## A. OVERVIEW

This document is the Final Supplemental Environmental Impact Statement (FSEIS) for the proposed rezoning, special permits, modifications to existing special permits, and a Restrictive Declaration and other related land use actions to facilitate the development of approximately 965,000 zoning square feet (zsf) (approximately 1.1 million gross square feet [gsf]) of residential, commercial, community facility, and parking uses (the "625 West 57th Street project" or the "proposed project") on the block bounded by West 57th and West 58th Streets between Eleventh and Twelfth Avenues (Block 1105) in Manhattan. The Draft Supplemental Environmental Impact Statement (DSEIS) for the proposed project was certified as complete by the New York City Planning Commission (CPC) as lead agency under City Environmental Quality Review, and issued for public review and comment on July 11, 2012. A public hearing on the DSEIS was held on November 14, 2012. Oral and written comments were received during the period leading up to and through the DSEIS public hearing, and written comments were accepted through the close of the DSEIS public comment period, which ended November 26, 2012.

This FSEIS addresses all substantive comments made on the DSEIS during the DSEIS public hearing and DSEIS comment period. Those comments are summarized and responded to in Chapter 22, "Response to Comments on the DSEIS and Draft Scope of Work." Changes to the text and graphics from the DSEIS were made in this FSEIS, as necessary, in response to these comments and changes to the proposed project.

In addition, since the DSEIS was certified, the applicant has proposed revisions to the proposed project to reflect changes to the project as the design was refined and to respond to community concerns, and has continued to work on refinements to the proposed project with Community Board 4 (CB4), the Manhattan Borough President, and the Department of City Planning to respond to comments voiced at the scoping hearing, various CB4 meetings, and the DSEIS public hearing. The proposed revisions and proposed modifications (together, the "modified project") include:

### APPLICANT PROPOSED REVISIONS

- Limit the number of residential units on the project block to a total of 1,432 (comprised of 597 existing units in the Helena and 835 new units on projected development sites 1 and 2).
- In addition to the affordable units analyzed as part of the Reasonable Worst Case Development Scenario (RWCDS) on projected development site 1 (up to 145), the RWCDS has been updated to reflect the applicant's intention to include up to 20 percent of the units on projected development site 2 as affordable units (up to 22 affordable units) as a response

* This Foreword is new to the FSEIS.

to community comments. In total, it is assumed that the proposed project would include up to 167 affordable units on projected development sites 1 and 2.

- Consider, in the RWCDS, the inclusion of an approximately 25,000 gross square foot neighborhood grocery use intended by the applicant to be located in the retail space on projected development site 1.

In addition, as noted in Chapter 1, "Project Description," of the SEIS, in order to provide for a conservative analysis 80,000 gross square feet (gsf) was analyzed as office space, but that space could be allocated as commercial, residential, amenity, or community facility space. During the design process, after the DSEIS was certified, it was determined that approximately 50,000 gsf of this space would be allocated to residential space; because the number of units on the project block would be limited in accordance with the Restrictive Declaration, this reallocation of office space to residential space would not affect the overall number of units in the proposed project.

**CPC PROPOSED MODIFICATIONS**

- Narrow the width of the midblock access drive from 25 feet to 22 feet, and widen the adjacent sidewalks accordingly, resulting in an approximately 18 foot wide pedestrian path on the western edge and an approximately 10 foot pedestrian path on the eastern edge. The widened sidewalk would include benches to provide seating, and trees and planters that would flank the edges of the pedestrian walkway next to the vehicle drive through. The access way would have a uniform elevation throughout (i.e., no sidewalk curbs) and the paving treatment would be continued into the lobby of the building on projected development site 1.
- Include retail frontage at the northeast portion of projected development site 1 adjacent to the midblock access drive along West 58th Street.
- Require a minimum of three establishments in projected development site 1 along West 57th Street.
- Require street level façade transparency on West 57th Street.
- Commit to "wrap-around" the Twelfth Avenue establishment to approximately 80 feet east along the West 58th Street frontage.
- Where feasible, include lit, ground-floor display areas along West 58th Street where mechanical space is required for the proposed building, subject to review by DCP and the New York City Department of Buildings.

Together, the proposed revisions, updates to the RWCDS, and proposed modifications (the "modified project") would result in a decrease in the total number of residential units and an increase in the number of affordable units on the project block, a possible neighborhood grocery use, a reduction in the proposed commercial office square footage on the project block, changes to the project's midblock access drive, and requirements as to the number of storefronts on West 57th Street, street level façade transparency along West 57th Street, and the placement of display areas where certain mechanical space is required along West 58th Street.

## B. CHANGES BETWEEN THE DSEIS AND THE FSEIS

The following principal changes between the DSEIS and this FSEIS include:

- Updates to Chapter 1, "Project Description," and Chapter 8, "Urban Design and Visual Resources," to reflect that the configuration which would have on the top 77 feet portion of

the building an open design with structural elements on the south façade, and louvers on the north and east façades (referred to as "Option A" in Chapter 11, "Air Quality" and analyzed in Chapters 17, "Alternatives" and 20, "Mitigation" of the DSEIS as an alternative building design) was selected as the design for the proposed project. As noted in Chapter 17, "Alternatives," Option A would not result in adverse impacts on land use, zoning, and public policy, socioeconomic conditions, community facilities, open space, shadows, historic and cultural resources, urban design and visual resources, natural resources, hazardous materials, water and sewer infrastructure, solid waste and sanitation services, energy, transportation, air quality, greenhouse gases, noise, public health, neighborhood character, or construction impacts.

- Updates to Chapter 4, "Community Facilities," to reflect 2011-2012 school enrollment and capacity data issued by the New York City School Construction Authority;
- A text edit to Chapter 10, "Transportation," to reflect that this document is a Final rather than Draft SEIS;
- Updates to Chapter 11, "Air Quality," Chapter 17, "Alternatives," and Chapter 20, "Mitigation," to include a summary of the results of additional wind tunnel analysis which was conducted between the DSEIS and FSEIS to determine whether the proposed project and/or any of the alternative building configurations analyzed would result in any significant adverse air quality impacts;
- Chapter 13, "Noise," has been revised to clarify the noise attenuation requirements along the proposed project's midblock access drive;
- Chapter 21, "Modifications to the Proposed Project," which is entirely new to the document, summarizes proposed revisions to the development program made by the applicant and potential CPC modifications and their effects on the analyses presented in the DSEIS;
- Chapter 22, "Responses to Comments on the DSEIS and Draft Scope of Work," which is entirely new to the document;
- Appendix B, "Air Quality and Noise," formerly the Noise appendix, now also includes air quality technical backup; and
- Appendix C, "Written Comments Received on the DSEIS and Draft Scope of Work," which is entirely new to the document.

In addition, typographical errors were corrected.

All text changes since the publication of the DSEIS are marked by ~~strikethroughs~~ and double-underlining in this FEIS. No double-underlining is used for the Foreword, Chapters 21 and 22, or Appendix C, which are entirely new to the SEIS. ✷