DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

November 2, 2011

NOTICE OF PUBLIC HEARING OF THE DRAFT ENVIRONMENTAL IMPACT STATEMENT (CEQR No. 10DCP003M)

Saint Vincents Campus Redevelopment

Project Identification
CEQR No. 10DCP003M
ULURP Nos. C 120029 ZSM, C 120030 ZSM, C 120031 ZSM, N 120032 ZRM, and C 120033 ZMM

SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street, Room1W
New York, New York 10007

Contact Person
Robert Dobruskin, AICP, Director (212) 720-3423
Environmental Assessment and Review Division
New York City Department of City Planning

The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on August 19, 2011 for a Draft Environmental Impact Statement (DEIS) for the proposed Saint Vincents Campus Redevelopment in accordance with Article 8 of the Environmental Conservation Law. A public hearing on the DEIS will be held on Wednesday, November 30, 2011, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007. Comments are requested on the DEIS and will be accepted until Monday, December 12, 2011.

The DEIS analyzes the potential environmental impacts of the proposed East Site project and the Center for Comprehensive Care (the "proposed projects"). The site of the proposed projects encompasses one block and two partial blocks on either side of Seventh Avenue between West 13th Street and West 11th Street in the West Village neighborhood of Manhattan Community District 2 (i.e., the former campus of Saint Vincent's Hospital Manhattan) and is wholly within the NYC Greenwich Village Historic District. The proposed projects would be developed independently of each other, the proposed East Site project by RSV, LLC and the Center for Comprehensive Care by North Shore-Long Island Jewish Health System (NSLIJ). They would also be subject to different approval processes. To develop the East Site project, a number of land use approvals are needed

from the New York City Planning Commission (CPC). No City land use approvals are needed for the Center for Comprehensive Care, but it is subject to NYS Department of Health (DOH) approval.

The proposed East Site project consists of a primarily residential redevelopment located on the east side of Seventh Avenue between West 11th and 12th Streets (the East Site) and an expanded and improved open space that is publicly accessible on the triangular area (Triangle Site) to the west of Seventh Avenue and south of West 12th Street. The Center for Comprehensive Care would renovate and occupy the existing O'Toole Building that is located on the west side of Seventh Avenue between West 12th and 13th Streets. The proposed projects are being analyzed together because both projects are located on the former Saint Vincent's Hospital Manhattan campus and are being developed contemporaneously.

The applicant for the East Site is seeking from the CPC zoning map and zoning text amendments as well as special permits for a large-scale general development project (LSGD). The ULURP application refers to the proposed East Site project as the "Rudin West Village Project." The proposed zoning map action would rezone the block between West 11th and 12th Streets east of Seventh Avenue from C2-6 to C6-2 for the portion within 100 feet of Seventh Avenue and rezone the adjacent midblock portion from R6 and C1-6 to R8. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as an LSGD and allow for the grant of the LSGD special permits described below. A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed to make a special permit currently available only for LSGDs in Manhattan Community District 7 also available for LSGDs in Manhattan Community District 2. The special permit allows the floor area ratio available for new development to be used without regard to height factor or open space ratio requirements and allows for a reduction in open space requirements for appropriate open space with superior landscaping.

The East Site and a 15,102-square-foot portion of the Triangle Site would be developed as a LSGD, and several special permits available to LSGDs (pursuant to ZR Sections 74-743 and 74-744) would be requested by the applicant. The requested special permits would allow for: a) distribution of required total open space without regard for zoning lot lines or district boundaries; b) location of buildings without regard for the applicable court, height, and setback regulations; c) the reduction of the open space requirement to 50 percent; and, d) commercial uses on the third floor of a building in the C6-2 district portion of the LSGD. In addition, the applicant is seeking a special permit pursuant to ZR 13-561 to allow for an accessory parking garage with approximately 152 spaces. This would be an increase above the 98 parking spaces that would be permitted as-of-right.

The proposed Center for Comprehensive Care is consistent with current zoning and will not require approvals from the CPC or City Council. A Certificate of Need (CON) approval is required from DOH for the Center for Comprehensive Care. A CON application has been filed by NSLIJ. There will be review of the Center for Comprehensive Care by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP).

It is possible that RSV, LLC will seek an assignment of an existing revocable consent from the NYC Department of Transportation (NYCDOT), to allow for the use of an existing tunnel under Seventh Avenue connecting the East Site and Triangle Site and potential reuse of an existing utility connection running under West 12th Street between the medical gas storage area and the O'Toole Building.

The proposed actions would facilitate redevelopment of the vacant former hospital and support buildings on the East Site for residential use with retail and medical office uses on the lower floors of the buildings along Seventh Avenue. An accessory parking garage with 152 spaces would be constructed below grade with access and egress on West 12th Street. It would also facilitate the expansion of the open space on the Triangle Site by allowing for the demolition of the former Materials Handling Facility on the Triangle Site except for the medical gas storage area (approximately 1,100 gsf) and the adjacent drive for reused by NSLIJ. Lastly, the proposed actions would facilitate the complete renovation of the O'Toole Building by NSLIJ to create the new state-of-the-art Center for Comprehensive Care.

The DEIS has identified significant adverse impacts with regard to construction noise. Construction activities would be expected to result in significant noise impacts during weekday construction hours at the locations along West 11th and West 12th Streets adjacent to the project area. At the residential buildings where significant noise impacts are predicted to occur, the project sponsors would offer to provide storm windows and/or window air conditioning units to mitigate project-related construction noise impacts to owners of buildings that do not have double-glazed windows and alternative ventilation. With regard to the residential terrace locations where significant noise impacts are predicted to occur, no feasible mitigation measures have been identified that could be implemented to eliminate the significant noise impacts at these terraces. Measures to reduce or eliminate the proposed projects' construction noise impacts will be explored between the DEIS and FEIS. If it is determined that there are no practicable mitigation measures that would reduce or eliminate the impacts, they would be considered unavoidable significant adverse impacts.

The DEIS considered alternatives to the proposed projects that included a No-Action Alternative, No Unmitigated Impact Alternative, No Action with East Site Reuse, and Community Facility Use in the Materials Handling Facility Alternative.

Copies of the Draft EIS and Final Scope of Work for the proposed Saint Vincents Campus Redevelopment 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, Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10038, Robert Kulikowski, Director (212) 788-9956; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.