with the development site to create a single zoning lot. The proposed actions would facilitate either one of two building scenario proposals by the applicant - a Single Tenant Office Scenario with up to approximately 2,840,000 gross square feet (gsf), or a Multi-Tenant Office Scenario with up to approximately 2,650,000 gsf. Both scenarios would be constructed within the same maximum building envelope and would contain new commercial office space located above retail use. Additionally, both scenarios would include 100 below-grade accessory parking spaces and new below-grade mass transit improvements. Absent the proposed actions, the applicant has stated that it would develop the 15 Penn Plaza site under existing C6-6 and C6-4.5 zoning with an as-of-right office building of approximately 1,600,000 gsf. The applicant indicates the build year for the project is 2014.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.