DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Marisa Lago, *Director*
Department of City Planning

April 14, 2017

POSITIVE DECLARATION

Project Identification
Block 675 East
CEQR No. 17DCP159M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
120 Broadway, 31st Floor
New York, NY 10271
Contact: Olga Abinader
(212) 720-3423

Name, Description and Location of Proposal:

Block 675 East

The Applicants, DD West 29th Street LLC and West 30th Street LLC, respectively seek separate discretionary actions ("the Proposed Actions") to facilitate the redevelopment of properties at 601 West 29th Street (Block 675, Lots 12, 29 and 36) ("Project Site A") and 606 West 30th Street (Block 675, Lot 39) ("Project Site B"). Project Site A, Project Site B and the neighboring Lot 38 constitute the Project Area, which is located in an M2-3 zoning district in the Chelsea neighborhood of Manhattan Community District 4 on the block bounded by West 30th Street to the north, Eleventh Avenue to the east, West 29th Street to the south, and Twelfth Avenue to the west. The Proposed Actions include zoning map amendments to rezone the Project Area from a M2-3 to C6-4X district, zoning text amendments to Appendix F to establish Mandatory Inclusionary Housing ("MIH") areas, and zoning text amendments to the Special Hudson River Park District ("SHRPD") regulations. The text amendments to SHRPD would define a portion of Hudson River Park as the "Granting Site" (Block 662, Lots 11, 16, 19 and a portion of Lot 62) and Project Sites A and B and Lot 38 as the "Receiving Sites" for the transfer of unused development rights. In addition, a Chairperson's certification pursuant to ZR Section 89-21 of the SHRPD would be required.

Currently, Project Site A is developed with commercial and institutional uses, including a gas station and convenience store on Lot 36; an operations center for the artist Jeff Koons on portions of Lots 12 and 29; a New York City Department of Sanitation office facility on a portion of Lot 12; and a Port Authority of New York and New Jersey ("PANYNJ") operations and parking facility on a portion of Lot 12. Project Site B is developed with a one-story building used for vehicle storage and maintenance, and Lot 38 is developed with an auto repair shop.

As part of the Access to the Region's Core ("ARC") project, PANYNJ holds a temporary surface easement for the western 210 feet of Lot 12. While the ARC project has been cancelled, PANYNJ, NJ TRANSIT and Amtrak have recently announced plans for the Hudson Tunnel Project ("the Tunnel"), which would construct a new tunnel under the Hudson River connecting to Pennsylvania Station. The agencies, with the Federal Railroad Administration, are coordinating their environmental review pursuant to the National Environmental Policy Act ("NEPA"). As part of this tunnel project, the new tunnel would cross under Block 675, Lot 1 and include a ventilation structure on the west end of Block 675 (not within the Project Area). The schedule for this project calls for issuance of a Draft Environmental Impact Statement in 2017, start of construction in 2019, and completion of the project in 2026.A portion of Project Site A may be used for temporary construction staging pending further discussions between the Applicants and the rail agencies.

The Proposed Actions would facilitate, on Project Site A, a proposal by the Applicant to construct an approximately 960,000 gsf, 62-story (approximately 702 feet tall including the mechanical bulkheads) mixed-use building containing up to 905,000 gsf of residential floor area (990 dwelling units), 15,000 gsf of commercial floor area, 21,000 gsf of accessory parking (up to 198 accessory parking spaces), and 6,500 gsf of bicycle parking. The building on Project Site A may also include an approximately 12,500 gsf FDNY EMS facility, dependent on subsequent actions taken by FDNY and DCAS and the construction staging requirements of the Hudson River Tunnel project. Pursuant to MIH, between 25 and 30 percent of the residential floor area would be affordable (representing 248 to 297 of the 990 proposed dwelling units).

On Project Site B, the Proposed Actions would facilitate a proposal by the Applicant to construct an approximately 229,157 gsf, 32-story (approximately 507 feet tall) mixed-use building containing up to 175,393 gsf of residential floor area (206 dwelling units), 20,732 gsf of commercial floor area and 33,032 gsf of accessory uses (including up to 42 accessory parking spaces). Pursuant to MIH, between 25 and 30 percent of the residential floor area would be affordable (representing 52 to 62 of the 206 proposed dwelling units).

The Proposed Actions do not include any action to transfer floor area from Hudson River Park to Lot 38. However, since this site would be rezoned and included in the special district, potential development on this site is conservatively assumed for purposes of environmental review. It is assumed that this lot may be developed with up to 29,224 gsf of residential floor area (34 dwelling units, of which 9 or 10 would be affordable), 3,454 gsf of commercial floor area, and 5,504 gsf of accessory uses (including up to 6 accessory parking spaces).

The Proposed Actions requested to facilitate the Applicant's proposal for Project Site A are as follows:

- Zoning text amendment to modify the Appendix to the Special Hudson River Park District regulations (Zoning Resolution Section 89-00 et seq.) to define a portion of Piers 59, 60 and 61 and the headhouse in Hudson River Park as the "granting site" and project site A as the "receiving site" in the special district.

- Zoning text amendment to Appendix F of the Zoning Resolution to map a Mandatory Inclusionary Housing (MIH) designated area on project site A.

- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.
- Zoning map amendment to rezone project site A from an M2-3 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit.
- Special permit pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to permit the transfer of 123,437.5 square feet of unused development rights from the granting site to project site A, and to permit certain bulk waivers on project site A, which are being developed.
- Chairperson's certification pursuant to Zoning Resolution Section 89-21 of the Special Hudson River Park District to allow a building permit for project site A to be issued.

The Proposed Actions requested to facilitate the Applicant's proposals for Project Site B are as follows:

- Zoning text amendment to create a Map in the Appendix to the Special Hudson River Park District regulations (ZR Section 89-00 et seq.) to define a portion of Piers 59, 60 and 61 and the headhouse in Hudson River Park as the "granting site," and project site B and Lot 38 as the "receiving site" in the special district.
- Zoning text amendment to Appendix F of the Zoning Resolution to map an MIH designated area on project site B.
- Zoning text amendment to Zoning Resolution Section 89-10 of the Special Hudson River Park District to modify the bulk regulations of the underlying C6-4X District.
- Zoning map amendment to rezone project site B from an M3-2 manufacturing zoning district to a C6-4X commercial zoning district, which would permit residential, community facility, and local retail and service uses and increased density. Under the special district regulations, the uses and increased density permitted by the proposed C6-4X zoning district would not be applicable to the project site absent the grant of the special permit.
- Special permit pursuant to ZR Section 89-21 of the Special Hudson River Park District to permit the transfer of 29,625 square feet of unused development rights from the granting site to project site B and to permit certain bulk and use waivers on project site B, which are being developed.
- Chairperson's certification pursuant to ZR Section 89-21 of the Special Hudson River Park District to confirm that building permits for project site B may be issued.

It is expected that the Applicants will each enter into a Restrictive Declaration in connection with the Proposed Actions.

In addition, HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of New York, 1998, and as amended by Chapter 517 of the Laws of New York, 2013, 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 SEQRA and adopt SEQRA Findings.

Independent of the Proposed Actions described above, the New York City Fire Department ("FDNY") and the Department of Citywide Administrative Services ("DCAS") may seek a site selection to include an approximately 12,500 gsf Emergency Medical Services ("EMS") facility within the proposed building on Project Site A.

Absent the Proposed Actions, it is assumed that the Project Area would remain in its existing condition.

The analysis year for the Proposed Actions is 2021.

Statement of Significant Effect:

On behalf of the City Planning Commission, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The actions, as proposed, may result in significant adverse impacts related to land use, zoning and public policy.

2. The actions, as proposed, may result in significant adverse impacts related to socioeconomic conditions.

3. The actions, as proposed, may result in significant adverse impacts related to community facilities.

4. The actions, as proposed, may result in significant adverse impacts on open space resources.

5. The actions, as proposed, may result in significant adverse shadow impacts in the vicinity of the affected area.

6. The actions, as proposed, may result in significant adverse impacts related to historic and cultural resources.

7. The actions, as proposed, may result in significant adverse impacts related to urban design and visual resources.

8. The actions, as proposed, would not result in significant adverse impacts related to natural resources.

9. The actions, as proposed, may result in significant adverse impacts related to hazardous materials.

10. The actions, as proposed, may result in significant adverse impacts related to water and sewer infrastructure.

11. The actions, as proposed, may result in significant adverse impacts related to solid waste and sanitation services.

12. The actions, as proposed, may result in significant adverse impacts on energy.

13. The actions, as proposed, may result in significant adverse impacts related to transportation.

14. The actions, as proposed, may result in significant adverse impacts to air quality.

15. The actions, as proposed, may result in significant adverse impacts to greenhouse gas emissions.

16. The actions, as proposed, may result in significant adverse noise impacts.

17. The actions, as proposed, may result in significant adverse public health impacts.

18. The actions, as proposed, may result in significant adverse impacts related to neighborhood character.

19. The actions, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the actions which finds that:

1. Land Use, Zoning and Public Policy – Development facilitated by the Proposed Actions could affect land use, zoning, and public policy.

2. Socioeconomic Conditions – The Proposed Actions could result in direct and indirect displacement of commercial uses, and indirect displacement of residential uses. There may also be adverse effects on specific industries.

3. Community Facilities – Development facilitated by the Proposed Actions would increase the number of residents, visitors, and workers using area community facilities and services. Public elementary and intermediate schools, publicly-funded day care, and libraries could be affected.

4. Open Space – The Proposed Actions would not directly affect existing open space resources. However, the Proposed Actions may have an indirect effect due to increased demand for publicly accessible spaces by the sizable new residential, worker and visitor population that would be introduced to the area.

5. Shadows – The Proposed Actions would result in new buildings that may cast shadows on accessible open spaces and sunlight-sensitive architectural and/or natural resources in the area.

6. Historic and Cultural Resources – The Proposed Actions would result in additional in-ground disturbance, and therefore have the potential to affect archaeological resources that may be present. There are also architectural resources in the surrounding area.

7. Urban Design and Visual Resources – The Proposed Actions and subsequent projected development would result in physical changes in the affected area beyond the bulk and form currently permitted as-of-right; therefore, these changes could affect a pedestrian's experience of public space and may alter the urban design character and visual resources of the surrounding area.

8. Natural Resources – The Project Sites are located in a fully developed area of Manhattan and contain limited natural resources. Therefore, an assessment of natural resources is not warranted.

9. Hazardous Materials – The Proposed Actions would result in additional in-ground disturbance due to demolition of an existing building and construction of new buildings, which may have hazardous materials conditions.

10. Water and Sewer Infrastructure – The Proposed Actions would result in an incremental increase of more than 1,000 residential units in a combined sewer area in Manhattan, which could place additional demands on infrastructure, including water and sewer.

11. Solid Waste and Sanitation Service – The Proposed Project would not generate more than 50 tons/week solid waste and therefore, is not expected to result in significant adverse impacts to solid waste and sanitation services. However, an assessment of solid waste generation will be provided.

12. Energy – The Proposed Actions would not affect the transmission or generation of energy. However the projected amount of energy consumption during long-term operation resulting from the Proposed Actions will be assessed.

13. Transportation – The Proposed Actions would result in an increase in the number of vehicular trips and increase ridership on mass transit facilities. It also would affect pedestrian movements in the area due to the increased number of residents, workers and visitors to the area.

14. Air Quality – The Proposed Actions may increase demand for heating, ventilation and air conditioning (HVAC) within the projected developments, increase vehicular traffic, and lead to the construction of new parking facilities, potentially affecting air quality

15. Greenhouse Gas Emissions – The Proposed Actions would increase greenhouse gas emissions associated with the projected developments' construction and operational activities.

16. Noise – The Proposed Actions would increase the volume of traffic in the area, which could result in additional traffic noise and may have the potential to result in mobile source noise impacts.

17. Public Health – A public health assessment may be warranted at the discretion of the lead agency if an unmitigated significant adverse impact is identified in CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise.

18. Neighborhood Character – The Proposed Actions have the potential to alter certain constituent elements of the surrounding area's established character, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design and visual resources, shadows, transportation and noise.

19. Construction – Construction of the projected developments may result in construction related impacts.

20. The Draft Environmental Impact Statement (DEIS) to be prepared for the Proposed Actions will identify and describe any other potential effects on the environment.

Public Scoping:

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 May 17, 2017 at 10:00 am at Spector Hall, 22 Reade Street, New York, New York, 10007. Written comments will be accepted by the lead agency until the close of business on Tuesday, May 30, 2017.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Evren Ulker-Kacar, AICP, at (212) 720-3419.

Olga Abinader

4/14/2017

Olga Abinader, Deputy Director
Environmental Assessment & Review Division
New York City Department of City Planning

Date