DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

November 6, 2009

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 10DCP003M)

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 Saint Vincent's Hospital Manhattan – New Acute Care Hospital and Emergency Department and Residential Development project (CEQR No. 10DCP003M).

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 has been scheduled for Tuesday, December 8, 2009, and will be held 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 Tuesday, December 22, 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.

To facilitate the development of the proposed Saint Vincent's Hospital Manhattan – New Acute Care Hospital and Emergency Department and Residential Development project ("the proposed project"), the applicant, Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC) is seeking a number of discretionary actions from the CPC, including zoning map amendments, zoning text

Robert Dobruskin, AICP, *Director*
James P. Merani, R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

amendments, reduction of an existing large-scale community facility development plan, designation of a general large-scale development plan, several special permits and authorizations pursuant to the text amendments and large-scale plans, a special permit to increase the number of permitted accessory parking spaces for the East Site and a request for an extension of time to complete construction. The project site comprises three tax lots located along Seventh Avenue: the "East Site" (Block 607, Lot 1), which is located on the east side of Seventh Avenue between West 11th and West 12th Streets; the "New Hospital Site" (Block 617, Lot 55) on the west side of Seventh Avenue between West 12th and West 13th Streets; and the "Triangle Site" (Block 617, Lot 1) which is bounded by Seventh Avenue, West 12th Street and Greenwich Avenue. The project site is located within the Greenwich Village Historic District, which is both a City and State/National Register-designated historic district, in Manhattan, Community District 2.

The applicant currently owns and occupies the entire project site. The site is currently composed of hospital buildings and administrative offices on the East Site; ambulatory care facilities and physicians' offices in the O'Toole Building on the New Hospital Site, and open space, which is currently fenced and inaccessible to the public, and a Materials Handling Facility on the Triangle Site, that includes truck loading bays and is connected to the East Site via a tunnel beneath Seventh Avenue.

The proposed project involves the development of a new 19-story acute care hospital and emergency department on the New Hospital Site; a new 16-story residential building and a new 10-story residential building as well as five new 5-story townhouses, as well as the conversion of existing buildings for residential, community facility, retail use and accessory parking on the East Site; and a reconstructed Materials Handling Facility, including a reconfigured truck loading area, and a privately owned, publicly accessible open space area on the Triangle Site. Additionally, an underground service tunnel would be constructed beneath West 12th Street to connect the New Hospital Site to the loading bays and Materials Handling Facility on the Triangle Site. The O'Toole Building, which currently occupies the New Hospital Site, would be demolished. Of the seven existing buildings on the East Site, four buildings would be demolished and the new residential towers and townhouses would be constructed in their place. In total, the project would result in the development of 670,449 square feet of hospital-related space (including 366 hospital beds and a reconstructed materials handling facility on the Triangle Site); 591,986 square feet (sf) of residential floor area; 11,200 sf of retail space; 21,094 sf of medical office space; and 250 spaces of accessory parking. The applicant has stated that the residential buildings are intended to contain up to 450 dwelling units. However, as a reasonable worst-case scenario for analysis purposes, the Environmental Impact Statement (EIS) will consider 658 units, based on an average unit size of 850 sf.

In addition to the CPC approvals, the proposed project would involve several non-CPC discretionary and ministerial approvals. The applicant will seek a Certificate of Need from the New York State Department of Health (NYSDOH), and may seek discretionary financing from the Dormitory Authority of the State of New York (DASNY). Accordingly, these agencies will be acting as interested agencies in the environmental review. The ministerial approvals include a revocable consent from the New York City

Department of Transportation for the underground service tunnel beneath West 12th Street, and three Certificates of Appropriateness and a Notice to Proceed on the basis of Hardship from the New York City Landmarks Preservation Commission (LPC).

Construction of the proposed project would commence in 2011, contingent upon approval of the proposed discretionary actions, and would last approximately eight years.

Public comments are requested with respect to issues to be addressed in the Draft Environmental Impact Statement.