DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, Director
Department of City Planning

December 11, 2020

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 21DCP103M)

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, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **Starrett-Lehigh and Terminal Warehouse** project (CEQR Number 21DCP103M). The CEQR lead agency hereby requests that the applicant prepare a 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 Monday, January 11, 2021 at 2:00 PM. In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit NYC Engage (https://www1.nyc.gov/site/nycengage/events/index.page).

To dial into the meeting to listen by phone you may call +1 (646) 558-8656. Enter the following meeting ID and password when prompted:

- Meeting ID: 923 7759 5986
- Password: 1

For technical support during the meeting you may call: +1 (646) 558-8656. Enter the following the following meeting ID and password when prompted:

- Meeting ID: 982 0676 4301
- Password: 1

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the site in advance of the meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The livestream can be found in the above NYC Engage link and will be made available on the day of the scoping meeting.

Olga Abinader, *Director*
120 Broadway, 31st Floor, New York, NY 10271
Phone (212) 720-3493 Fax (212) 720-3488
oabinad@planning.nyc.gov

Written comments will be accepted through Thursday, January 21, 2021. They can be submitted through the above webpage or mailed to Olga Abinader, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31st Floor, New York, New York 10271, Olga Abinader, Director, by calling (212) 720-3493 or by emailing oabinad@planning.nyc.gov. In addition, the Draft Scope of Work and scoping protocol will be made available for download at https://www1.nyc.gov/site/planning/applicants/scoping-documents.page.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to *AccessibilityInfo@planning.nyc.gov or made by calling 212-720-3508.* Requests must be submitted at least five business days before the meeting.

The Applicants, RXR SL Owner LLC and Terminal Fee Owner LP, seek approval of zoning map and zoning text amendments (the "Proposed Actions") from the City Planning Commission (CPC). The Proposed Actions would permit the Applicants to lease the existing Starrett-Lehigh and Terminal Warehouse buildings to a more diverse range of tenant types in the West Chelsea neighborhood of Manhattan, Community District 3. Specifically, the Proposed Actions would permit the Applicants to tenant their spaces with approximately 446,231 gross square feet ("gsf") of destination retail use, 267,799 gsf of academic use, and 29,756 gsf of medical office use.

The Project Area includes the Starrett-Lehigh and Terminal Warehouse buildings (the "project sites") which are located on the two blocks bounded by West 28th Street to the north, Eleventh Avenue to the east, West 26th Street to the south, and Twelfth Avenue/Route 9A to the west. The Project Area contains the entirety of Block 672, Lot 1, and Block 673, Lot 1.

Specifically, the Proposed Actions include:

- ***Zoning Map Amendment***. The Proposed Actions include a zoning map amendment to rezone an M2-3 district to an M2-4 district and to extend the Special West Chelsea District over the project area;
- ***Zoning Text Amendments.*** The Proposed Actions include zoning text amendments: to establish a new subarea (Subarea K) within the extended Special West Chelsea District over the project area; and a text amendment to section 42-562 of the Zoning Resolution to allow modifications to the M2 signage regulations of height and angle at the corners of Eleventh Avenue and West 26th, West 27th, and West 28th Streets.

In the future absent the Proposed Actions, the Starrett-Lehigh building will continue to be tenanted with uses permitted as-of-right pursuant to the underlying M2-3 zoning district. Currently, the Starrett-Lehigh building is being altered in an as-of-right project that is transforming 43,000 square feet of the building's ground floor into commercial space, including a food hall and event and exposition space. This as-of-right alteration is expected to be complete in early 2021.

Likewise, in the future absent the Proposed Actions, the Terminal Warehouse building would be tenanted with uses permitted as-of-right pursuant to the underlying M2-3 zoning district. Additionally, the building will undergo as-of-right alterations by converting approximately 500,000 square feet of storage into new office space and repositioning the ground floor to include food and beverages retail uses permitted pursuant to underlying zoning. As part of this full-building repositioning, approximately 200,000 square feet will be carved out of the building to create double-height space and a courtyard and will be added back as a commercial penthouse on the western portion of the building. The re-allocation of floor area will not result in an increase in zoning floor area. Additionally, the building will undergo restoration—including façade repairs, window replacement, cornice repairs, fire escape removal, and the reintroduction of historic details, such as window shutters.

The Analysis Year for the Proposed Actions is 2024.