ENVIRONMENTAL ASSESSMENT STATEMENT (EAS)
AND
SUPPLEMENTAL STUDIES TO THE EAS

180 Avenue of the Americas Rezoning

180 Avenue of the Americas
New York, NY

Prepared for:
QT SoHo LLC
157 Columbus Avenue
New York, NY 10023

Prepared by:
AECOM
125 Broad Street
New York, NY 10004

AECOM Project No. 60547977

January 26th, 2018

City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT (EAS) FULL FORM

Please fill out and submit to the appropriate agency (see instructions)

Part I: GENERAL INFORMATION

PROJECT NAME 180 Avenue of the Americas Rezoning

1. *Reference Numbers*

CEQR REFERENCE NUMBER (to be assigned by lead agency)	BSA REFERENCE NUMBER (if applicable)
18DCP070M	TBD
ULURP REFERENCE NUMBER (if applicable)	OTHER REFERENCE NUMBER(S) (if applicable) (*e.g.*, legislative intro, CAPA)
180170ZMM	

2a. *Lead Agency Information*			**2b. *Applicant Information***		
NAME OF LEAD AGENCY			NAME OF APPLICANT		
New York City Department of City Planning			QT SoHo LLC		
NAME OF LEAD AGENCY CONTACT PERSON			NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON		
Robert Dobruskin			Richard Lobel		
ADDRESS 120 Broadway, 31st Floor			ADDRESS 18 East 41st Street		
CITY New York	STATE NY	ZIP 10271	CITY New York	STATE NY	ZIP 10017
TELEPHONE 212-720-3423	EMAIL rdobrus@planning.nyc.gov		TELEPHONE 212-725-2727	EMAIL rlobel@sheldonlobelpc.com	

3. *Action Classification and Type*

SEQRA Classification

☐ UNLISTED ☒ TYPE I: Specify Category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):

Action Type (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)

☒ LOCALIZED ACTION, SITE SPECIFIC ☐ LOCALIZED ACTION, SMALL AREA ☐ GENERIC ACTION

4. *Project Description*

The Applicant, QT Soho Realty LLC, seeks a zoning map amendment of portions of Block 504 from an R7-2/C1-5 District to R7-2 and R7-2/C2-5 Districts to allow a Use Group 9 dance studio and a Physical Culture Establishment (P.C.E.) to operate in a newly constructed mixed-use building located at 180 Avenue of the Americas (Block 504, Lot 7501), within an R7-2/C1-5 Zoning District in Manhattan, Community District 2. The Proposed Action would also facilitate in the legalization of the P.C.E. which currently occupies a portion of the ground floor commercial space at 180 Avenue of the Americas.

As originally proposed by the applicant, the zoning map amendment would eliminate the existing C1-5 commercial overlay mapped on Block 504, Lots 7501, 43, 39, and portions of 36, 34, 31, and 11 along frontages of Avenue of the Americas, Spring Street and Sullivan Street with a C2-5 overlay mapped over Lots 7501, 43, 39 and p/o Lot 36 and p/o Lot 11.

Project Location

BOROUGH Manhattan	COMMUNITY DISTRICT(S) 2	STREET ADDRESS 180 Avenue of the Americas
TAX BLOCK(S) AND LOT(S) Block 504, Lots 7501,43, 39, and p/o 36, 34, 31, and 11		ZIP CODE 10012

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS Avenue of the Americas to the west , Spring Street to the south , Sullivan Street to the east , midblock between Prince Street and Spring Street (north)

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY R7-2/C1-5	ZONING SECTIONAL MAP NUMBER 12a

5. *Required Actions or Approvals* (check all that apply)

City Planning Commission: ☒ YES ☐ NO ☒ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ CONCESSION
☒ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	☐ UDAAP
☐ ZONING TEXT AMENDMENT	☐ ACQUISITION—REAL PROPERTY	☐ REVOCABLE CONSENT
☐ SITE SELECTION—PUBLIC FACILITY	☐ DISPOSITION—REAL PROPERTY	☐ FRANCHISE
☐ HOUSING PLAN & PROJECT	☐ OTHER, explain:	

☐ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☐ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Board of Standards and Appeals*:** ☒ YES ☐ NO

☐ VARIANCE (use)

☐ VARIANCE (bulk)

☒ SPECIAL PERMIT (if appropriate, specify type: ☐ modification; ☐ renewal; ☒ other); EXPIRATION DATE:

SPECIFY AFFECTED SECTIONS OF THE ZONING RESOLUTION

***Department of Environmental Protection*:** ☐ YES ☒ NO If "yes," specify:

Other City Approvals Subject to CEQR (check all that apply)

☐ LEGISLATION
☐ RULEMAKING
☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ 384(b)(4) APPROVAL
☐ OTHER, explain:

☐ FUNDING OF CONSTRUCTION, specify:
☐ POLICY OR PLAN, specify:
☐ FUNDING OF PROGRAMS, specify:
☐ PERMITS, specify:

Other City Approvals Not Subject to CEQR (check all that apply)

☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMC)
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL
☐ OTHER, explain:

***State or Federal Actions/Approvals/Funding*:** ☐ YES ☒ NO If "yes," specify:

6. *Site Description:* *The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.*

***Graphics*:** *The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11 x 17 inches in size and, for paper filings, must be folded to 8.5 x 11 inches.*

☒ SITE LOCATION MAP ☒ ZONING MAP ☒ SANBORN OR OTHER LAND USE MAP
☒ TAX MAP ☐ FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)
☒ PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP

Physical Setting (both developed and undeveloped areas)

Total directly affected area (sq. ft.): 41,357
Roads, buildings, and other paved surfaces (sq. ft.): 41,357
Waterbody area (sq. ft.) and type:
Other, describe (sq. ft.):

7. *Physical Dimensions and Scale of Project* (if the project affects multiple sites, provide the total development facilitated by the action)

SIZE OF PROJECT TO BE DEVELOPED (gross square feet): 13,365
NUMBER OF BUILDINGS: NA
GROSS FLOOR AREA OF EACH BUILDING (sq. ft.): NA
HEIGHT OF EACH BUILDING (ft.): NA
NUMBER OF STORIES OF EACH BUILDING: NA

Does the proposed project involve changes in zoning on one or more sites? ☒ YES ☐ NO
If "yes," specify: The total square feet owned or controlled by the applicant: 13,365
The total square feet not owned or controlled by the applicant: 27,992

Does the proposed project involve in-ground excavation or subsurface disturbance, including, but not limited to foundation work, pilings, utility lines, or grading? ☐ YES ☒ NO
If "yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known):
AREA OF TEMPORARY DISTURBANCE: 0 sq. ft. (width x length)
VOLUME OF DISTURBANCE: 0 cubic ft. (width x length x depth)
AREA OF PERMANENT DISTURBANCE: 0 sq. ft. (width x length)

8. *Analysis Year* CEQR Technical Manual Chapter 2

ANTICIPATED BUILD YEAR (date the project would be completed and operational): 2018
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS: Less than 12 months
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? ☒ YES ☐ NO IF MULTIPLE PHASES, HOW MANY?
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: ULURP, Financing, Design, Construction

9. *Predominant Land Use in the Vicinity of the Project* (check all that apply)

☒ RESIDENTIAL ☐ MANUFACTURING ☒ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☐ OTHER, specify:

DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multi Family Residential	Multi Family Residential	Multi Family Residential	
No. of dwelling units	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	NA
No. of low- to moderate-income units	NA	NA	NA	
Gross floor area (sq. ft.)	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	NA
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Local Retail (UG 6) NonProfit Institution UG 4A, P.C.E.	Local Retail (UG 6) NonProfit Institution UG 4A,	Local Retail (UG 6)NonProfit Institution UG 4A, UG9, P.C.E.	UG 9, P.C.E.
Gross floor area (sq. ft.)	L.ot 7501- 6,686 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 15,035 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 15.035 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 0 Lot 11- 0 Lot 39- 0 Lot 36- 0 Lot 43-0
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	433	433	433	0
Briefly explain how the number of residents was calculated:	1.66 people per household in Manhattan CD2			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	4 Local Retail (UG 6) and UG4A NonProfit Institution, 1 Physical Culture Establishment	5 Local Retail (UG 6 and 1 UG4A NonProfit Institution,	4 Local Retail, 1 UG4A NonProfit Institution and 1 UG 9 dance Studio and 1 Physical Culture Establishment	P.C.E. and UG 9
No. and type of workers by business	168	168	168	0
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	3 workers per 1,000 sq of retail , commercial, and office space			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R7-2/C1-5	R7-2/C1-5	R7-2/C2-5	C2-5 (-C1-5)
Maximum amount of floor area that can be developed	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	NA
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	C1-5, M1-5A, M1-6, M1-5B, R7-2. R6	C1-5, M1-5A, M1-6, M1-5B, R7-2. R6	C1-5, M1-5A, M1-6, M1-5B, R7-2. R6, C2-5	C2-5
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

Part II: TECHNICAL ANALYSIS

INSTRUCTIONS: For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the CEQR Technical Manual. Check each box that applies.

- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and, if needed, attach supporting information) based on guidance in the CEQR Technical Manual to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that an EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
1. *LAND USE, ZONING, AND PUBLIC POLICY*: CEQR Technical Manual Chapter 4		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	☒	☐
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	☐	☒
(c) Is there the potential to affect an applicable public policy?	☐	☒
(d) If "yes," to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	☐	☒
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	☐	☒
○ If "yes," complete the Consistency Assessment Form.		
2. *SOCIOECONOMIC CONDITIONS*: CEQR Technical Manual Chapter 5		
(a) Would the proposed project:		
○ Generate a net increase of more than 200 residential units *or* 200,000 square feet of commercial space?	☐	☒
▪ If "yes," answer *both* questions 2(b)(ii) and 2(b)(iv) below.		
○ Directly displace 500 or more residents?	☐	☒
▪ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
○ Directly displace more than 100 employees?	☐	☒
▪ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
○ Affect conditions in a specific industry?	☐	☒
▪ If "yes," answer question 2(b)(v) below.		
(b) If "yes" to any of the above, attach supporting information to answer the relevant questions below. If "no" was checked for each category above, the remaining questions in this technical area do not need to be answered.		
i. Direct Residential Displacement		
○ If more than 500 residents would be displaced, would these residents represent more than 5% of the primary study area population?	☐	☐
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	☐	☐
ii. Indirect Residential Displacement		
○ Would expected average incomes of the new population exceed the average incomes of study area populations?	☐	☐
○ If "yes:"		
▪ Would the population of the primary study area increase by more than 10 percent?	☐	☐
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	☐	☐
○ If "yes" to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	☐	☐
iii. Direct Business Displacement		
○ Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	☐	☐
○ Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve,	☐	☐

	YES	NO
enhance, or otherwise protect it?		
iv. Indirect Business Displacement		
○ Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	☐	☐
○ Would the project capture retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	☐	☐
v. Effects on Industry		
○ Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	☐	☐
○ Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	☐	☐
3. *COMMUNITY FACILITIES*: CEQR Technical Manual Chapter 6		
(a) Direct Effects		
○ Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	☐	☒
(b) Indirect Effects		
i. Child Care Centers		
○ Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	☐	☐
○ If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
ii. Libraries		
○ Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	☐	☐
○ If "yes," would the additional population impair the delivery of library services in the study area?	☐	☐
iii. Public Schools		
○ Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	☐	☒
○ If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	☐	☐
○ If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	☐	☐
iv. Health Care Facilities		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of health care facilities in the area?	☐	☐
v. Fire and Police Protection		
○ Would the project result in the introduction of a sizeable new neighborhood?	☐	☒
○ If "yes," would the project affect the operation of fire or police protection in the area?	☐	☐
4. *OPEN SPACE*: CEQR Technical Manual Chapter 7		
(a) Would the project change or eliminate existing open space?	☐	☒
(b) Is the project located within an under-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☒	☐
(c) If "yes," would the project generate more than 50 additional residents or 125 additional employees?	☐	☒
(d) Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	☐	☒
(e) If "yes," would the project generate more than 350 additional residents or 750 additional employees?	☐	☐
(f) If the project is located in an area that is neither under-served nor well-served, would it generate more than 200 additional residents or 500 additional employees?	☐	☒
(g) If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:		
○ If in an under-served area, would the project result in a decrease in the open space ratio by more than 1 percent?	☐	☐
○ If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5	☐	☐

	YES	NO
percent?		
○ If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	☐	☐
5. *SHADOWS*: CEQR Technical Manual Chapter 8		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	☐	☒
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	☐	☒
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow would reach any sunlight-sensitive resource at any time of the year.		
6. *HISTORIC AND CULTURAL RESOURCES*: CEQR Technical Manual Chapter 9		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State or National Register Historic District? (See the GIS System for Archaeology and National Register to confirm)	☒	☐
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	☐	☒
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archeological resources.		
7. *URBAN DESIGN AND VISUAL RESOURCES*: CEQR Technical Manual Chapter 10		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	☐	☒
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	☐	☒
(c) If "yes" to either of the above, please provide the information requested in Chapter 10.		
8. *NATURAL RESOURCES*: CEQR Technical Manual Chapter 11		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	☐	☒
○ If "yes," list the resources and attach supporting information on whether the project would affect any of these resources.		
(b) Is any part of the directly affected area within the Jamaica Bay Watershed?	☐	☒
○ If "yes," complete the Jamaica Bay Watershed Form and submit according to its instructions.		
9. *HAZARDOUS MATERIALS*: CEQR Technical Manual Chapter 12		
(a) Would the proposed project allow commercial or residential uses in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	☐	☒
(b) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	☐	☒
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	☐	☒
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	☐	☒
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (*e.g.*, gas stations, oil storage facilities, heating oil storage)?	☐	☒
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury or lead-based paint?	☐	☒
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	☐	☒
(h) Has a Phase I Environmental Site Assessment been performed for the site?	☐	☒
○ If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify:	☐	☐
(i) Based on the Phase I Assessment, is a Phase II Investigation needed?	☐	☐
10. *WATER AND SEWER INFRASTRUCTURE*: CEQR Technical Manual Chapter 13		
(a) Would the project result in water demand of more than one million gallons per day?	☐	☒
(b) If the proposed project located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 square feet or more of commercial space in Manhattan, or at least 400 residential units or 150,000 square feet or more of commercial space in the Bronx, Brooklyn, Staten Island, or Queens?	☐	☒

	YES	NO
(c) If the proposed project located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	☐	☒
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	☐	☒
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drainage areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	☐	☒
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	☐	☒
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	☐	☒
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	☐	☒
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		
11. *SOLID WASTE AND SANITATION SERVICES*: CEQR Technical Manual Chapter 14		
(a) Using Table 14-1 in Chapter 14, the project's projected operational solid waste generation is estimated to be (pounds per week): 351		
○ Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	☐	☒
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?	☐	☒
○ If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	☐	☒
12. *ENERGY*: CEQR Technical Manual Chapter 15		
(a) Using energy modeling or Table 15-1 in Chapter 15, the project's projected energy use is estimated to be (annual BTUs): 2,890,849 MBtus		
(b) Would the proposed project affect the transmission or generation of energy?	☐	☒
13. *TRANSPORTATION*: CEQR Technical Manual Chapter 16		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in Chapter 16?	☐	☒
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
○ Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	☐	☐
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? ***It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 of Chapter 16 for more information.*	☐	☐
○ Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	☐	☐
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway/rail trips per station or line?	☐	☐
○ Would the proposed project result in more than 200 pedestrian trips per project peak hour?	☐	☐
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	☐	☐
14. *AIR QUALITY*: CEQR Technical Manual Chapter 17		
(a) *Mobile Sources*: Would the proposed project result in the conditions outlined in Section 210 in Chapter 17?	☐	☒
(b) *Stationary Sources*: Would the proposed project result in the conditions outlined in Section 220 in Chapter 17?	☐	☒
○ If "yes," would the proposed project exceed the thresholds in Figure 17-3, Stationary Source Screen Graph in Chapter 17? (Attach graph as needed)	☐	☐
(c) Does the proposed project involve multiple buildings on the project site?	☐	☒
(d) Does the proposed project require federal approvals, support, licensing, or permits subject to conformity requirements?	☐	☒
(e) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	☐	☒
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
15. *GREENHOUSE GAS EMISSIONS*: CEQR Technical Manual Chapter 18		
(a) Is the proposed project a city capital project or a power generation plant?	☐	☒
(b) Would the proposed project fundamentally change the City's solid waste management system?	☐	☒
(c) Would the proposed project result in the development of 350,000 square feet or more?	☐	☒
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in Chapter 18?	☐	☒
○ If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (See Local Law 22 of 2008; § 24-	☐	☒

	YES	NO
803 of the Administrative Code of the City of New York). Please attach supporting documentation.		
16. *NOISE*: CEQR Technical Manual Chapter 19		
(a) Would the proposed project generate or reroute vehicular traffic?	☐	☒
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of site to that rail line?	☐	☒
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	☐	☒
(d) Does the proposed project site have existing institutional controls (*e.g.*, (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	☐	☒
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
17. *PUBLIC HEALTH*: CEQR Technical Manual Chapter 20		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality; Hazardous Materials; Noise?	☐	☒
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
18. *NEIGHBORHOOD CHARACTER*: CEQR Technical Manual Chapter 21		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	☒	☐
(b) If "yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
19. *CONSTRUCTION*: CEQR Technical Manual Chapter 22		
(a) Would the project's construction activities involve:		
○ Construction activities lasting longer than two years?	☐	☒
○ Construction activities within a Central Business District or along an arterial highway or major thoroughfare?	☐	☒
○ Closing, narrowing, or otherwise impeding traffic, transit, or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, *etc.*)?	☒	☐
○ Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	☐	☒
○ The operation of several pieces of diesel equipment in a single location at peak construction?	☐	☒
○ Closure of a community facility or disruption in its services?	☐	☒
○ Activities within 400 feet of a historic or cultural resource?	☐	☒
○ Disturbance of a site containing or adjacent to a site containing natural resources?	☐	☒
○ Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last for more than two years overall?	☐	☒
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		

20. *APPLICANT'S CERTIFICATION*

I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of the pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.

Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.

APPLICANT/REPRESENTATIVE NAME	SIGNATURE	DATE
Max Meltzer		January 26th, 2018

PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.

Part III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)

INSTRUCTIONS: In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 or 1977, as amended), which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude.

IMPACT CATEGORY	Potentially Significant Adverse Impact YES	NO
Land Use, Zoning, and Public Policy	☐	☑
Socioeconomic Conditions	☐	☑
Community Facilities and Services	☐	☑
Open Space	☐	☑
Shadows	☐	☑
Historic and Cultural Resources	☐	☑
Urban Design/Visual Resources	☐	☑
Natural Resources	☐	☑
Hazardous Materials	☐	☑
Water and Sewer Infrastructure	☐	☑
Solid Waste and Sanitation Services	☐	☑
Energy	☐	☑
Transportation	☐	☑
Air Quality	☐	☑
Greenhouse Gas Emissions	☐	☑
Noise	☐	☑
Public Health	☐	☑
Neighborhood Character	☐	☑
Construction	☐	☑

2. Are there any aspects of the project relevant to the determination of whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? ☐ YES ☑ NO

If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.

3. Check determination to be issued by the lead agency:

☐ **Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

☐ **Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements of 6 NYCRR Part 617.

☑ **Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see template) or using the embedded Negative Declaration on the next page.

4. ***LEAD AGENCY'S CERTIFICATION***

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning
NAME Robert Dobruskin, AICP	DATE January 26, 2018
SIGNATURE Robert Dobruskin	

180 Avenue of the Americas Rezoning

Supplemental Studies to the Environmental Assessment Statement

January 26th, 2018

Proposed Development Site:

180 Avenue of the Americas
New York, NY, 10012

Prepared for:

Qt SoHo LLC
157 Columbus Avenue
New York, NY, 10023

Prepared by:

AECOM
125 Broad Street
New York, NY, 10004

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Appendix C – New York City Landmarks Preservation Commission Correspondence

1.0 PROJECT DESCRIPTION

The Applicant, QT Soho Realty LLC, seeks a zoning map amendment of portions of Block 504 from an R7-2/C1-5 District to R7-2 and R7-2/C2-5 Districts to allow a Use Group (UG) 9 dance studio and to legalize a Physical Culture Establishment (P.C.E.) within a newly constructed mixed-use commercial and residential condominium building located at 180 Avenue of the Americas (Block 504, Lot 7501), within an R7-2/C1-5 Zoning District, in Manhattan Community District 2.

The proposed rezoning would facilitate the inclusion of a UG 9 dance studio and legalize a P.C.E. subject to the grant of a special permit by the Board of Standards and Appeals ("BSA"), within the mixed-use building located at the Proposed Development Site. The proposed UG 9 dance studio would occupy 4,273 square feet of floor area on the ground floor and would be accessed by an entrance on Sixth Avenue. The P.C.E. to be legalized, subject to the grant of a special permit by the BSA, occupies 835 square feet on the ground floor and 5,851 square feet in the cellar. **Figures A and B** demonstrate With-Action Site Plans (Illustrative Purposes only).

The proposed zoning map amendment would eliminate the existing C1-5 commercial overlay mapped over the Proposed Project Area (or Rezoning Area) and establish a C2-5 commercial overlay over Block 504, Lots 7501, 43, 39, p/o 36 and p/o 11. The Proposed Action would de-map the existing C1-5 overlay that is currently mapped on lots 34 and 31.

1.1 Project Location

The Rezoning Area is located in the South Village neighborhood of Manhattan's Community District 2. The Rezoning Area includes Block 504, Lots 7501, 43, 39 and portions of Lots 36, 34, 31 and 11 and has frontage along Avenue of the Americas, Spring Street and Sullivan Street (**Figure 1.2-3**). The proposed development site is located at 180 Avenue of the Americas on Block 504, Lot 7501 (**Figure 1.2-1**). The total lot area is approximately 12,365 square feet (sf), and the site is presently improved with a 14-story mixed-use building containing 25 total dwelling units. A key to photographs of the site and surrounding area is shown in **Figure 1.2-4** with the photographs displayed in **Figure 1.2-5**.

Project Site

The Proposed Project Site consists of 180 Avenue of the Americas (Block 504, Lot 7501). The Proposed Project Site is an interior lot with approximately 143 feet of frontage on Avenue of the Americas and is currently improved with a 14-story building, with approximately 75,250 gsf of residential floor area with 25 condominium dwelling units on floors 2-14 and approximately 15,035 gsf of commercial floor area on the cellar (approx. 6,411 gsf) and ground floors (approx. 8,624 gsf). The building has a total of 69,088 zoning square feet (60,514 zsf residential and 8,574 zsf commercial) and a total FAR of 2.79 (see **Appendix A** for plans).

Rezoning Area

The Rezoning Area is located within an R7-2/C1-5 zoning district. The development of the existing building on Lot 7501 was facilitated by a zoning lot merger which allocated unused development rights from Lot 43 to Lot 7501.

The Proposed Project Area consists of 7 lots bordered by Avenue of the Americas to the west, Sullivan Street to the east, Spring Street to the south, and the midblock point between Spring Street and Prince Street to the north, in the South Village neighborhood of Community District 2 in Manhattan:

180 Avenue of the Americas (Block 504, Lot 7501);
207 Spring Street (Block 504, Lot 43);
203 Spring Street (Block 504, Lot 39);
Part of 100 Sullivan Street (Block 504, Lot 36);
Part of 188 Avenue of the Americas (Block 504, Lot 11);
Part of 104 Sullivan Street (Block 504, Lot 34); *and*

Part of 112 Sullivan Street (Block 504, Lot 31)

The Proposed Project Area is within an R7-2/C1-5 zoning district. 180 Avenue of the Americas (Lot 7501), the Proposed Development, is applicant controlled with a total lot area of 12,365 sf and consists of a 14-story mixed use condo building with ground floor commercial use (presently partially occupied by the P.C.E.) and residential use on floors 2-14 with a total floor area of approximately 65,473 gsf. Lot 43 has a total lot area of 9,740 sf and consists of a 6-story community facility building with a total floor area of 39,658 gsf. Lot 39 has a total lot area of 2,857 sf and consists of a 6-story mixed-use building with a ground floor commercial use and residential uses above with a total floor area of 12,662 gsf. Lot 36 has a total lot area of 8,460 sf and consists of a 6-story residential building with a total floor area of approximately 33,750 gsf. Lot 11 has a total lot area of 7,500 sf and consists of 3 adjacent 6-story mixed-use buildings with ground floor commercial use and residential use above with a total floor area of approximately 33,930 gsf. Lot 34 has a total lot area of 4,700 sf and is improved with a six-story, approximately 18,740 square foot, multifamily residential building with 35 dwelling units. Lot 31 has a total lot area of 8,100 sf and is improved with a six-story, approximately 38,880 square foot, multifamily residential building with 60 dwelling units.

Surrounding Neighborhood

The Proposed Project Area is located within the South Village neighborhood, between SoHo to the east and Hudson Square to the west. The area surrounding the Proposed Project Area contains a mix of residential, commercial office, hotel, retail, and community facility uses. Buildings range from townhouses, tenements, and mid-rise industrial loft buildings that have been converted to offices and/or residential use, to newer high-rise residential and hotel buildings. The Sullivan-Thompson Historic District encompasses most of the project block and the surrounding South Village neighborhood. The Charlton-King-Vandam Historic District is located across Avenue of the Americas to the west of the Project Site. The SoHo Cast Iron Historic District and its extension are located three blocks to the east.

Mass Transit

The Surrounding Area is accessible by mass transit, including bus and subway service. The Spring Street subway stop servicing the C and E lines is located directly within the Proposed Project Area inside of 207 Spring Street and directly across Sixth Avenue from the Proposed Project Area. The Avenue of the Americas/Spring Street bus stop (M21, X27 and X28 bus lines) is located at the corner of the Proposed Project Area, and the Avenue of the Americas/Prince Street bus stop (M21, M55, X1, X10, X10B and X12 bus lines) is located just north of the Proposed Project Area.

Assessment Study Area

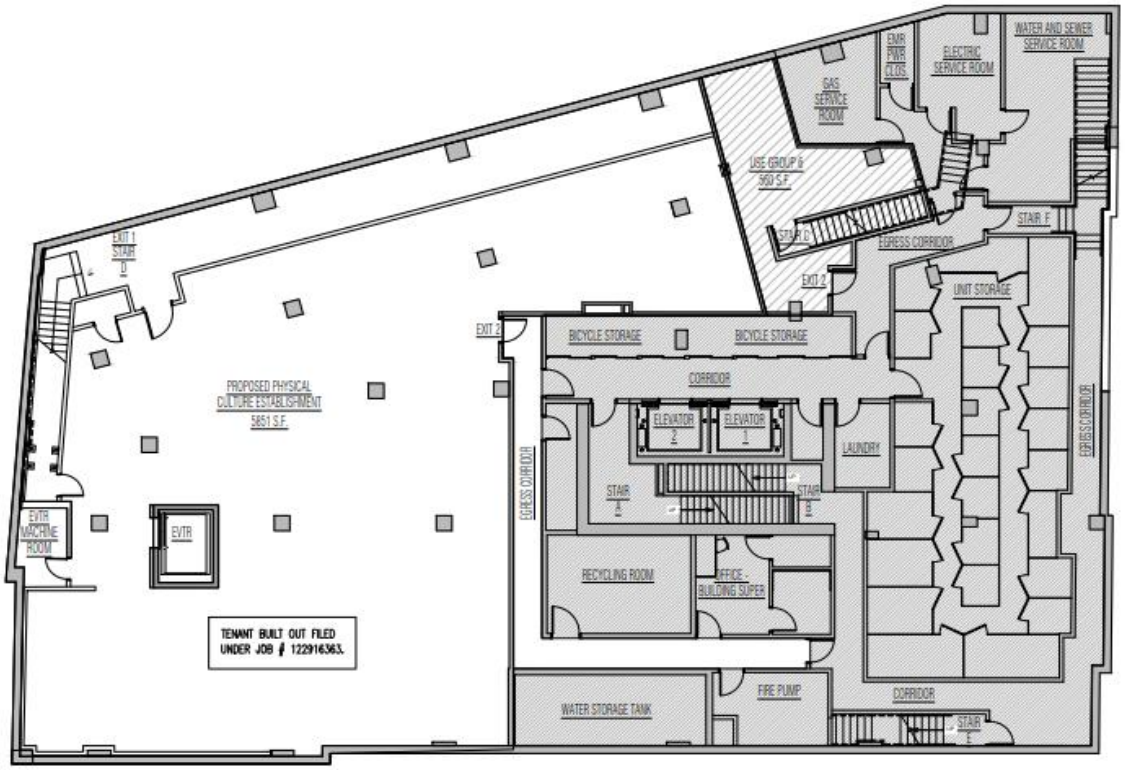
This EAS studies the potential for individual and cumulative environmental impacts related to the Proposed Action occurring in a study area of approximately 400 feet around the Rezoning Area. This study area is generally bound by West Broadway to the east, Broome Street to the south, Varick Street to the west, and the midblock point between Charlton Street and King Street to the north.

1.2 Proposed Development

The applicant proposes to include a Use Group 9 dance studio and a P.C.E. within the mixed-use building located at 180 Avenue of the Americas (Block 504, Lot 7501). The P.C.E. is currently illegally tenanted within the building.

Use Group 9 dance studio uses are not permitted as-of-right by the existing C1-5 overlay; and the BSA special permit to allow P.C.E. use is not available in the C1-5 district. To facilitate the proposed uses, the applicant seeks a zoning map amendment to change the commercial overlay designation to C2-5 on the development site and certain adjacent properties on Block 504 that front on the Avenue of the Americas,

Spring Street, and Sullivan Street. Pending the approval of the zoning map amendment, the applicant would then be able to seek the special permit required from the BSA to legalize the P.C.E. use. As detailed in the Reasonable Worst Case Development Scenario (page 21), no other changes are expected as a result of the Proposed Action.



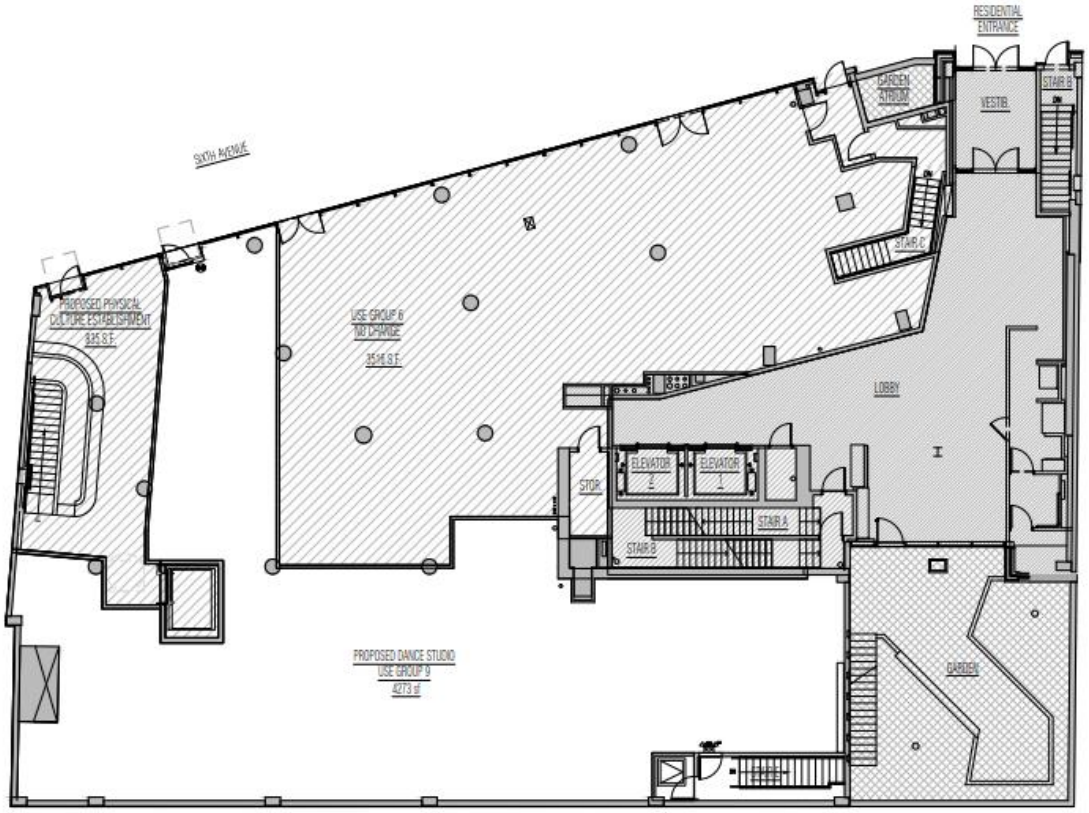
1 G108 CELLAR FLOOR LEVEL
N.T.S

AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

With-Action Cellar Floor Site Plan-
Illustrative Purposes Only

Figure A



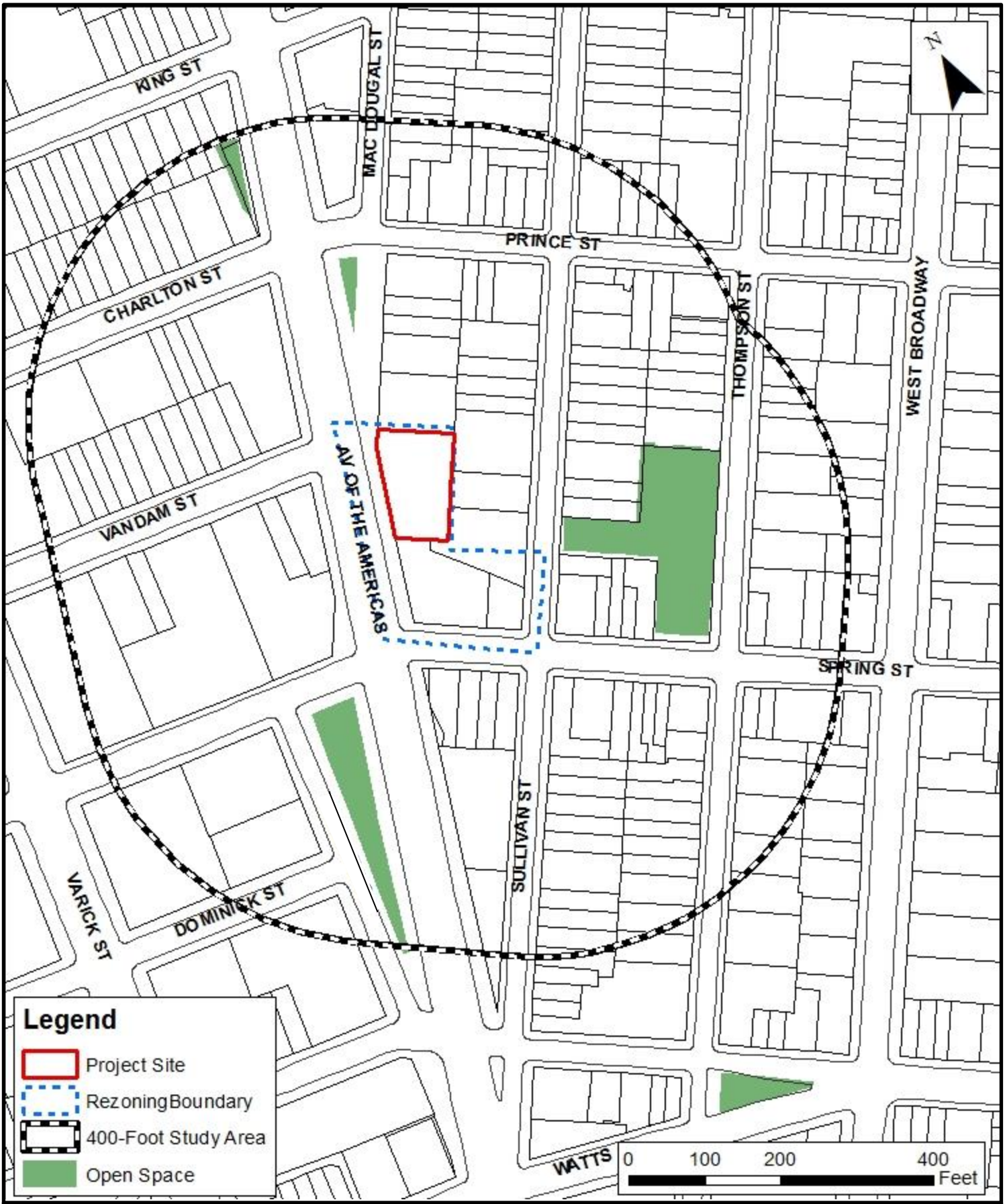
1 G109 GROUND FLOOR LEVEL
N.T.S

AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

With-Action First Floor Site Plan-
Illustrative Purposes Only

Figure B

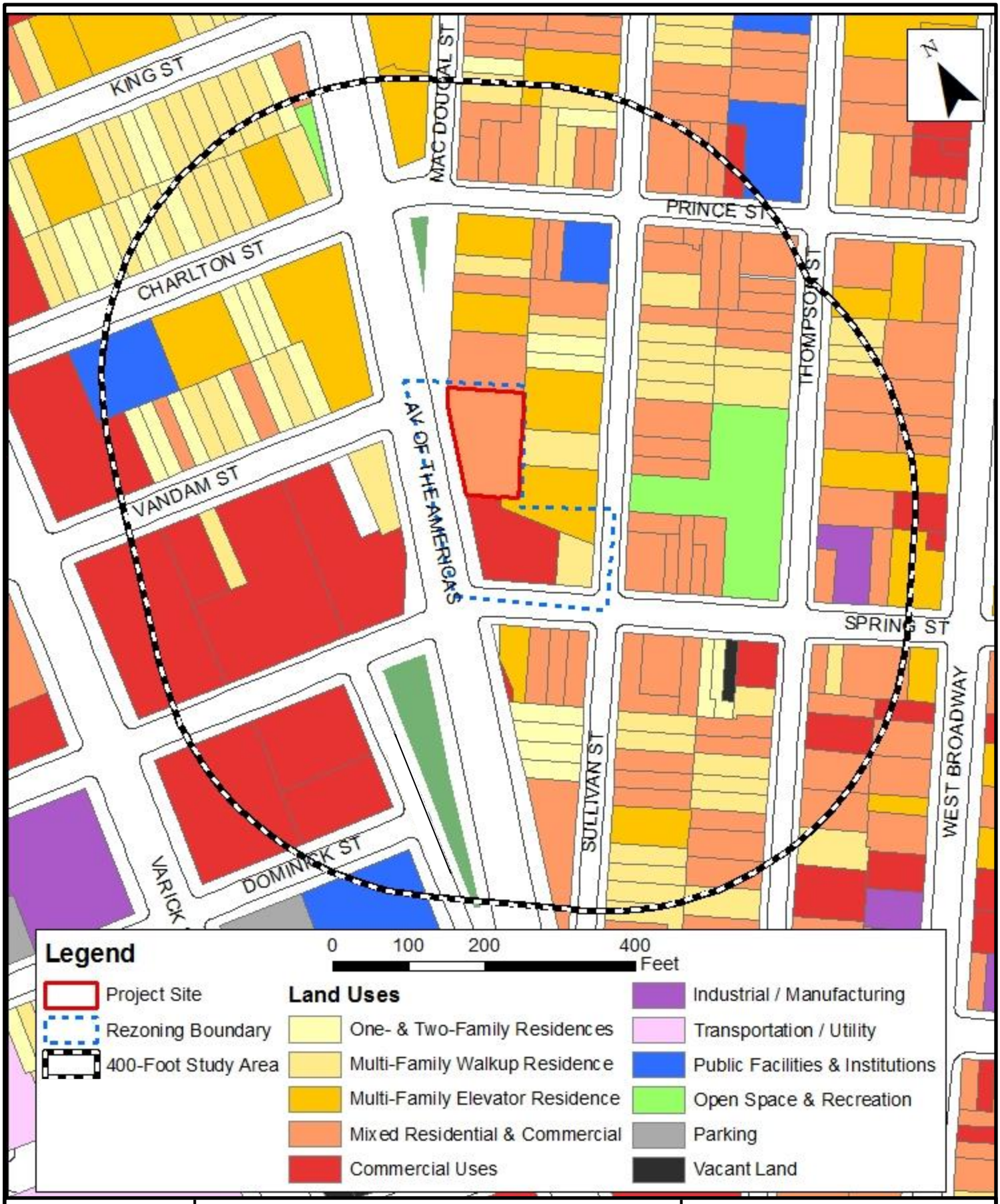


AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Project Site Location

Figure 1.2-1

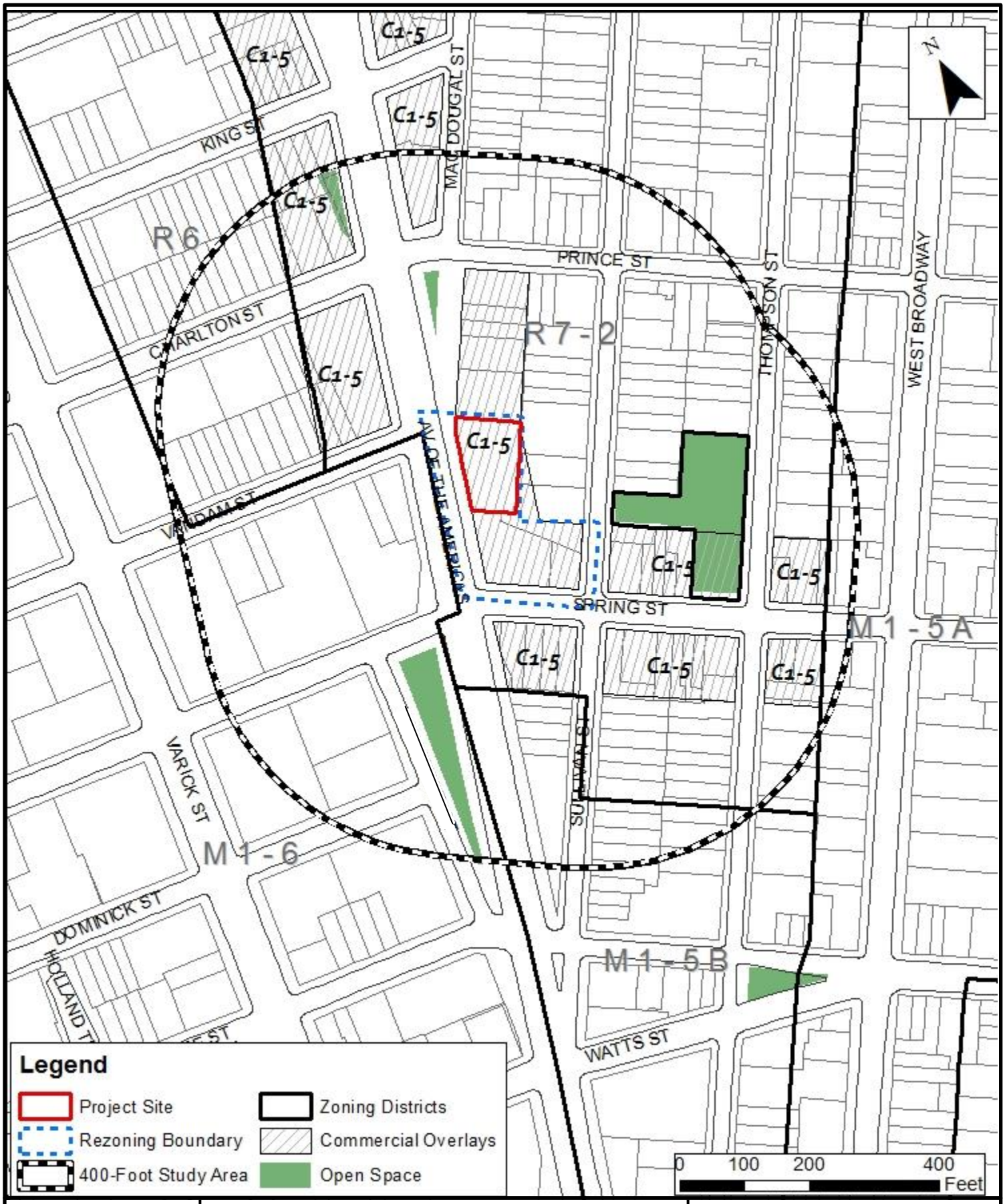


AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Land Use Map

Figure 1.2-1a

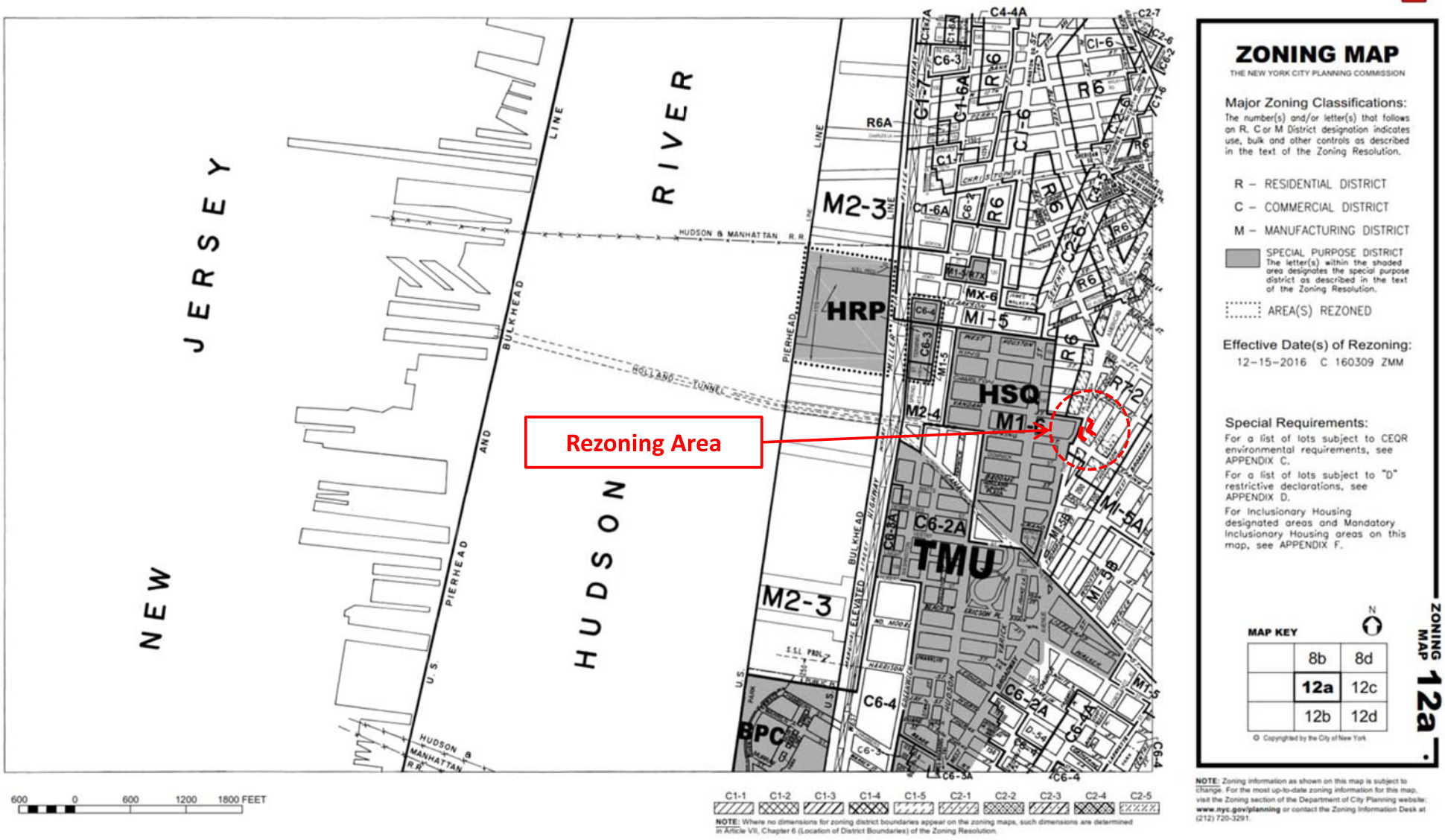


AECOM

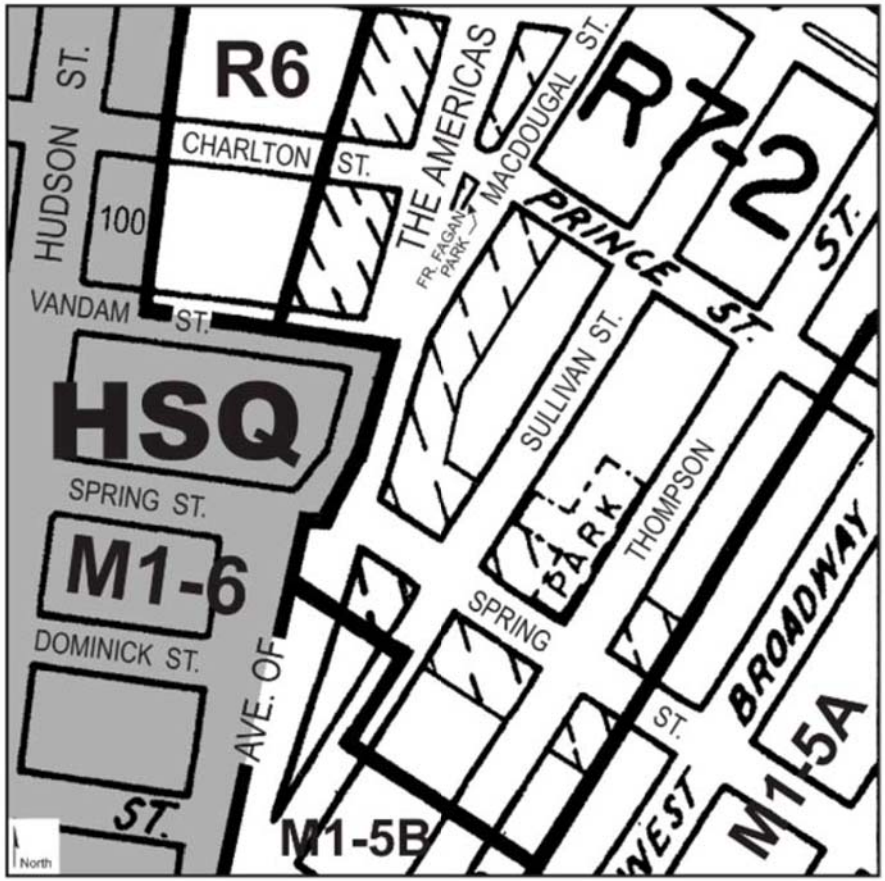
Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Zoning Map

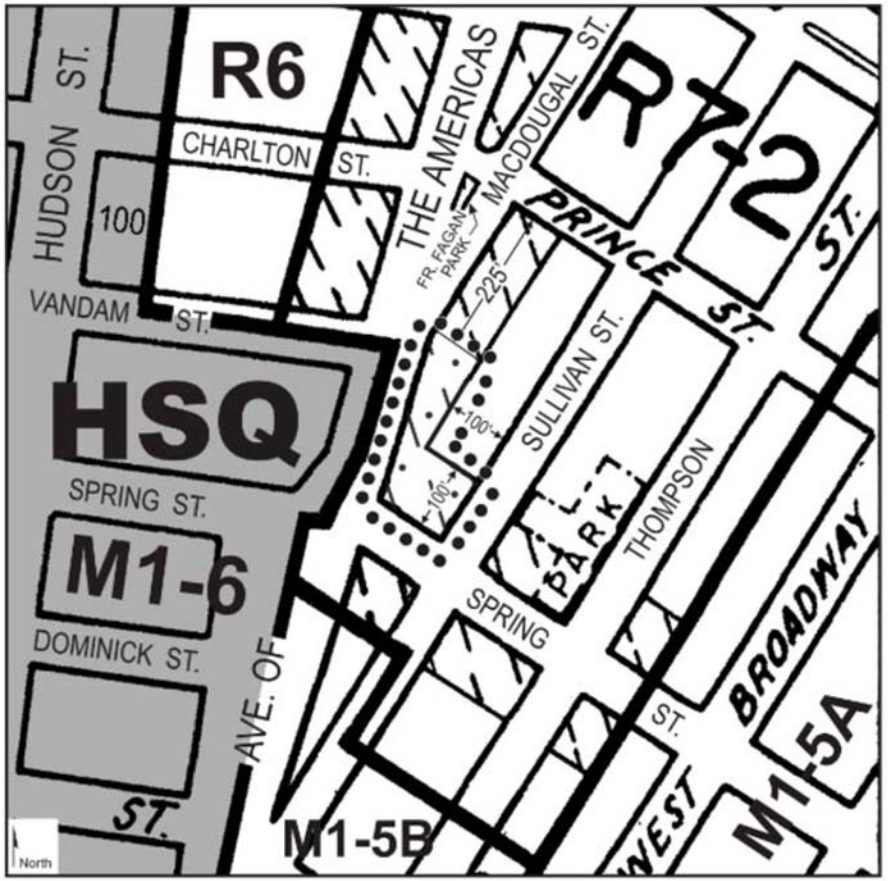
Figure 1.2-2



AECOM	**Environmental Assessment Statement** **180 Avenue of the Americas** **New York, NY**	**Zoning Sectional Map** **Figure 1.2-2a**

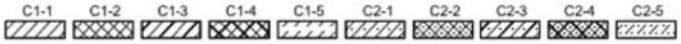


Current Zoning Map (12a)



Proposed Zoning Map (12a) - Area being rezoned is outlined with dotted lines

Rezoning from R7-2/C1-5 to R7-2/C2-5 and from R7-2/C1-5 to R7-2



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Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Zoning Change Map

Figure 1.2-2b



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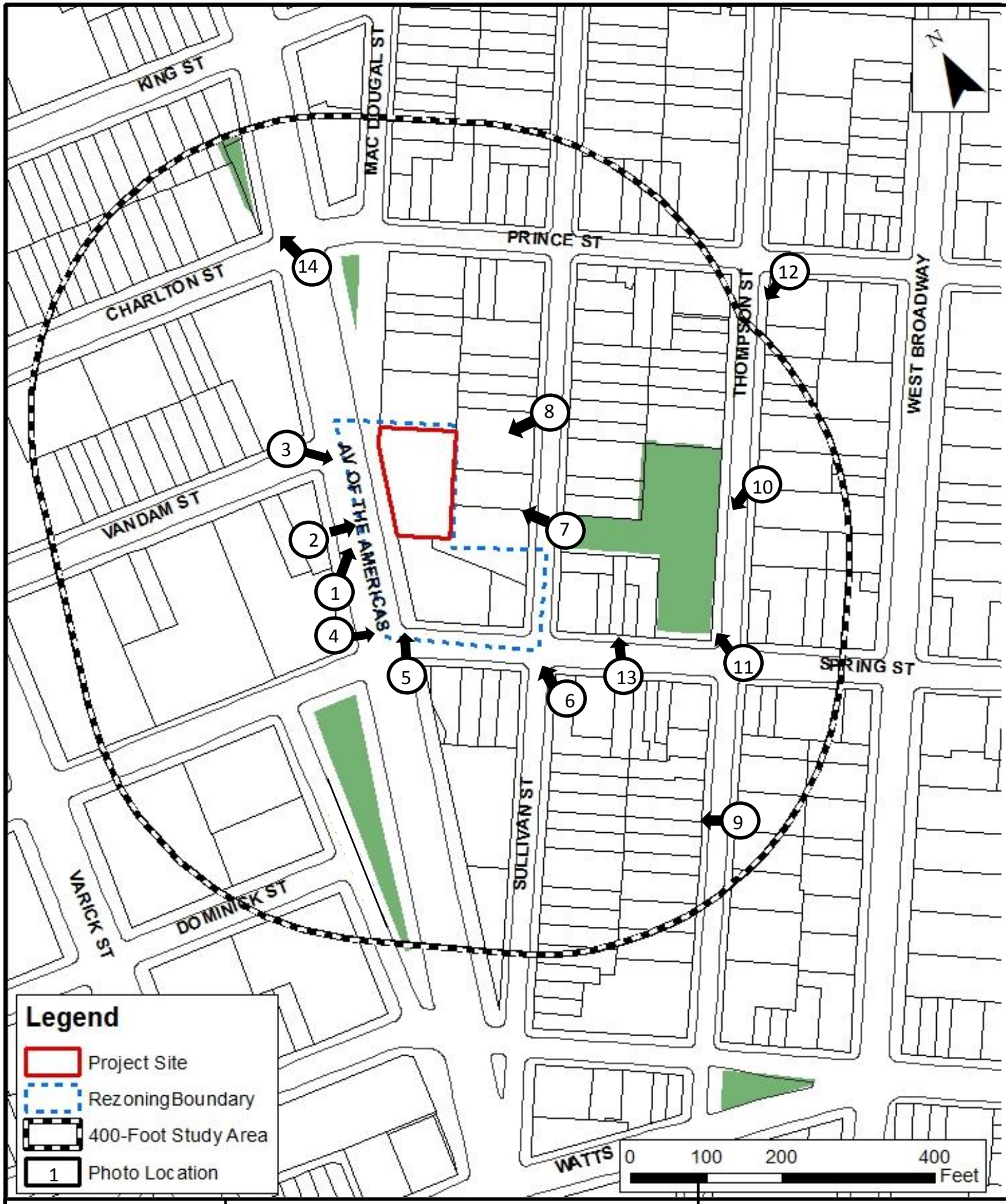
Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Tax Map

Figure 1.2-3



AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Photo Key Map

Figure 1.2-4

Figure 1.2-5 Photographs of the Site and Surrounding Area

Photos Taken January 24, 2018



Photo 1: View of Project Site and adjacent lot from Avenue of the Americas looking east.

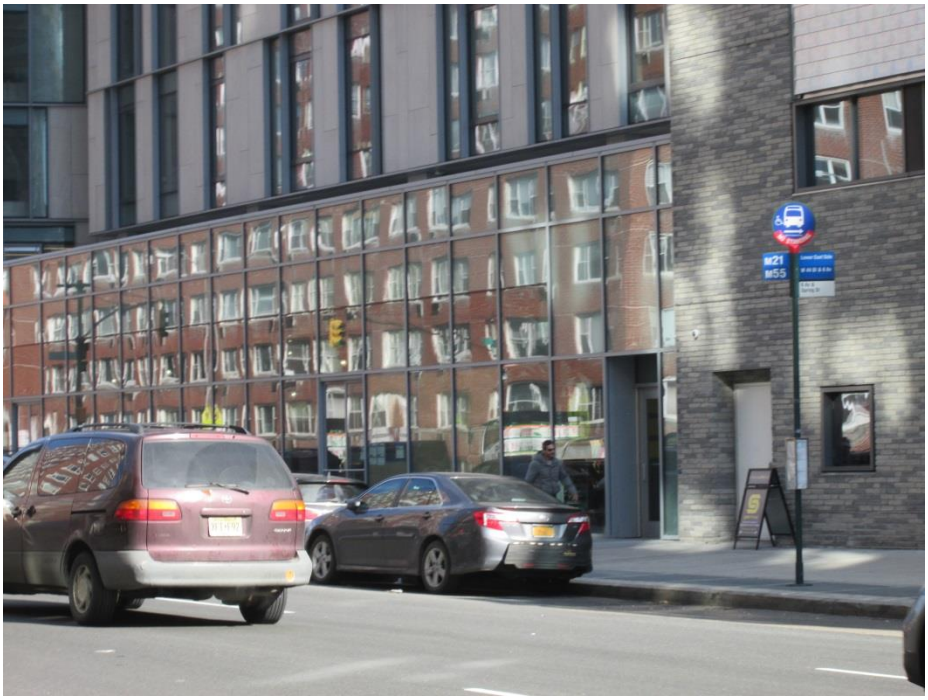


Photo 2: Detailed view of Project Site from Avenue of the Americas looking northeast.



Photo 3: View of Project Site and adjacent lot from Avenue of the Americas looking southeast.



Photo 4: View of adjacent lot within Rezoning Area from Avenue of the Americas looking east.



Photo 5: View of adjacent lot with the Project Site in the background from the corner of Avenue of the Americas and Spring Street looking northeast.



Photo 6: View of adjacent lots in Rezoning Area from the corner of Spring Street and Sullivan Street looking north.



Photo 7: View of adjacent lots within Rezoning Area from Sullivan Street looking north.



Photo 8: View of adjacent lots within Rezoning Area from Sullivan Street looking south.



Photo 9: View of nearby residential and commercial uses on Thompson Street looking west.

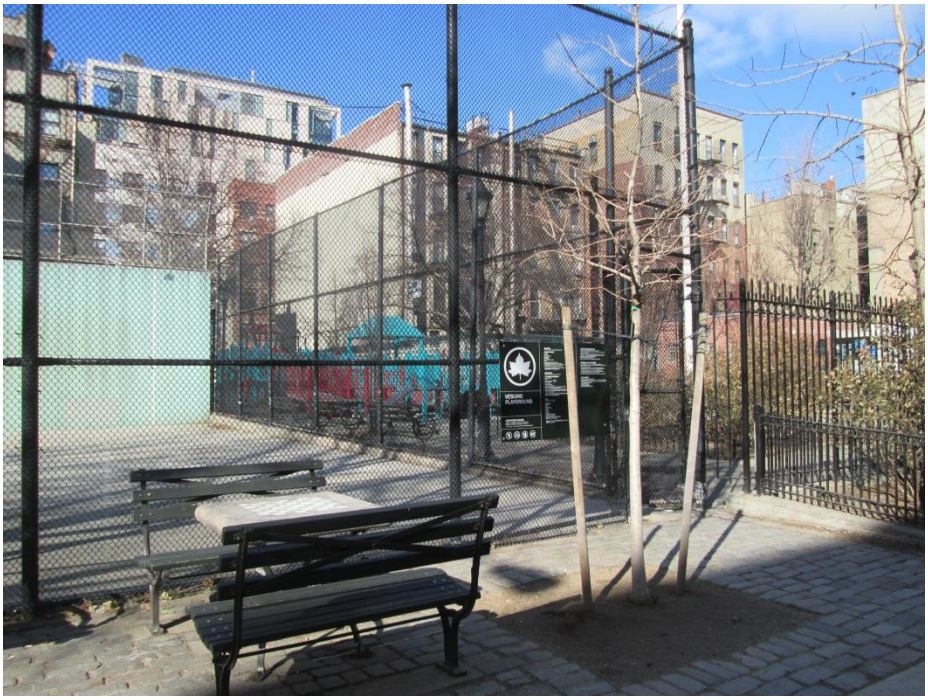


Photo 10: View of Vesuvio Playground near Rezoning Area from Thompson Street looking west.



Photo 11: View of public seating, sidewalk, and basketball courts from Thompson Street looking west.



Photo 12: View of nearby commercial retail space from Thompson Street at Prince Street looking northwest.



Photo 13: View of nearby businesses from Spring Street between Sullivan Street and Thompson Street looking northeast.


Photo 14: View of Charlton Plaza at Charlton Street and 6th Avenue looking northwest.

1.3 Purpose and Need

The Proposed Action necessary to facilitate the Proposed Development at the Proposed Development Site is a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. The proposed zoning map amendment would eliminate the existing C1-5 commercial overlay mapped over the Proposed Project Area and establish a C2-5 commercial overlay over Block 504, Lots 7501, 43, 39, p/o 36, and p/o 11. The proposed zoning map amendment would begin 225 feet from the southeast corner of Prince Street and Avenue of the Americas and continue south along the easterly block front of Avenue of the Americas to the northeast corner of Spring Street and Avenue of the Americas, at which point it would continue east along the northerly block front of Spring Street to its intersection with Sullivan Street. The depth of the proposed C2-5 overlay along Avenue of the Americas would be to a line located parallel to and 100 feet from Sullivan Street. The depth of the proposed C2-5 overlay along Spring Street would be to 100 feet.

The proposed rezoning would facilitate the inclusion of a UG 9 dance studio and legalize a P.C.E. subject to the grant of a special permit by the BSA within the mixed-use building located at the Proposed Development Site. The proposed UG 9 dance studio would occupy 4,273 square feet of floor area on the ground floor and would be accessed by an entrance on Sixth Avenue. The P.C.E. to be legalized occupies 835 square feet on the ground floor and 5,851 square feet in the cellar. The existing R7-2/C1-5 zoning does not allow for the type of use that the applicant wishes to locate on the subject lot. The proposed zoning map amendment from R7-2/C1-5 to R7-2 and R7-2/C2-5 would facilitate the applicant's desired uses as UG 9 commercial retail uses are permitted in C2-5 zoning districts. As explained below, the existing C1-5 overlay does not allow the applicant's intended uses to be located on the Project Site. The applicant is therefore requesting a zoning map amendment to map a C2-5 overlay within the rezoning area to facilitate the applicant's desired building programming.

1.4 Required Approvals

The proposed zoning map amendment is a discretionary public action which is subject to the City Environmental Quality Review (CEQR) as a Type I action. Through CEQR, agencies review discretionary actions for the purpose of identifying the effects those actions may have on the environment. The proposed zoning map and text amendments are also discretionary public actions which are subject to public review under the Uniform Land Use Review Procedure (ULURP). The ULURP process was established to assure adequate opportunity for public review of certain discretionary actions. ULURP dictates that every project be reviewed at four levels: the Community Board; the Borough President; the City Planning Commission; and, in some cases the City Council. The procedures mandate time limits for each stage to ensure a maximum review period of seven months.

1.5 Analysis Framework (Reasonable Worst Case Development Scenario)

Existing Conditions

The Proposed Project Area consists of 5 lots bordered by Avenue of the Americas, Sullivan Street, and Spring Street in the South Village neighborhood of Manhattan, Community District 2:

180 Avenue of the Americas (Block 504, Lot 7501);
207 Spring Street (Block 504, Lot 43);
203 Spring Street (Block 504, Lot 39);
Part of 100 Sullivan Street (Block 504, Lot 36); *and*
Part of 188 Avenue of the Americas (Block 504, Lot 11)

The Proposed Project Area is within an R7-2/C1-5 zoning district. 180 Avenue of the Americas (Lot 7501), the Proposed Development, is applicant controlled with a total lot area of 12,365 sf and consists of a 14-story condo building with ground floor commercial use, a portion of which is currently occupied illegally by a P.C.E. and residential use on floors 2-14 with a total floor area of approximately

65,473 gsf. Lot 43 has a total lot area of 9,740 sf and consists of a 6-story community facility building with a total floor area of 39,658 gsf. Lot 39 has a total lot area of 2,857 sf and consists of a 6-story mixed-use building with a ground floor commercial use and residential uses above with a total floor area of 12,662 gsf. Lot 36 has a total lot area of 8,460 sf and consists of a 6-story residential building with a total floor area of approximately 33,750 gsf. Lot 11 has a total lot area of 7,500 sf and consists of 3 adjacent 6-story mixed-use buildings with ground floor commercial use and residential use above with a total floor area of approximately 33,930 gsf.

Future No-Action Scenario

The No-Action Scenario assumes that commercial portions of the Applicant-controlled development site would be tenanted with various commercial uses. It is likely that Use Group 6 retail, such as local food establishments, small clothing stores, etc., would occupy the space. In the No-Action scenario it is assumed that the ground floor (and portions of the cellar) would be occupied with UG local retail space. The No-Action scenario assumes approximately three to four stores (UG 6 local retail) would be developed in portions of the ground floor of the proposed development site and portions of the cellar as well.

Per applicant site plans, it is assumed that approximately 8,624 gross square feet (gsf) of UG 6 local retail would be development on the ground floor of eastern, western and southern portions of the projected development site with approximately 6,411 gsf of UG 6 local retail floor area located in the cellar of the projected development site.

Additionally, it is assumed that in the No-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

Absent the Proposed Action, as previously indicated, all other affected sites in the proposed rezoning are expected to remain in their existing conditions.

Future With-Action Scenario

The applicant is seeking a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. This would permit the use of portions of the ground floor commercial space located within the building at 180 Avenue of the Americas (Block 504, Lot 7501) as (1) a UG 9 dance studio and (2) a Physical Culture Establishment.

The Reasonable Worse Case Development Scenario assumes that the entirety of allocated ground floor commercial space (approx. 8,624 gsf) plus the 6,411 gsf of commercial space in the cellar would be occupied by a UG 9 dance studio and Physical Culture Establishment, for a total of approximately 15,035 gsf of a UG 9 dance studio and Physical Culture Establishment.

It is still assumed that in the With-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

As noted below, the other affected lots in the Rezoning Area are built out to a maximum or nearly maximum FAR, or include apartments that are in all likelihood under some form of rent control or rent stabilization, and are not considered development sites in accordance with 2014 *CEQR Technical Manual* guidelines.

Projected Development Sites

Based on an analysis of the Rezoning Area, and soft site criteria, Block 504, Lot 7501 has been identified as the only projected development site.

Table 1 Projected Development under the Proposed Rezoning

Site No.	*Block*	*Lot*	*Lot Area*	*Existing Zoning*	*Existing FAR*	*Proposed Zoning*	*Projected Residential Floor Area (sf)*	*Projected Com Facility Floor Area (sf)*	*Projected Commercial Floor Area (sf)*	*DUs*	*Height & and Floor Count*
1	*504*	*7501*	12,365	*R7-2/C1-5*	*2.79*	*R7-2/C2-5*	*No Increment*	*None*	*15,035 (No Increment)*	*No Increment*	*No Increment*

Projected Development Site 1 - Block 504, Lot 7501

The applicant is seeking a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. This would permit the use of portions of the ground floor commercial space located within the building at 180 Avenue of the Americas (Block 504, Lot 7501) as (1) a UG 9 dance studio and (2) a Physical Culture Establishment.

For purposes of a conservative assessment, this Reasonable Worse Case Development Scenario assumes that the entirety of allocated ground floor commercial space (approx. 8,624 gsf) plus the 6,411 gsf of commercial space in the cellar would be occupied by a UG 9 dance studio and Physical Culture Establishment, for a total of approximately 15,035 gsf of a UG 9 dance studio and Physical Culture Establishment. It is still assumed that in the With-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

Build Year

Considering the time required for the environmental review and land use approval process, and assuming a conversion period of approximately 3 months, the build year for the proposed development is 2018.

Excluded Sites

Manhattan Block 504, Lot 43 – This lot is occupied by the new headquarters of God's Love We Deliver, which was recently completed. As such, development would not be induced by the Proposed Action. Furthermore, Lot 43 no longer has available floor area for development as unused development rights on this lot were transferred to Projected Site 1, the Applicant-controlled Development Site.

Manhattan Block 504, Lot 39- This lot is occupied by a multi-family walk-up building with 17 residential units and ground floor commercial uses. All ground floor commercial spaces are presently occupied. This building was constructed in 1900 and it is likely the residential units in the building are under some form of rent control or stabilization. In accordance with *CEQR Technical Manual* guidelines (page 2-7 of the 2014 *CEQR Technical Manual*) rent-stabilized buildings are "excluded from development scenarios because they are unlikely to be redeveloped as a result of the Proposed Project." Therefore, the Proposed Action is not expected to induce any new development on the site.

Manhattan Block 504, Lots 36 – Only a small southern portion of lot 36 would be affected by the rezoning, with about 40 feet of frontage along Sullivan Street, extending from the northern boundary of Lots 43 and 39 to a little more than one-third of way north along the property line along Sullivan Street. This lot is occupied by a 70-unit apartment building built in 1920. It is likely the residential units in the building are under some form of rent control or stabilization. For the reasons discussed above regarding rent-stabilized buildings, this rezoning is unlikely to induce any new development on this site.

Manhattan Block 504, Lot 11 – Only a tiny portion (approx. 100 sf) would be affected by the rezoning. This lot is occupied by a 53-unit apartment building with ground floor commercial built in 1900. All ground floor commercial spaces are presently occupied. It is likely the residential units in the building are under some form of rent control or stabilization. For the reasons discussed above regarding rent-stabilized buildings, this rezoning is unlikely to induce any new development on this site.

Table 2- DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
LAND USE				
Residential	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type of residential structures	Multi Family Residential	Multi Family Residential	Multi Family Residential	
No. of dwelling units	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	Lot 7501- 25 Lot 11- 53 Lot 39- 17 Lot 36- 70 Lot 43-0 Lot 34- 36 Lot 31- 60	NA
No. of low- to moderate-income units	NA	NA	NA	
Gross floor area (sq. ft.)	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	Lot 7501- 75,250 Lot 11- 26,430 Lot 39- 9,805 Lot 36- 33,750 Lot 43-0 Lot 34- 18,740 Lot 31- 38,880	NA
Commercial	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
Describe type (retail, office, other)	Local Retail (UG 6) NonProfit Institution UG 4A, P.C.E.	Local Retail (UG 6) NonProfit Institution UG 4A,	Local Retail (UG 6)NonProfit Institution UG 4A, UG9, P.C.E.	UG 9, P.C.E.
Gross floor area (sq. ft.)	L.ot 7501- 6,686 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 15,035 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 15.035 Lot 11- 7,500 Lot 39- 2,857 Lot 36- 0 Lot 43-33,930	Lot 7501- 0 Lot 11- 0 Lot 39- 0 Lot 36- 0 Lot 43-0
Manufacturing/Industrial	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify:				
Community Facility	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
Type				
Gross floor area (sq. ft.)				
Vacant Land	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
Publicly Accessible Open Space	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify type (mapped City, State, or Federal parkland, wetland—mapped or otherwise known, other):				
Other Land Uses	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
PARKING				
Garages	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
No. of public spaces				
No. of accessory spaces				
Operating hours				
Attended or non-attended				
Lots	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
Other (includes street parking)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If "yes," describe:				
POPULATION				
Residents	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify number:	433	433	433	0
Briefly explain how the number of residents was calculated:	1.66 people per household in Manhattan CD2			
Businesses	☒ YES ☐ NO	☒ YES ☐ NO	☒ YES ☐ NO	
If "yes," specify the following:				
No. and type	4 Local Retail (UG 6) and UG4A NonProfit Institution, 1 Physical Culture Establishment	5 Local Retail (UG 6) and 1 UG4A NonProfit Institution	4 Local Retail, 1 UG4A NonProfit Institution and 1 UG 9 dance Studio and 1 Physical Culture Establishment	P.C.E. and UG 9
No. and type of workers by business	168	168	168	0
No. and type of non-residents who are not workers				
Briefly explain how the number of businesses was calculated:	3 workers per 1,000 sq ft of retail, commercial, and office space			
Other (students, visitors, concert-goers, *etc.*)	☐ YES ☒ NO	☐ YES ☒ NO	☐ YES ☒ NO	
If any, specify type and number:				
Briefly explain how the number was calculated:				
ZONING				
Zoning classification	R7-2/C1-5	R7-2/C1-5	R7-2/C2-5	C2-5 (-C1-5)
Maximum amount of floor area that can be developed	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	4.6 FAR Res with IH 6.5 FAR CF 2.0 FAR Commercial	NA
Predominant land use and zoning classifications within land use study area(s) or a 400 ft. radius of proposed project	C1-5, M1-5A, M1-6, M1-5B, R7-2, R6	C1-5, M1-5A, M1-6, M1-5B, R7-2, R6	C1-5, M1-5A, M1-6, M1-5B, R7-2, R6, C2-5	C2-5
Attach any additional information that may be needed to describe the project. If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

2.0 ENVIRONMENTAL REVIEW

The following technical sections are provided as supplemental assessments to the Environmental Assessment Statement ("EAS") Short Form. Part II: Technical Analyses of the EAS forms a series of technical thresholds for each analysis area in the respective chapter of the *CEQR Technical Manual*. If the Proposed Project was demonstrated not to meet or exceed the threshold, the 'NO' box in that section was checked; thus additional analyses were not needed. If the Proposed Project was expected to meet or exceed the threshold, or if this was not able to be determined, the 'YES' box was checked on the EAS Short Form, resulting in a preliminary analysis to determine whether further analyses were needed. For those technical sections, the relevant chapter of the *CEQR Technical Manual* was consulted for guidance on providing additional analyses (and supporting information, if needed) to determine whether detailed analysis was needed.

A 'YES' answer was provided in the following technical analyses areas on the EAS Short Form:

- Land Use, Zoning and Public Policy
- Historic and Cultural Resources
- Neighborhood Character
- Construction

In the following technical sections, where a preliminary or more detailed assessment was necessary, the discussion is divided into Existing Conditions, the Future No-Action Conditions (the Future Without the Proposed Action), and the Future With-Action Conditions (the Future With the Proposed Action).

2.1 LAND USE, ZONING AND PUBLIC POLICY

The *CEQR Technical Manual* recommends procedures for analysis of land use, zoning and public policy to ascertain the impacts of a project on the surrounding area. Land use, zoning and public policy are described in detail below.

2.1.1 Land Use

The *CEQR Technical Manual* defines land use as the activity that is occurring on the land and within the structures that occupy it. Types of land use can include single- and multi-family residential, commercial (retail and office), community facility/institutional and industrial/manufacturing uses, as well as vacant land and public parks (open recreational space). The 2014 *CEQR Technical Manual* recommends that a Proposed Action be assessed in relation to land use, zoning, and public policy. For each of these areas, a determination is made of the potential for significant impact by the proposed action. If the action does have a potentially significant impact, appropriate analytical steps are taken to evaluate the nature of the impact, possible alternatives and possible mitigation.

The assessment begins with a review of existing conditions on the Project Site and the neighborhood of the study area with regards to land use, zoning, and public policy. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding land use, zoning and public policy would adversely affect any of the defining features.

Existing Conditions

The *CEQR Technical Manual* recommends a land use, zoning and public policy study area extending 400 feet from the site of a Proposed Action. This study area is generally bound by West Broadway to the east, Broome Street to the south, Varick Street to the west, and the midblock point between Charlton Street and King Street to the north (**Figure 1.2-1**).

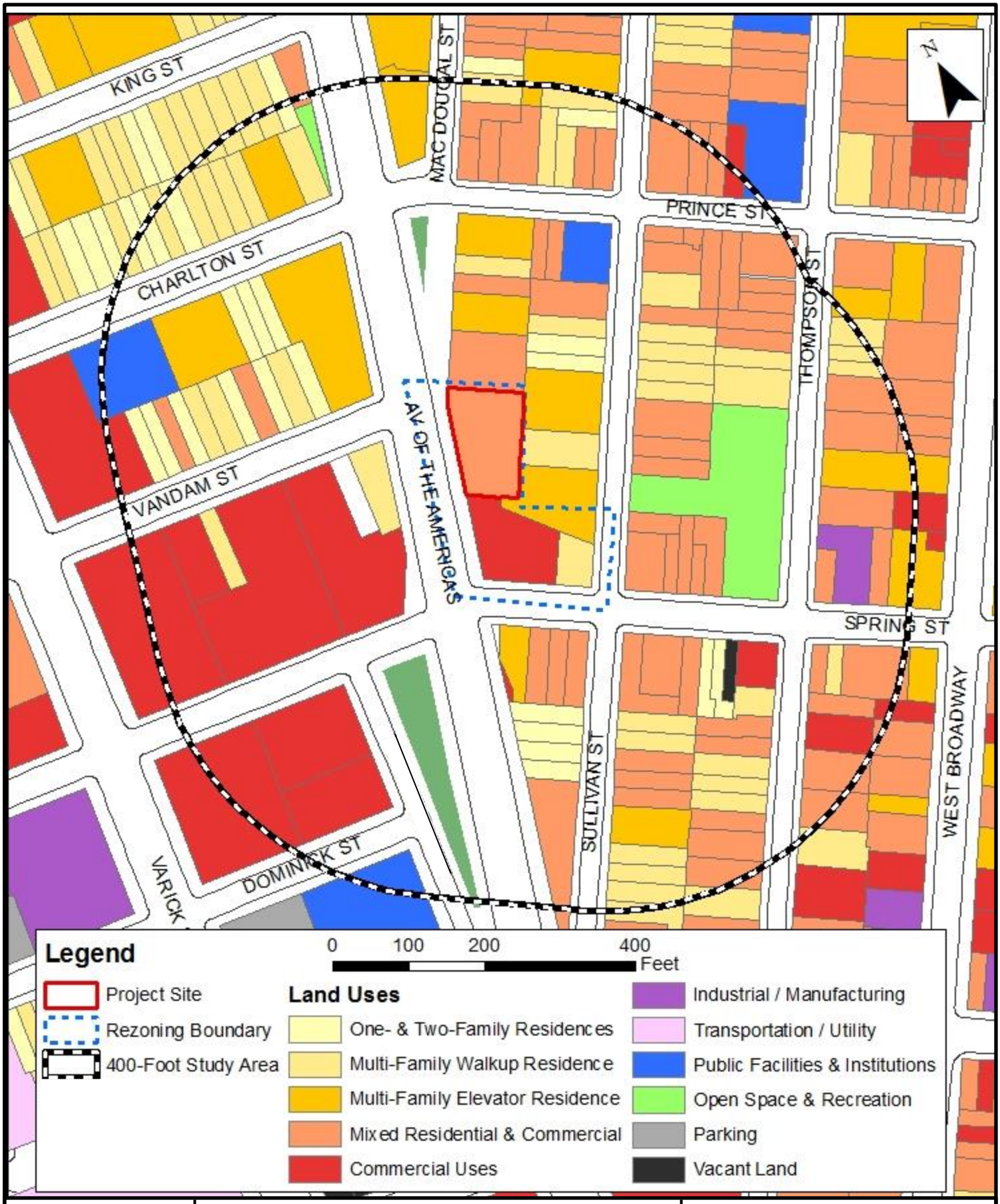
A field survey was undertaken to determine the existing land use patterns and neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of multi-family residential buildings, mixed residential and commercial buildings, commercial and office uses, and open space. The commercial uses are comprised of UG 6 local retail uses as well as office buildings. The prevailing built form of the area is a mix of mid-rise buildings to high-rise buildings.

The proposed Rezoning Area consists of Block 504, Lots 7501, 43, 39, and p/o Lots 36 and 11. Additionally, the Proposed Action would de-map the existing C1-5 overlay that is currently mapped on Lots 34 and 31 (See **Figure 1.2-1**). The properties within the proposed Rezoning Area are used as follows:

The Proposed Development Site consists of 180 Avenue of the Americas (Block 504, Lot 7501). The Proposed Development Site is an interior lot with approximately 143 feet of frontage on Avenue of the Americas. The Proposed Development is applicant controlled with a total lot area of approximately 12,365 sf and is improved with a 14-story mixed use condo building with ground floor and cellar commercial use and residential use on floors 2-14.

Lot 43 has a total lot area of 9,740 sf and consists of a 6-story community facility building with a total floor area of 39,658 gsf. Lot 39 has a total lot area of 2,857 sf and consists of a 6-story mixed-use building with a ground floor commercial use and residential uses above with a total floor area of 12,662 gsf. Lot 36 has a total lot area of 8,460 sf and consists of a 6-story residential building with a total floor area of approximately 33,750 gsf. Lot 11 has a total lot area of 7,500 sf and consists of 3 adjacent 6-story mixed-use buildings with ground floor commercial use and residential use above with a total floor area of approximately 33,930 gsf.

The Proposed Project Area is located within the South Village neighborhood, between SoHo to the east and Hudson Square to the west. The area surrounding the Proposed Project Area contains a mix of residential, commercial office, hotel, retail, and community facility uses. Buildings range from townhouses, tenements, and mid-rise industrial loft buildings that have been converted to offices and/or residential use, to newer high-rise residential and hotel buildings. The Sullivan-Thompson Historic District encompasses most of the project block and the surrounding South Village neighborhood. The Charlton-King-Vandam Historic District is located across Avenue of the Americas to the west of the Project Site. The SoHo Cast Iron Historic District and its extension are located three blocks to the east.



AECOM

Environmental Assessment Statement
180 Avenue of the Americas
New York, NY

Land Use Map

Figure 2.1-1

The mix of land use observed in the study area generally reflects the distribution of land use observed throughout Manhattan CD 2, which is summarized in **Table 3.** The most prominent land use within Manhattan CD 2 is mixed residential and commercial, followed by commercial and office uses, followed by multi-family residential uses.

Table 3 2017 Land Use Distribution - Manhattan Community District 2

LAND USE	PERCENT OF TOTAL
Residential Uses	
1-2 Family	3.72
Multi-Family Walk-up	9.45
Multi-Family Elevator	13.73
Mixed Residential/Commercial	22.73
Subtotal of Residential Uses	*49.63*
Non-Residential Uses	
Commercial/Office	15.97
Industrial	3.64
Transportation/Utility	13.47
Institutions	8.39
Open Space/Recreation	3.03
Parking Facilities	1.9
Vacant Land	3.6
Miscellaneous	0.38
Subtotal of Non-Residential Uses	*50.37*
TOTAL	**100.0**

Source: *Community District Profiles, New York City Department of City Planning.*
Note: Percentages may not add up to 100.0 percent due to rounding.

Future No-Action Scenario

The No-Action Scenario assumes commercial portions of the Applicant-controlled development site would be tenanted with various commercial uses. It is likely that Use Group 6 retail, such as local food establishments, small clothing stores, etc., would occupy the space. In the No-Action scenario it is assumed that the ground floor (and portions of the cellar) would be occupied with UG local retail space. The No-Action scenario assumed that approximately three to four stores (UG 6 local retail) would be developed in portions of the ground floor of the proposed development site and portions of the cellar as well.

Per applicant site plans, it is assumed that approximately 8,624 gross square feet (gsf) of UG 6 local retail would be developed on the ground floor of eastern, western and southern portions of the projected development site with approximately 6,411 gsf of UG local retail floor area located in the cellar of the projected development site, for a total of 15,035 gsf.

Additionally, it is assumed that in the No-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building.

Absent the Proposed Actions, as previously indicated, all other affected sites in the proposed rezoning are expected to remain in their existing conditions.

Future With-Action Scenario

The applicant is seeking a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. This would permit the use of portions of the ground floor commercial space located within the building at 180 Avenue of the Americas (Block 504, Lot 7501) as (1) a UG 9 dance studio and (2) a Physical Culture Establishment.

For purposes of a conservative assessment, this Reasonable Worse Case Development Scenario assumes that the entirety of allocated ground floor commercial space (approx. 8,624 gsf) plus the 6,411 gsf of commercial space in the cellar would be occupied by a UG 9 dance studio and Physical Culture Establishment, for a total of approximately 15,035 gsf.

It is still assumed that in the With-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

As previously indicated, the other affected lots in the Rezoning Area are built out to a maximum or nearly maximum FAR, or include apartments that are in all likelihood under some form of rent control or rent stabilization, therefore, they are not considered development sites in accordance with 2014 *CEQR Technical Manual* guidelines.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses. Currently, only Use Groups 1-6 are allowed in proposed Rezoning Area. The Proposed Action would allow for Use Groups 1-6, as well as Use Groups 7, 8, 9 and 14. Currently, the C1-5 overlay allows for transient hotels (UG 5) and local retail establishments such as delis, beauty salons, and small clothing stores (UG 6). The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). Additionally, facilities for boating and other waterfront related activities (UG 14) would be permitted under the Proposed Action.

Despite the Proposed Action allowing for a wider variety of retail uses, the Proposed Action is unlikely to result in significant adverse impacts with regard to land use. Many businesses similar to UG 7 businesses, (businesses that serve the local area) already exist within the Rezoning Area and surrounding neighborhood. Furthermore, it is unlikely that any UG 8 or 9 retail establishments would be located within the Rezoning Area given the size of the lots in the Rezoning Area, and the multiple sites within the Rezoning Area that are not expected to be developed due to the dwelling units on site or the size of the actual lots themselves. For example, it is highly unlikely that a small bowling alley or major printing shop would be able to be located within the Rezoning Area. Even if a UG 9 establishment, such as a caterer were to locate on one of the retail spaces within the area being rezoned, it would be compatible with other eating and drinking establishments in the surrounding neighborhood. Lastly, as the Rezoning Area is not located near the waterfront, it is highly unlikely that any waterfront related retail establishments (UG 14) would potentially be located within the proposed Rezoning Area. Thus, no significant adverse impacts related to land use are expected to occur as a result of the Proposed Action.

2.1.2 Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

Zoning designations within and around the study area are depicted in Figure 2.1-2 while Table 4a summarizes use, floor area and parking requirements for the zoning districts in the study area. As shown, several zoning districts exist within the project's study area, including, R7-2, R7-2/C1-5, R6, R6/C1-5, M1-5A, M1-5B, and M1-6. The proposed Project Site is located within an R7-2/C1-5 zoning district.

Additionally, the Project Area Site is partially located in the Sullivan-Thompson Historic District (LPC# LP-02590), which was designated on December 13, 2016.

The Project Site is also located in the South Village Historic District (NR# 13NR06489) as indicated on the NR Building Listings.

Existing Zoning Districts

R7

As mentioned, the proposed Project Site is located within an R7-2/C1-5 zoning district. R7 districts are medium density residential districts mapped in much of the Bronx as well as the Upper West Side in Manhattan and Brighton Beach in Brooklyn. The height factor regulations for R7 districts encourage lower apartment buildings on smaller zoning lots and, on larger lots, taller buildings with less lot coverage. As an alternative, developers may choose the optional Quality Housing regulations to build lower buildings with greater lot coverage. Height factor buildings are often set back from the street and surrounded by open space and on-site parking. The floor area ratio ("FAR") in R7 districts ranges from 0.87 to a high of 3.44 and the open space ratio ranges from 15.5 to 25.5. The building must be set within a sky exposure plane which, in R7 districts, begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. The optional Quality Housing regulations for buildings on wide streets outside the Manhattan Core permit a maximum FAR of 4.0, and a base height before setback of 40 to 65 feet with a maximum building height of 80 feet. The maximum FAR on narrow streets and within the Manhattan Core is 3.44 and the base height before setback is 40 to 60 feet with a maximum building height of 75 feet. The area between a building's street wall and the street line must be planted, and the building must have interior amenities for residents pursuant to the Quality Housing Program. In R7-2 districts, off-street parking is required for 50% of the units, and can be waived if 15 or fewer spaces are required.

R6

To the northwest of the study area, there is an R6 District. R6 districts are residential districts which are widely mapped in built-up, medium-density areas in Brooklyn, Queens and the Bronx. Developers can choose between the standard height factor regulations, which produce small multi-family buildings on small zoning lots and, on larger lots, tall buildings that are set back from the street, or the optional Quality Housing regulations, which produce high lot coverage buildings within height limits that often reflect the scale of older, pre-1961 apartment buildings in the neighborhood. Buildings developed pursuant to height factor regulations are often tall buildings set back from the street and surrounded by open space and on-site parking. The FAR in R6 districts ranges from 0.78 (for a single-story building) to 2.43 at a typical height of 13 stories. There are no height limits for height factor buildings, although they must be set within a sky exposure plane which begins at a height of 60 feet above the street line and then slopes inward over the zoning lot. Off-street parking is required for 70% of a building's dwelling units, or can be waived if five or fewer spaces are required. The optional Quality Housing regulations produce high lot coverage buildings set at or near the street line. For buildings on or within 100 feet of a wide street, the maximum FAR is 3.0, the maximum base height before setback is 60 feet with a maximum building height of 70 feet. On a narrow street, the maximum FAR is 2.2, the maximum base height before setback is 45 feet with a maximum building height of 55 feet. Off-street parking is required for 50% of all dwelling units, or can be waived if five or fewer spaces are required.

M1

South of the Project Site are several M1 zoning districts, including, M1-6, M1-5B and M1-5A. M1 zoning districts are often used as buffers between M2 and M3 zoning districts and adjacent residential or commercial districts. M1 districts typically include light industrial uses, like wholesale services and storage facilities. Offices, hotels, and most retail uses are also permitted within M1 zoning districts. M1-5A and M1-5B zoning districts are mapped only in Manhattan's SoHo and NoHo neighborhoods, and allow artists to occupy joint living-work quarters for artists ("JLWQA") as an industrial use. Within an M1-5A zoning district retail use is permitted below the level of the second story in buildings occupying less than 3,600 square feet of lot area. Within an M1-5B district, only uses listed in Use Groups 7, 9, 11, 16, 17A, 17B, 17C or 17E are permitted below the level of the second story. M1-5 zoning districts permit a maximum FAR of 5.0 (6.5 for community facility) and parking is not required.

In M1-5A and M1-5B districts mapped in SoHo/NoHo, artists may occupy joint living-work quarters as an industrial use. Other than M1 districts paired with residence districts in Special Mixed Use Districts, M1-5M and M1-6M districts (by special permit) and M1-D districts (by authorization or certification) are the only manufacturing districts in which residences are permitted.

C1-5

The Project Site, as well as the rest of the Proposed Project Area, as well as several blocks to the south and east of the property are mapped with C1-5 commercial overlays. C1-5 districts are commercial overlay districts mapped within residence districts along streets that serve local retail needs. Typical retail uses include neighborhood grocery stores, restaurants and beauty parlors. In mixed buildings, commercial uses are limited to one or two floors and must always be located below the residential use. When commercial overlays are mapped in R6 through R10 districts, the maximum commercial FAR is 2.0.

Special District

The Special Hudson Square District (M1-6) permits a wide range of residential, commercial and light manufacturing uses. Residential use is permitted largely as-of-right. However, special floor area preservation provisions stipulate that residential use on zoning lots occupied by large non-residential buildings is conditioned on the preservation/replacement of the existing non-residential floor area. The maximum FAR for a zoning lot that contains residences is 9.0 plus an amount equal to 0.25 times the non-residential FAR provided on the zoning lot, provided that such base FAR does not exceed 10.0. Such FAR may be increased to a maximum of 12.0 where affordable housing floor area is provided in accordance with the provisions of the Inclusionary Housing Program. The maximum FAR for manufacturing, commercial and community facility uses is 10.0.

Previous Land Use Actions within Surrounding Area

Special Hudson Square District (CEQR No 12DCP045M) The Special Hudson Square District (M1-6) permits a wide range of residential, commercial and light manufacturing uses. Residential use is permitted largely as-of-right. However, special floor area preservation provisions stipulate that residential use on zoning lots occupied by large non-residential buildings is conditioned on the preservation/replacement of the existing non-residential floor area. The maximum FAR for a zoning lot that contains residences is 9.0 plus an amount equal to 0.25 times the non-residential FAR provided on the zoning lot, provided that such base FAR does not exceed 10.0. Such FAR may be increased to a maximum of 12.0 where affordable housing floor area is provided in accordance with the provisions of the Inclusionary Housing Program. The maximum FAR for manufacturing, commercial and community facility uses is 10.0.

In 2013, the City adopted the Special Hudson Square District to accommodate new residential development while strengthening the area's role as an office market in a neighborhood with unique built character. Since the rezoning, the area has seen numerous residential and mixed-use developments

Table 4a Summary of Existing Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R7-2	Residential UGs 1 - 4	0.87 – 3.44 FAR for Residential (3.44 [narrow street, or wide street in Manhattan core] or 4.0 [wide street outside Manhattan core] under R7 QH) 6.5 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
M1-5A	Manufacturing UGs 4 - 14, 16 & 17	5.0 FAR for Manufacturing 5.0 FAR for Commercial 6.5 FAR for Community Facility (Only community facilities in Use Group 4 permitted)	Not required
R6	Residential UGs 1 - 4	0.78 - 2.43 FAR for Residential (3.0 under R6 QH) 4.8 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
M1-5B	Manufacturing UGs 4 - 14, 16 & 17	5.0 FAR for Manufacturing 5.0 FAR for Commercial 6.5 FAR for Community Facility (Only community facilities in Use Group 4 permitted)	Not required
M1-6	Manufacturing UGs 4 - 14, 16 & 17	10.0 FAR for Manufacturing (up to 12.0 FAR with bonus) 10.0 FAR for Commercial (up to 12.0 FAR with bonus) 10.0 FAR for Community Facility (up to 12.0 FAR with bonus, only community facilities in Use Group 4 permitted, except that Use Group 3 is permitted in M1-6D districts)	No parking is required in the Manhattan Core, per ZR section 13-10.
C1-5	Commercial Overlay UGs 1 - 6	1.0 FAR for Commercial (when mapped in R1-R5) 2.0 FAR for Commercial (when mapped in R6-R10) Residential FAR is determined by the residential district regulations.	Not required

Source: New York City Zoning Resolution, May 2017.

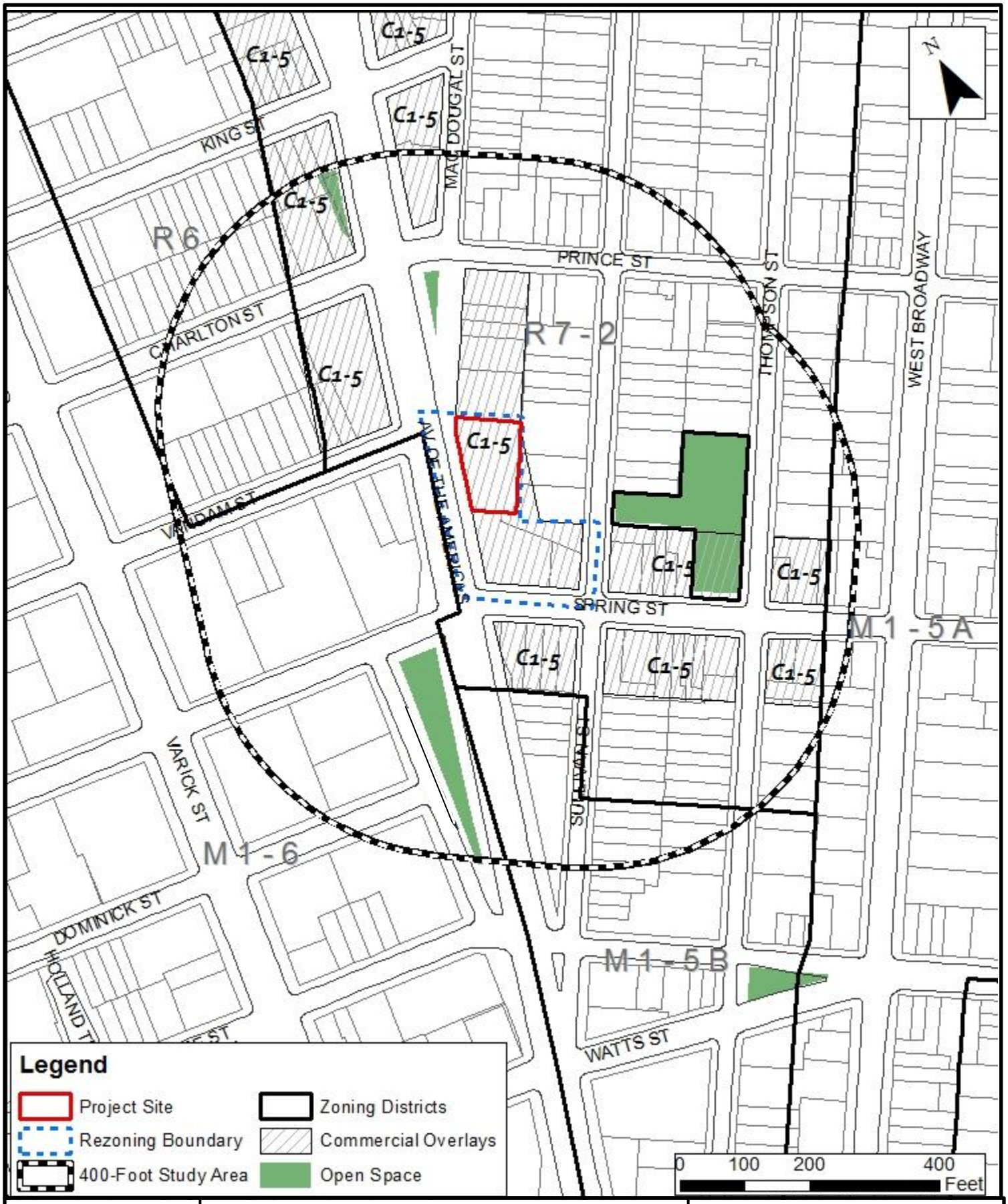
Future No-Action Scenario

The No-Action Scenario assumes that commercial portions of the Applicant-controlled development site would be tenanted with various commercial uses. It is likely that Use Group 6 retail, such as local food establishments, small clothing stores, etc., would occupy the space. In the No-Action scenario it is assumed that the ground floor (and portions of the cellar) would be occupied with UG local retail space. The No-Action scenario assumed that approximately three to four stores (UG 6 local retail) would be developed in portions of the ground floor of the proposed development site and portions of the cellar as well.

Per applicant site plans, it is assumed that approximately 8,624 gross square feet (gsf) of UG 6 local retail would be developed on the ground floor of eastern, western and southern portions of the projected development site with approximately 6,411 gsf of UG 6 local retail floor area located in the cellar of the projected development site.

Additionally, it is assumed that in the No-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building.

Absent the Proposed Actions, as previously indicated, all other affected sites in the proposed rezoning are expected to remain in their existing conditions



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Environmental Assessment Statement
180 Avenue of the Americas
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Zoning Map

Figure 2.1-2

Future With-Action Scenario

The applicant is seeking a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. This would permit the use of portions of the ground floor commercial space located within the building at 180 Avenue of the Americas (Block 504, Lot 7501) as (1) a UG 9 dance studio and (2) a Physical Culture Establishment.

For purposes of a conservative assessment, this Reasonable Worse Case Development Scenario assumes that the entirety of allocated ground floor commercial space (approx. 8,624 gsf) plus the 6,411 gsf of commercial space in the cellar would be occupied by a UG 9 dance studio and Physical Culture Establishment, for a total of approximately 15,035 gsf of a UG 9 dance studio and Physical Culture Establishment.

It is still assumed that in the With-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

As previously indicated, as the other affected lots in the Rezoning Area are built out to a maximum or nearly maximum FAR, or include apartments that are in all likelihood under some form of rent control or rent stabilization, and are not considered development sites in accordance with 2014 *CEQR Technical Manual* guidelines. **Table 4b** summarizes the Future With-Action zoning regulations.

The Proposed Action would allow for a wider variety of local and neighborhood retail uses within the new R7-2/C2-5 zoning district. Currently, only Use Groups 1-6 are allowed in proposed Rezoning Area. The Proposed Action would allow for Use Groups 1-6, as well as Use Groups 7, 8, 9 and 14. Currently, the C1-5 overlay allows for transient hotels (UG 5) and local retail establishments such as delis, beauty salons, and small clothing stores (UG 6). The Proposed Action would allow for home maintenance and repair service shops, such as plumbing and electrical shops (UG 7), amusement establishments such as small bowling alleys and movie theaters, as well as service uses, such as upholstery and appliance repair shops (UG 8), and services to other business establishments, such as printers, and caterers (UG 9). Additionally, facilities for boating and other waterfront related activities (UG 14) would be permitted under the Proposed Action.

Despite the Proposed Action allowing for a wider variety of local retail uses, the Proposed Action is not expected to have significant adverse impacts with regards to zoning. The proposed rezoning would not result in an increase of maximum allowable FAR within the Rezoning Area. As similar zoning exists around the proposed Rezoning Area, it is unlikely that the Proposed Action would have significant adverse impacts related to zoning.

Table 4b Summary of Future With-Action Zoning Regulations

Zoning District	Type and Use Group (UG)	Floor Area Ratio (FAR)	Parking (Required Spaces)
R7-2	Residential UGs 1 - 4	0.87 – 3.44 FAR for Residential (3.44 [narrow street, or wide street in Manhattan core] or 4.0 [wide street outside Manhattan core] under R7 QH) 6.5 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
M1-5A	Manufacturing UGs 4 - 14, 16 & 17	5.0 FAR for Manufacturing 5.0 FAR for Commercial 6.5 FAR for Community Facility (Only community facilities in Use Group 4 permitted)	Not required
R6	Residential UGs 1 - 4	0.78 - 2.43 FAR for Residential (3.0 under R6 QH) 4.8 FAR for Community Facility	No parking is required in the Manhattan Core, per ZR section 13-10.
M1-5B	Manufacturing UGs 4 - 14, 16 & 17	5.0 FAR for Manufacturing 5.0 FAR for Commercial 6.5 FAR for Community Facility (Only community facilities in Use Group 4 permitted)	Not required
M1-6	Manufacturing UGs 4 - 14, 16 & 17	10.0 FAR for Manufacturing (up to 12.0 FAR with bonus) 10.0 FAR for Commercial (up to 12.0 FAR with bonus) 10.0 FAR for Community Facility (up to 12.0 FAR with bonus, only community facilities in Use Group 4 permitted, except that Use Group 3 is permitted in M1-6D districts)	No parking is required in the Manhattan Core, per ZR section 13-10.
C2-1	Commercial Overlay UGs 1 – 6	1.0 FAR for Commercial (when mapped in R1-R5) 2.0 FAR for Commercial (when mapped in R6-R10) Residential FAR is determined by the residential district regulations.	Not required
C2-5	Commercial Overlay UGs 1 – 9, and 14	1.0 FAR for Commercial (when mapped in R1-R5) 2.0 FAR for Commercial (when mapped in R6-R10) Residential FAR is determined by the residential district regulations.	Not required

Source: New York City Zoning Resolution, May 2017.

2.1.3 Public Policy

The Project Site is not part of, or subject to, an Urban Renewal Plan (URP), adopted community 197-a Plan, Solid Waste Management Plan, Business Improvement District (BID), Industrial Business Zone (IBZ), or the New York City Landmarks Law. The Proposed Action is also not a large publicly sponsored project, and as such, consistency with the City's *PlaNYC 2030* for sustainability is not warranted.

Waterfront Revitalization Program

The Rezoning Area is not located within New York City's designated coastal zone boundary and therefore is not subject to review for its consistency with the City's Waterfront Revitalization Program.

2.2 HISTORIC AND CULTURAL RESOURCES

An assessment of historic and cultural resources is usually necessary for projects that are located in close proximity to historic or landmark structures or districts, or for projects that require in-ground disturbance, unless such disturbance occurs in an area that has been formerly excavated.

The term "historic resources" defines districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, architectural and archaeological importance. In assessing both historic and cultural resources, the findings of the appropriate city, state, and federal agencies are consulted. Historic resources include: the New York City Landmarks Preservation Commission (LPC)-designated landmarks, interior landmarks, scenic landmarks, and historic districts; locations being considered for landmark status by the LPC; properties/districts listed on, or formally determined eligible for, inclusion on the State and/or National Register (S/NR) of Historic Places; locations recommended by the New York State Board for Listings on the State and/or National Register of Historic Places and National Historic Landmarks.

The assessment begins with a review of existing conditions on the Project Site and the neighborhood of the study area with regards to architectural and archaeological resources. This includes determining if there are any historic districts, landmarks, or culturally sensitive areas within the Rezoning Area and the 400-foot Study Area. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts regarding architectural and archaeological resources would adversely affect any of the defining features.

Cultural and Archaeological Resources

Unlike the architectural evaluation of a study area that extends beyond the footprint of a project's block and lot lines, the analysis of potential and/or projected impacts to archaeological resources is controlled by the actual footprint of the limits of soil disturbance. Archeological resources are physical remains, usually subsurface, of the prehistoric and historic periods such as burials, foundations, artifacts, wells and privies. The *CEQR Technical Manual* requires a detailed evaluation of a project's potential effect on the archeological resources if it would potentially result in an in-ground disturbance to an area not previously excavated.

A portion of the Rezoning Area has been disturbed and is presently improved with structures occupying a portion of their respective lots, while the rear yards of many of these parcels are unimproved. As noted, the LPC was contacted for their initial review of the project's potential to impact nearby historic and cultural resources, and a response was received on July 24, 2017 (see **Appendix C**). The LPC has indicated that no cultural resource or archaeological significance is associated with the proposed development site or projected development sites. Therefore, significant adverse impacts to archaeological resources are not expected as a result of the Proposed Action, and further analysis is not warranted since the Proposed Action calls for a change of use and no new construction is associated with the project.

Architectural Resources

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Site plus an approximately 400-foot radius around the Proposed Action area.

While the projected development site is not a designated local or S/NR historic resource or property, the Project Site and area is located within the South Village Historic District (S/NR, Ref # 14000026, listed 2014), and the Project Site and multiple sites within the Rezoning Area are located within a mapped LPC historic district. The LPC was contacted for their initial review of the project's potential to impact nearby architectural resources and for properties within the Project Area with potential architectural significance, and a response was received on August 10th, 2017, indicating that 5 sites within the rezoning (Lots 43, 39, 36, 11, and 7501) area have potential for architectural significance because of their location within or adjacent to a historic district. However, a January 10th, 2018 letter from LPC states the following;

"As the project was already built when LPC was contacted for review, LPC identified the historic resources in the area as per the LPC response of 7/24/17. LPC has no further comment and no further analysis is necessary." (See **Appendix C**)

The following paragraphs describe in detail the historic districts within the 400-foot study area of the Project Site, as well as LPC Landmarks within the 400-foot study area.

South Village Historic District

The streets of the South Village Historic District are lined with a rich array of buildings of architectural, historical, and cultural significance. The district is eligible for listing on the National Register of Historic Places under criterion A as a reflection of the broad patterns of our history. The district exemplifies the residential development and redevelopment of neighborhoods in New York City as they evolved to accommodate different groups of people. The row houses, tenements, industrial lofts, churches, and other buildings in the area reflect the changing character of life in New York over a period of almost one hundred and fifty years. In the South Village, initial development took the form of single-family row houses for affluent households. Later, the district became significant as a center for working-class immigrants, including those from Germany, Ireland, France, and, especially, from Italy, as well as African-Americans. The immigrant face of the community is also evident in the religious structures within the district, notably two Roman Catholic churches that were built to minister to the area's growing Italian community. The housing stock shifted to reflect these changes, with row houses expanded and converted into multiple dwellings but, primarily, with the construction of custom-built tenements, housing many families. The buildings in the district provide a history of the evolution of tenement design. The South Village also attracted bohemian artists and writers, especially in the early decades of the twentieth century, and the architecture also reflects this development, with buildings converted into artist's studios or faux studios or into complexes for those with an artistic bent. The character of commerce also changed to reflect the changing nature of the population. The row houses did not have stores, but stores were added to many of the surviving examples as the population shifted. The tenements were almost always built with ground-floor stores, with commercial operations catering to immigrant needs. In the early twentieth century, stores and restaurants opened that reflected the bohemian population's requirements. This development continued into the post-World War II era, as stores and entertainment venues opened to cater to the beat crowd, the gay and lesbian community, folk music culture, and other social developments.

LPC Historic Districts

Sullivan-Thompson Historic District

The Project Site is adjacent to The Sullivan-Thompson Historic District (LP-02590), which was designated by the Landmarks Preservation Commission on December 13, 2016, and is bounded by West Houston Street to the North, Watts Street to the South, Sixth Avenue to the West and Thompson Street to the East. The district's streetscapes illustrate the growth of the area from a residential row house neighborhood to a vibrant, mixed-use, working-class district. The Sullivan-Thompson Historic District is significant for its immigrant history, including its Italian American population. The buildings of this largely residential district are primarily tenements, and are distinct from those in the neighboring SoHo-Cast Iron Historic District to the east, and the Charlton-King-Vandam Historic District to the west. The proposed district also contains several 19th century institutional buildings, including the Church of St. Anthony of

Padua and St. Anthony's School. Part of or all of Lots, 39, 36, and 11 are located within the historic district while Lots 7501 and 43 are located adjacent to the historic district.

Charlton-King-Vandam Historic District

The Project Site is located across Avenue of the Americas from The Charlton-King-Vandam Historic District (LP-00224), which was designated by the Landmarks Preservation Commission on August 16, 1966, and is bounded by King Street to the North, Vandam Street to the South, Varick Street to the West and the Avenue of the Americas to the East. Among its important qualities, the Charlton-King-Vandam Historic District is an exceptionally well preserved cross-section of old New York, with some of the finest Federal and Greek Revival town houses in the City displaying exceptionally fine architectural detail.

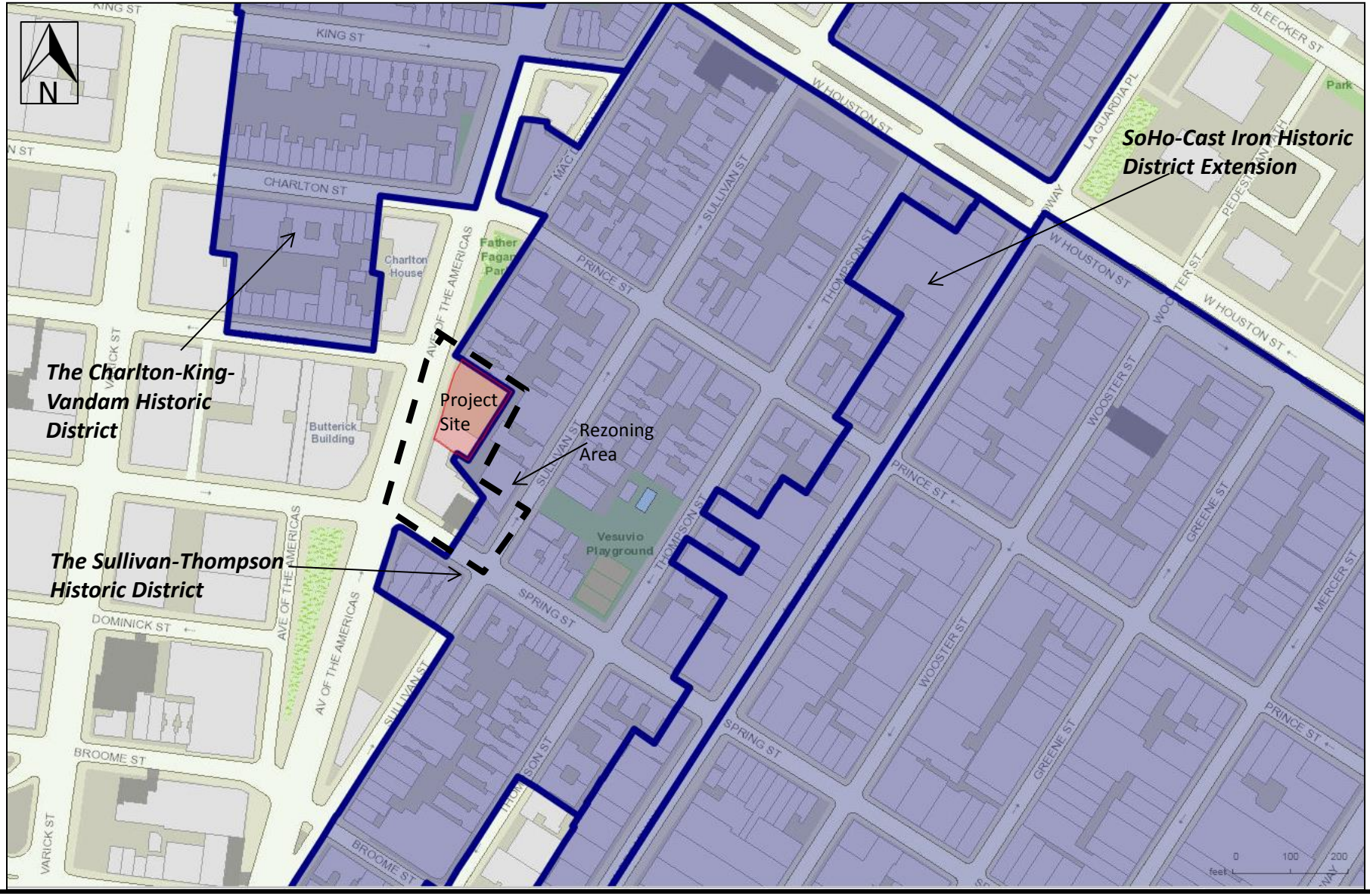
SoHo-Cast Iron Historic District Extension

A small portion of the project's eastern portion of the 400-foot study area is located within the SoHo-Cast Iron Historic District Extension (LP-02362).

The SoHo–Cast Iron Historic District Extension consists of approximately 135 properties located on the blocks immediately adjacent to the east and west sides of the SoHo–Cast Iron Historic District. Many of the buildings date from the same period of development as those in the previously-designated historic district and exhibit similar architectural characteristics. There are several cast-iron-fronted buildings within the extension as well a large number of similarly styled masonry buildings. The SoHo-Cast Iron Historic District Extension consists of two subsections. The larger eastern section encompasses all of the eastern side of Crosby Street and portions of Lafayette, Howard, and Centre Streets, while the smaller western section includes buildings on the western side of West Broadway, some of which go through the block to the east side of Thompson Street. The boundaries of the extension were drawn so as to protect cohesive streetscapes along narrow Crosby Street and Howard Street as well as a number of notable cast-iron buildings on West Broadway. Like their counterparts in the designated district, many of the structures within the SoHo Cast Iron Historic District Extension were erected in the post-Civil War era as store and loft buildings for the wholesale dry goods merchants and the manufacturing businesses that transformed the once comfortable residential neighborhood into a bustling commercial zone in the mid- and late-nineteenth century. The extension displays a variety of architectural styles also present in the SoHo-Cast Iron Historic District, including Italianate, Second Empire, and Queen Anne, as well as the Romanesque and Renaissance Revival styles. The buildings in the SoHo-Cast-Iron Historic Extension have been occupied by a variety of commercial entities ranging from manufacturers of textiles and clothing in the mid-to-late 6 nineteenth century to drug wholesalers, toy manufacturers, and electrical and hardware suppliers in the early twentieth century, and paper warehouses and electronics fabricators in the mid-twentieth century. A major change in the type of occupancy occurred after World War Two. As the textile industry began to relocate to the southern United States and then, ultimately, to overseas destinations in search of cheaper labor, many printing plants and "dead storage" warehouses moved into SoHo's large interior spaces. Many loft buildings were razed and replaced with gas stations, auto repair shops, parking lots, and one-story garages and car washes, producing many somewhat mottled streetscapes. By the late 1950s, the SoHo area was widely considered to be a depressed commercial slum known as "hell's hundred acres." But, by the 1960s, an up-and-coming generation of artists discovered large, high-ceilinged, and inexpensive spaces within lofts buildings of SoHo. Vacant warehouses and lofts were converted into studios, galleries and, often illegally, living quarters. The city amended zoning laws in 1971 to permit the movement of artists into the area while preserving the remaining businesses that still employed hundreds of semi-skilled and unskilled workers. For a time, the SoHo area was one of the most important creative centers of contemporary art in the nation. The threat of further demolition and large-scale redevelopment subsided greatly when the Landmarks Preservation Commission designated the SoHo-Cast Iron Historic District in 1973; the action protected about 500 buildings on 25 city blocks. By 1978, an estimated five thousand artists were living in SoHo; but around that time, rents and real estate values began a precipitous climb. The area was becoming more fashionable as a residential and commercial address, and many of the artists who had revitalized the once-neglected district were priced out of the gentrifying neighborhood. Upscale boutiques, galleries, restaurants, bars, clubs, hotels, and

shops replaced studios and galleries, and most of the remaining small industrial businesses. Many new commercial buildings were constructed in the last two decades of the twentieth century on lots that had been vacant for decades. Late-twentieth-century development trends have continued and even accelerated in the early twenty-first century. Additional new buildings were constructed on many of the empty lots, and several buildings were increased in height.

Figure 2.2-1 demonstrates the Project Site and Rezoning Area in relation to the surrounding Historic Districts while **Figure 2.2-2** shows LPC landmarks in the 400-foot study area. **Table 5** describes the landmarks.



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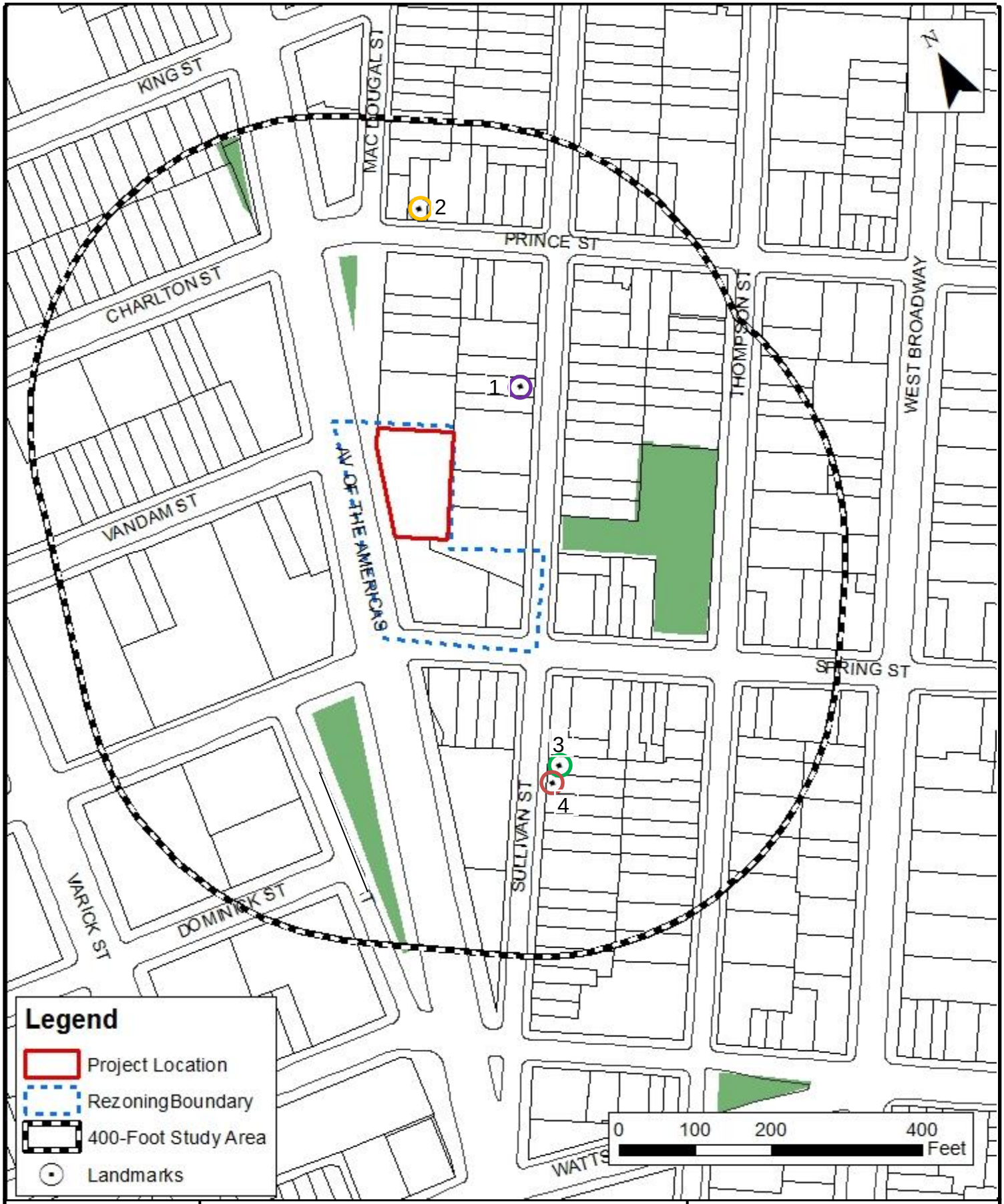
LPC Historic Districts

Figure 2.2-1



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Environmental Assessment Statement
180 Avenue of the Americas
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LPC Landmarks

Figure 2.2-2

Table 5 Landmarks within 400-Foot Study Area

Number	Name	LP #	Year Designated
1	116 Sullivan Street	LP-00645	May 15th, 1973
2	203 Prince Street House	LP-00830	Feb. 19th, 1974
3	85 Sullivan Street	LP-00644	May 15th, 1973
4	83 Sullivan Street	LP-00643	May 15th, 1973

Conclusions

The With-Action Scenario would permit a wider range of retail Use Groups to be located on the Project Site (Block 504, Lot 7501) and within the Rezoning Area. As of right, currently, UGs 1-6 are allowed on the Project Site and within the Rezoning Area. Under the Proposed Action, UGs 1-9 and 14 would be permitted as –of-right on the Project Site and within the rezoning. The Proposed Action calls for a UG 9 Dance Studio and P.C.E to occupy existing ground floor and cellar space on the Project Site. However, no new in ground construction or disturbance to the exterior of the building would be associated with the project. The change of use would not adversely impact the architectural resources in the Rezoning Area and within the 400-foot study area. As the change of use would not adversely impact the nearby architectural resources, no impacts related to architectural resources are expected to occur and no further analysis is required.

As mentioned, no new construction is associated with the Proposed Project. All other lots are expected to remain in their existing condition in the future with the Proposed Action. No other changes to any other proprieties and lots within the Rezoning Area would occur in the With-Action Scenario

In a letter from the Landmarks Preservation Committee dated January 10th, 2018:

"As the project was already built when LPC was contacted for a review, LPC identified the historic resources in the area as per the LPC response of 7/24/17. LPC has no further comment and no further analysis is necessary."

Based on the letter from LPC, and the fact that no new in-ground disturbance would occur under the Proposed Action, no significant adverse impacts related to architecture would occur and no further analysis is required.

As mentioned, no new construction is associated with the Proposed Project. All other lots within the Rezoning Area would remain in their existing and No-Action conditions in the With-Action Scenario. As no other changes to any other proprieties and lots within the Rezoning Area would occur in the With-Action Scenario, no significant adverse impacts related to architectural and archaeological resources would occur and no further analysis is required.

2.3 NEIGHBORHOOD CHARACTER

As defined by the *CEQR Technical Manual*, neighborhood character is considered to be an amalgam of the various elements that give a neighborhood its distinct personality. The elements, when applicable, typically include land use, socioeconomic conditions, open space and shadows, historic and cultural resources, urban design and visual resources, transportation, and noise, as well as any other physical or social characteristics

that help to define a community. Not all of these elements affect neighborhood character in all cases; a neighborhood usually draws its distinctive character from a few defining features.

If a project has the potential to result in any significant adverse impacts on any of the above technical areas, a preliminary assessment of neighborhood character may be appropriate. A significant impact identified in one of these technical areas is not automatically equivalent to a significant impact on neighborhood character; rather, it serves as an indication that neighborhood character should be examined.

In addition, depending on the project, a combination of moderate changes in several of these technical areas may potentially have a significant effect on neighborhood character. As stated in the *CEQR Technical Manual*, a "moderate" effect is generally defined as an effect considered reasonably close to the significant adverse impact threshold for a particular technical analysis area. When considered together, there are elements that may have the potential to significantly affect neighborhood character. Moderate effects on several elements may affect defining features of a neighborhood and, in turn, a pedestrian's overall experience. If it is determined that two or more categories may have potential "moderate effects" on the environment, CEQR states that an assessment should be conducted to determine if the Proposed Project result in a combination of moderate effects to several elements that cumulatively may affect neighborhood character. If a project would result in only slight effects in several analysis categories, then further analysis is generally not needed.

This chapter reviews the defining features of the neighborhood and examines the proposed action's potential to affect the neighborhood character of the surrounding study area. The study area is generally coterminous with the study area used for the land use and zoning analysis in Chapter 2.1. The impact analysis of neighborhood character that follows below focuses on changes to the technical areas listed above that exceeded CEQR preliminary screening thresholds that were assessed in this EAS Full Form.

The assessment begins with a review of existing conditions and the neighborhood of the study area. The information is drawn from the preceding sections of this EAS, but is presented in a more integrated way. While the other sections present all relevant details about particular aspects of the environmental setting, the discussion for neighborhood character focuses on a limited number of important features that gives the neighborhood its own sense of place and that distinguish them from other parts of the city. A concise discussion of the changes anticipated by the 2018 analysis year under the Future No-Action Condition is then included. A brief overview of the Proposed Action is then presented, along with an analysis of whether any anticipated significant adverse impacts and moderate adverse effects, regarding the relevant technical CEQR assessment categories for neighborhood character, would adversely affect any of the defining features.

2.3.1 Existing Conditions

Land Use, Zoning and Public Policy

Land Use

The *CEQR Technical Manual* recommends a land use, zoning and public policy study area extending 400 feet from the site of a Proposed Action. This study area is generally bound by West Broadway to the east, Broome Street to the south, Varick Street to the west, and the midblock point between Charlton Street and King Street to the north (**Figure 1.2-1**).

A field survey was undertaken to determine the existing land use patterns and neighborhood characteristics of the study area. Land use in the area immediately surrounding the Project Area is a mix of multi-family residential buildings, mixed residential and commercial buildings, commercial and office uses, and open space. The commercial uses are comprised of UG 6 commercial retail uses as well as office buildings. The prevailing built form of the area is a mix of mid-rise buildings to high-rise buildings.

The proposed Rezoning Area consists of Block 504, Lots 7501, 43, 39, and p/o Lots 36 and 11. Additionally, the Proposed Action would de-map the existing C1-5 overlay that is currently mapped on Lots 34 and 31 (See **Figure 1.2-1**). The properties within the proposed Rezoning Area are used as follows:

The Proposed Development Site consists of 180 Avenue of the Americas (Block 504, Lot 7501). The Proposed Development Site is an interior lot with approximately 143 feet of frontage on Avenue of the Americas. The Proposed Development is applicant controlled with a total lot area of approximately 12,365 sf and consists of a 14-story mixed use condo building with ground floor and cellar commercial use and residential use on floors 2-14.

Lot 43 has a total lot area of 9,740 sf and consists of a 6-story community facility building with a total floor area of 39,658 gsf. Lot 39 has a total lot area of 2,857 sf and consists of a 6-story mixed-use building with a ground floor commercial use and residential uses above with a total floor area of 12,662 gsf. Lot 36 has a total lot area of 8,460 sf and consists of a 6-story residential building with a total floor area of approximately 33,750 gsf. Lot 11 has a total lot area of 7,500 sf and consists of 3 adjacent 6-story mixed-use buildings with ground floor commercial use and residential use above with a total floor area of approximately 33,930 gsf.

The Proposed Project Area is located within the South Village neighborhood, between SoHo to the east and Hudson Square to the west. The area surrounding the Proposed Project Area contains a mix of residential, commercial office, hotel, retail, and community facility uses. Buildings range from townhouses, tenements, and mid-rise industrial loft buildings that have been converted to offices and/or residential use, to newer high-rise residential and hotel buildings. The Sullivan-Thompson Historic District encompasses most of the project block and the surrounding South Village neighborhood. The Charlton-King-Vandam Historic District is located across Avenue of the Americas to the west of the Project Site. The SoHo Cast Iron Historic District and its extension are located three blocks to the east.

Zoning

The *New York City Zoning Resolution* dictates the use, density and bulk of developments within New York City. Additionally, the Zoning Resolution provides required and permitted accessory parking regulations. The City has three basic zoning district classifications – residential (R), commercial (C), and manufacturing (M). These classifications are further divided into low-, medium-, and high-density districts.

Existing Conditions

As previously shown, several zoning districts exist within the project's study area, including, R7-2, R7-2/C1-5, R6, R6/C1-5, M1-5A, M1-5B, and M1-6. The proposed Project Site is located within an R7-2/C1-5 zoning district.

Additionally, the Proposed Project Area is partially located in the Sullivan-Thompson Historic District (LPC# LP-02590), which was designated on December 13, 2016.

The Project Site is also located in the South Village Historic District (NR# 13NR06489) as indicated on the NR Building Listings.

Historic and Cultural Resources

According to *CEQR Technical Manual* guidelines, impacts on historic resources are considered on those sites affected by the Proposed Action and in the area surrounding identified development sites. The historic resources study area is therefore defined as the Project Site plus an approximately 400-foot radius around the Proposed Action area.

While the projected development site is not a designated local or S/NR historic resource or property, the Project Site and Rezoning Area is located within the South Village Historic District (S/NR, Ref # 14000026, listed 2014), and the Project Site and multiple sites within the Rezoning Area are located within a mapped LPC historic district (Sullivan-Thompson Historic District). The LPC historic districts within the Project's 400-Foot Study Area include the Sullivan-Thompson Historic District, The Charlton-King-Vandam Historic District and SoHo-Cast Iron Historic District Extension

The LPC was contacted for their initial review of the project's potential to impact nearby architectural resources and for properties within the Project Area with potential architectural significance, and a response was received on July 24th, 2017, indicating that 5 sites within the rezoning (Lots 43, 39, 36, 11, and 7501) area have potential for architectural significance because of their location within or adjacent to a historic district while now sites had potential for archaeological significance as no in-ground construction was associated with the Proposed Action. A letter from LPC dated January 10th included the following text, indicating no further analysis regarding Architectural resources was required (see **Appendix C**):

"As the project was already built when LPC was contacted for a review, LPC identified the historic resources in the area as per the LPC response of 7/24/17. LPC has no further comment and no further analysis is necessary."

2.3.2 Future No-Action Scenario

In the Future No-Action Scenario, the Proposed Action would not occur, and it is expected that the existing uses within the Rezoning Area would remain in their current form. It is expected that on the Project Site, approximately 15,035 gsf of UG 6 commercial floor remain would be located on the ground and cellar floors.

Significant changes to the study area are not expected by the analysis year of 2018. In the Future No-Action Scenario, it is expected that while tenants within surrounding area buildings may change, the overall use of these buildings would remain the same, and any physical changes would comply with designated zoning regulations and other surrounding districts.

2.3.3 Future With-Action Scenario

The elements that comprise neighborhood character are reviewed individually below, with a following supporting and cumulative conclusion.

Land Use, Zoning and Public Policy

The applicant is seeking a zoning map amendment to rezone the Proposed Project Area from an R7-2/C1-5 zoning district to R7-2 and R7-2/C2-5 zoning districts. This would permit the use of portions of the ground floor commercial space located within the building at 180 Avenue of the Americas (Block 504, Lot 7501) as (1) a UG 9 dance studio and (2) a Physical Culture Establishment.

For purposes of a conservative assessment, the Reasonable Worse Case Development Scenario assumes that the entirety of allocated ground floor commercial space (approx. 8,624 gsf) plus the 6,411 gsf of commercial space in the cellar would be occupied by a UG 9 dance studio and Physical Culture Establishment, for a total of approximately 15,035 gsf of a UG 9 dance studio and Physical Culture Establishment.

It is still assumed that in the With-Action scenario, approximately 3,365 gsf of the ground floor would be utilized as a residential lobby for the residential building development above the ground floor commercial.

As previously indicated, as the other affected lots in the Rezoning Area are built out to a maximum or nearly maximum FAR, or include apartments that are in all likelihood under some form of rent control or rent stabilization, and are not considered development sites in accordance with 2014 *CEQR Technical Manual* guidelines.

The difference between the No-Action Scenario and the With-Action Scenario is that a wider range of neighborhood retail uses would be able to be located on the Project Site and within the Rezoning Area. Currently only UG's 1-6 are allowed but in the With-Action Scenario, UG's 1-9 and 14 would be allowed. As previously discussed in the land use, zoning and public policy section, significant adverse impacts related to land use, zoning and public policy are not expected to occur as a result of the Proposed Action.

Historic and Cultural Resources

The With-Action Scenario would permit a wider range of retail Use Groups to be located on the Project Site (Block 504, Lot 7501) and within the Rezoning Area. As of right, currently, UGs 1-6 are allowed on the Project Site and within the Rezoning Area. Under the Proposed Action, UGs 1-9 and 14 would be permitted as-of-right on the Project Site and within the rezoning. The Proposed Action calls for a UG 9 Dance Studio and P.C.E to occupy ground floor and cellar space on the Project Site. However, no new in ground construction or disturbance to the exterior of the building would be associated with the project. The change of use would not adversely impact the architectural resources in the Rezoning Area and within the 400-foot study area. As the change of use would not impact the nearby architectural resources, no impacts related to architectural resources are expected to occur and no further analysis is required.

As mentioned, no new construction is associated with the Proposed Project. All other lots are expected to remain in their existing condition in the future with the Proposed Action. No other changes to any other proprieties and lots within the Rezoning Area would occur in the With-Action Scenario.

In a letter from the Landmarks Preservation Committee dated January 10th, 2018:

"As the project was already built when LPC was contacted for a review, LPC identified the historic resources in the area as per the LPC response of 7/24/17. LPC has no further comment and no further analysis is necessary."

Based on the letter from LPC, and the fact that no new in-ground construction would result in under the Proposed Action, no significant adverse impacts related to architecture would occur and no further analysis is required.

Conclusions

Of the relevant technical areas specified in the *CEQR Technical Manual* that comprise neighborhood character, the Proposed Action would not cause significant adverse impacts with regard to any of them. Moderate adverse effects that would potentially impact such a defining feature, either singly or in combination, have also not been identified for any technical area. Therefore, as the proposed actions would not have a significant adverse neighborhood character impact and would not result in a significant adverse impact to a defining feature of the neighborhood, further analysis is not necessary.

2.4 CONSTRUCTION

Construction, although temporary, can result in disruptive and noticeable effects on a proposed action area. A determination of the significance of construction and the need for mitigation is based on the duration and magnitude of these effects. Construction is typically of greatest importance when it could affect traffic conditions, archaeological resources, the integrity of historic resources, community noise patterns and air quality conditions. All analyses were undertaken in accordance with the guidelines contained in the *CEQR Technical Manual*.

As construction induced by the Proposed Action would be concentrated within the interior of the as-of-right development, taking place over a 3 month period, potential impacts would be minimal and, as discussed below, not expected to have any significant adverse impacts. The following is a brief discussion of the

effects associated with construction related activities on traffic, air quality, noise, historical resources and hazardous materials resulting from the construction of the projected development sites.

Effect of Construction on Traffic

The Proposed Action would allow for a greater variety of commercial uses on one projected development site. Under the With Action Scenario, UG 9 commercial floor area would replace UG 6 commercial floor area. During construction, the sites would generate trips from workers traveling to and from the construction sites, and from the movement of materials and equipment.

Given typical construction hours of 7:00 AM to 4:00 PM, worker trips would be concentrated in off-peak hours typically before both the AM and PM peak commuter periods. Truck movements typically would be spread throughout the day on weekdays, and would generally occur between the hours of 7:00 AM and 4:30 PM. Traffic generated by construction workers and construction truck traffic would not represent a substantial increment during the area's peak travel periods.

Construction activities may result in short-term disruption of both traffic and pedestrian movements at the development sites. This would occur primarily due to the temporary loss of curbside lanes from the staging of equipment and the movement of materials to and from the site. Additionally, construction would result in the temporary closing of sidewalks adjacent to the site at times. These conditions would not lead to significant adverse effects on traffic and transportation conditions.

Effect of Construction on Air Quality

Possible impacts on local air quality during construction induced by the Proposed Action include fugitive dust (particulate) emission from clearing operation and demolition as well as mobile source emissions (hydrocarbons, nitrogen oxide, and carbon monoxide) generated by construction equipment.

Fugitive dust emissions from land clearing operations can occur from hauling, dumping, spreading, grading, compaction, wind erosion, and traffic over the Project Site. Actual quantities of emissions depend on the extent and nature of the clearing operations, the type of equipment employed, the speed at which construction vehicles are operated, and the type of fugitive dust control methods employed. Much of the fugitive dust generated by construction activities would be of a short-term duration and relatively contained within a proposed site, not significantly impacting nearby buildings or residents. All appropriate fugitive dust control measures – including watering of exposed areas and dust covers for trucks – would be employed during construction of the development sites. Therefore, the fugitive source emissions generated by the Proposed Action would not be significant.

Mobile source emissions may result from the operation of construction equipment, trucks delivering materials and removing debris, workers' private vehicles, or occasional disruptions in traffic near the construction site. As the number of construction-related vehicle trips generated by the Proposed Action would be relatively small and the emissions from such vehicles as well as construction equipment would occur over a 3 month period and be dispersed throughout the proposed rezoning area, the mobile source emissions generated by the Proposed Action would not be significant. Overall, the Proposed Action would not have the potential to result in significant adverse air quality impacts.

Effect of Construction on Noise

Noise and vibration from construction equipment operation and noise from construction workers' vehicles and delivery vehicles traveling to and from the construction sites can affect community noise levels. The level of impact of these noise sources depends on the noise characteristics of the equipment and activities involved the construction schedule, and the location of potentially sensitive noise receptors.

Noise and vibration levels at a given location are dependent on the kind and number of pieces of construction equipment being operated, as well as the distance of the location from the construction site

and the types of structures, if any, between the location and the noise source. Noise levels caused by construction activities can vary widely, depending on the phase of construction (e.g. demolition, excavation, foundation, construction of exterior walls) and the specific task being undertaken.

Construction noise associated with the Proposed Action is expected to be similar to noise generated by other commercial construction projects in the city. Increased noise level caused by construction activities can be expected to be more significant during early excavation phases of construction and would be of relatively short duration. Increases in noise levels caused by delivery trucks and other construction vehicles would not be significant.

Construction noise is regulated by the *New York City Noise Control Code* and by the Environmental Protection Agency noise emission standards for construction equipment. These local and federal requirements mandate that certain classifications of construction equipment and motor vehicles meet specified noise emissions standards; that, except under exceptional circumstances, construction activities be limited to weekdays between the hours of 7:00 AM and 6:00 PM; and that construction material be handled and transported in such a manner as not to create unnecessary noise. In addition, whenever possible, appropriate low noise emission level equipment and operational procedures can be utilized to minimize noise and its effect on adjacent uses.

Thus, while there may be short periods of time when noise is greater than the Noise Control Code, these regulations would be followed in such a matter that no significant adverse noise impacts would be expected to result from the Proposed Action.

Effect of Construction on Historic Resources

In order to determine whether the projected development has the potential to affect nearby off-site archaeological or architectural resources, the study area was screened for archaeological and architectural resources. No archaeological resources were found. Therefore, adverse construction-related impacts are not expected to any archaeological resource in the vicinity of the Rezoning Area.

There were properties with architectural significance in the study area; however, the Proposed Action is not expected to induce development on any other site within this Project Area except for the Applicant-controlled site and no in ground construction would occur in the Proposed Action.

Effect of Construction on Hazardous Materials

The Proposed Project and Reasonable Worst Case Development Scenario do not call for in ground excavation, digging, or soil disturbance on the Project Site or within the Rezoning Area. Therefore, adverse construction-related impacts are not expected on hazardous materials. Lastly, all construction related materials are expected to be removed in accordance with environmental regulations and no significant adverse impacts are expected.

Conclusion

Construction-related activities are not expected to have any significant adverse impacts on traffic, air quality, noise, historic resources, or hazardous materials conditions as a result of the Proposed Action.

Appendices

Appendix A- Applicant Plans

LOCATION

180 Sixth Avenue, MANHATTAN (LOCATION OF PROPOSED WORK)

Block Number:	504
Lot Number:	5, 7, 8, 9, 10, and 43
Map Number:	12a
District:	R7-2 with a C1-5 Overlay
Lot Area:	21,972 SF (total of 6 Lots)
MAX FAR:	3.3 (Residential HF = 9.58)
Proposed Residential Floor Area:	60,756 SF
Proposed Residential Lot Coverage:	10,890 SF
Required Residential Open Space:	12,151 SF (Open Space HF = 10.4)
Proposed Residential Lot Coverage:	10,890 SF

AS PER SECTION OF ZONING RES.	ITEM	PERMITTED / REQUIRED	PROPOSED
II. Use Regulations			
Commercial District Use Regulations		Use Conclusions: The proposed uses are all as-of-right.	
ZR 32-10	Uses Permitted As-of-Right (R7-2 with C1-5 Overlay)		
ZR 32-11		Residential Use Groups 1 and 2	Proposed Use Group 2 is as-of-right.
ZR 32-12 & 32-13		Community Facilty Use Groups 3 and 4	Proposed Use Groups 3 & 4 are as-of-right
ZR 32-14 & 32-15		Commerical Use Groups 5 (Transient Hotels), 6 (Retail Stores And Personal Service Establishments.	Proposed Use Groups 5 & 6 are as-of-right
ZR 32-40	Supplementary Use Regulations		
ZR 32-421	Limitation on floors occupied by commercial uses	In (C1) districts, in any building, or portion of a building occupied on one or more of its upper stories by residential uses or by community facility uses, no commercial uses listed in Use Group 6 ... shall be located above the level of the first story ceiling, provided, however, that permitted signs, other than advertising signs, accessory to such non-residential uses may extend to a maximum height of two feet above the level of the finished floor of the second story, but in no event higher than six inches below the lowest window sill of the second story.	Commercial space limited to one story. (OK)
Residential District Use Regulations			
	Uses Permitted As-of-Right (R7-2 with C1-5 Overlay)		
ZR 22-12			Proposed Use Group 2 is as-of-right.
			Proposed Use Groups 3 & 4 are as-of-right
Use Conclusions: The proposed uses are all as-of-right, with a clear limitation of any commercial use to the ground floor, any ground floor mezzanine and any sub-grade levels. There is no apparent limitation on the location of any community facility use.			
III. Bulk Regulations			
Commercial District Bulk Regulations (for Mixed Buildings in Commercial Districts)			
ZR 35-20	Applicability of Residential District Bulk Regulations		
ZR 35-21	General Provisions	In (C1) districts, the bulk regulations set forth in Article II, Chapter 3, shall apply to all residential portions of buildings in accordance with the provisions and modifications set forth in the remaining Sections of this Chapter. The purpose of these modifications is to make the regulations set forth in Article II, Chapter 3, applicable to Commercial Districts.	
ZR 35-22	Residential Bulk Regulations in C1 ... Districts Whose Bulk is Governed by Surrounding Residence District	In (C1) districts, the bulk regulations for the Residence Districts within which such Commercial Districts are mapped apply to residential portions of buildings ...	
ZR 35-30	Applicability of Floor Area and Open Space Regulations		

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ZR 35-30	Applicability of Floor Area and Open Space Regulations		
ZR 35-31	Maximum Floor Area Ratio	In (C1) districts, the maximum floor area ratio permitted for a commercial or community facility use shall be as set forth in Article III, Chapter 3, and the maximum floor area ratio permitted for a residential use shall be as set forth in Article II, Chapter 3, provided the total of all such floor area ratios does not exceed the greatest floor area ratio permitted for any such use on the zoning lot.	REFER TO ZONING CHART
ZR 35-33	Open Space Ratio for Residential Portions of Buildings	In (C1) districts, a zoning lot containing a residential building or the residential portion of a mixed building shall have a minimum open space ratio as required under the provisions of Sections 35-22, relating to Section 35-20 except as otherwise provided in this Section. For the purposes of this Section:(a) the floor area counted in determining the open space ratio shall be only that floor area in the residential portion of the building; (b) the lot coverage shall be deemed to be that portion of the zoning lot which, when viewed directly from above, would be covered by the residential portion of the building at any level; and (c) the applicable height factor, if the maximum permitted residential floor area ratio is less than the total floor area ratio permitted for such building, shall be the height factor of the residential portion of the building.	REFER TO ZONING CHART
ZR 35-34	Location of Open Space	In (C1) districts, the open space required for a residential building or the residential portion of a mixed building under the provisions of Section 35-33 (Open Space Ratio for Residential Portions of Buildings) may be at a level higher than 23 feet above curb level. Such open space may be provided at ground floor level or upon the roof of: (a) the non-residential portion of a mixed building; (b) a commercial building; or (c) a community facility building that abuts such residential building or residential portion of a mixed building.	(Pending Code Determination)
Commercial District Bulk Regulations (for Commercial or Community Facility Buildings in Commercial Districts)			
ZR 33-01	Applicability of this Chapter	The bulk regulations of this Chapter apply to commercial buildings, community facility buildings or buildings used partly for commercial use and partly for community facility use...	(ok)
ZR 33-03	Street Tree Planting in Commercial Districts	In (C1) districts... the following shall provide street trees in accordance with Section 26-41 (Street Tree Planting): (a) developments, or enlargements that increase the floor area on a zoning lot by 20 percent or more...	Due to the proximity of MTA unfrasturcture to the project site, off-site planting or a planting fund contribution will be provided for every 25 feet of street frontage of the zoning lot (see section 26-41).
ZR 33-10	Floor Area Regulations		
ZR 33-121	In districts with bulk governed by Residence District bulk regulations	In (a C1-5 district) the maximum floor area ratio for a commercial or community facility building is determined by the Residence District within which such Commercial District is mapped and shall not exceed the maximum floor area ratio (shown below) in an R7-2 district: Commercial buildings: 2.00 Community Facility buildings: 6.50 In buildings used for both commercial uses and community facility uses, the total floor area used for commercial uses shall not exceed the amount permitted for commercial buildings.	Proposed Community Facilty FAR = 1.63 Proposed Commerical FAR = .36 (ok)
ZR 33-20	Yard Regulations		
ZR 33-23	Permitted Obstructions in Required Rear Yards	The following shall not be considered obstructions when located within a required yard: (a) Chimneys; (b) Balconies, unenclosed; any portion of a building used for any permitted use other than residences, provided that the height of such building shall not exceed one story, excluding basement, nor in any event 23 feet above curb level	Commerical portion of building is located on the fully built ground floor and does not exceed one story or 23 feet above curb level. (ok)
ZR 33-25	Minimum Required Side Yards	No side yards are required. However, if an open area extending along a side lot line is provided at any level, it shall be... (a) at least eight feet wide at every point.	N/A. (ok)
ZR 33-26	Minimum Required Rear Yards	A rear yard with a depth of not less than 20 feet shall be provided at every rear lot line...	Commerical portion of building is located on the fully built ground floor and does not exceed one story or 23 feet above curb level. (ok)

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AS PER SECTION OF ZONING RES.	ITEM	PERMITTED / REQUIRED	PROPOSED
ZR 33-40	Height & Setback Regulations		
ZR 33-42	Permitted Obstructions	The following obstructions shall be permitted and may thus penetrate a maximum height limit or sky exposure planes, as set forth in Sections 33-43 (see below): a) balconies, b) building columns, c) chimneys or flues, d) elevator or stair bulkheads ... each having an aggregate width of street walls equal to not more than 30 feet, g) parapet walls, not more than four feet high, i) wire, chain link or other transparent fences.	N/A Commercial portion only on 1st fl Community Facility portion ok
ZR 33-431	Max. Ht. of Walls and Req. Setbacks w/Bulk governed by surrounding Residence District	In (C1-5) districts, the maximum height of a front wall and the required front setback of a building or other structure shall be determined by the Residence District (R7) within which such Commercial District is mapped ... shall be as set forth in the following table: - Max height of front wall = 60 feet or 4 stories, whichever is less - Initial setback distance (narrow street) = 20 feet - Initial setback distance (wide street) = 15 feet - Sky exposure plane (narrow street) = 2.7 to 1 - Sky exposure plane (wide street) = 5.6 to 1	Refer to Section Diagram (ok)
Residential District Regulations			
ZR 23-00	Residential Bulk Regulations in Residence Districts		
ZR 23-03	Street Tree Planting in Residence Districts	In (R7) districts, the following shall provide street trees in accordance with Section 26-41 (Street Tree Planting): (a) developments, or enlargements that increase the floor area on a zoning lot by 20% or more.	Due to the proximity of MTA unfrasturcture to the project site, off-site planting or a planting fund contribution will be provided for every 25 feet of street frontage of the zoning lot (Refer to ZR section 26-41).
ZR 23-10	Open Space and Floor Area Regulations		
ZR 23-03	Permitted Obstructions in Open Space	The following obstructions shall be permitted in any open space required on a zoning lot: (a) Balconies, unenclosed, subject to... Section 23-13. (b) Breezeways; (c) Driveways . . , (d) Eaves, gutters . . . . (e) Parking spaces, . . . (f) Swimming pools and above grade structures not exceeding a height of 8' above rear yard or rea yard equivalent. (g) Terraces, unenclosed, fire escapes planting boxes or air conditioning units, provided that no such items project more than six feet into or over such open space.	N/A (ok)
ZR 23-13	Balconies in R6 through R10 Districts	Balconies can project into required open area" within a "publicly accessible open area", a "rear yard", an "initial setback distance". . any required side or rear yard setback distance or any required "open space" provided, (a) projection no greater than 7', (b) no projection into the required distance between "buildings" on the same zoning lot, (c) shall not cover more than ten percent of the area designated as outdoor recreation space pursuant to Section 28-30 (RECREATION SPACE AND PLANTING AREAS); (d) unenclosed except for parapet no more than 3'-8" or railing 50% open and no higher than 4'-6", recess allowed to maximum 6' provided minimum 33% of perimeter is unenclosed except for parapet or railing (e) Higher than 3rd story or at least 20' above "curb "level" . . (f) aggregate width no greater than 50% of the plane surface of the "building" wall from which it projects.	 (ok) (ok) (ok) (ok) (ok) (ok)
ZR 23-14	Minimum required Open Space, Open Space Ratio, Maximum Lot Coverage and Maximum Floor Area Ratio		
ZR 23-142	In ... R7 Districts	In an R7 district, the minimum required open space ratio and the maximum floor area ratio for any building on a zoning lot shall be as set forth ... for the height factor indicated: Height Factor for Residential = (Total Floor Area) / (Lot Coverage) Max Allowable Resisdential FA = (Lot Area) x (HF Res Conversion) Heght Factor for Open Space = (Res Floor Area) / (Res Lot Coverage) Required Open Space Area = (Res Floor Area) x (HF OS Conversion)	**Lot Diagrams : see A-101.00** **Height & Open Space Diagrams : see A-102.00** **Zoning Calculation Table : see A-103.00** **Zoning Areas : see A-106.00** **Zoning Area Deductions : see A-107.00 & 108.00**
ZR 23-22	Maximum Number of Dwelling Units	In (R7) districts, the maximum number of dwelling units ... shall equal the maximum residential floor area permitted on the zoning lot divided by 680. 73,167 MAX Residential FA / 680 = 107 dwelling units, MAX.	Propsed number of dwelling units = 25 25 < 107, (ok)

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ZR 23-40	Yard Regulations		
ZR 23-44	Permitted Obstructions in Required Yards		
ZR 23-47	Minimum Required Rear Yards	In R7 districts ... a #rear yard# with a depth of not less than 30 feet shall be provided at every #rear lot line# on any #zoning lot#...	30' Rear yard setback provided. (ok)
ZR 23-663	Required rear setbacks for tall buildings in other districts	(a) In (R7) districts ... no portion of a building or other structure more than 125 feet above yard level shall be nearer to a rear yard line than 20 feet. However, this provision shall not apply to any portion of a building that qualifies as a tower under the provisions of Section 23-65 (Tower Regulations).	As per DOB Pre-consideration, yard level is roof of permitted rear yard obstruction
ZR 23-71 and 711	Minimum Required distance between two or more buildings on a single zoning lot.	Minimum distance between the portion of a "building" containing "residences" and any other "building on the same "zoning lot" shall be as provided in this Section. For the purpose of this section, "abutting buildings" on a single "zoning lot" may be considered a single "building" Required minimum distance shall vary according to the height of such building and the presence of legally required windows. Over 50' hgt wall to wall - 40' separation, wall to window 50', and window to window 60'.	40' Provided. (ok)
ZR 24-00	Bulk Regulations for Community Facilities in Residence Districts		
ZR 24-16	Special Provisions for Zoning Lots Containing Both Community Facility and Residential Uses		
ZR 24-164	Location of open space ratio for residential portion	(a) In the districts indicated, the open space required for the residential portion of the building under the provisions of Article II, Chapter 3, may be at a level higher than 23 feet above curb level. Such open space may be provided at ground floor level or upon the roof of the community facility portion of such building, provided that the level of any open space may not be higher than two and one half feet below the sill level of any legally required window opening on such roof area, in the residential portion of such building. Open space located on the roof of a community facility building separated by open area from residential or mixed buildings on the same zoning lot may not be at a level higher than 23 feet above curb level. For the purposes of this paragraph, (a), abutting buildings on a single zoning lot may be considered to be a single building.	ok

IV. Required Bicycle Parking Spaces (ZR 25-81)

USE GROUP	REQUIRED	NO. OF D.U. OR FA	REQUIRED	PROPOSED	PROPOSED SF/ SPACE
RESIDENTIAL (UG 2)	1 PER 2 DWELLING UNITS	25 UNITS	12.5 SPACES	13 SPACES (SEE A-200.00)	13 X 15 SF = 195 SF
COMMERCIAL (UG 6)	1 PER 10,000 SF	12,907 SF	2 SPACES	2 SPACES (SEE A-201.00)	2 X 15 SF = 30 SF

NO BUILDINGS WITHIN 90' OF SITE LANDMARKED

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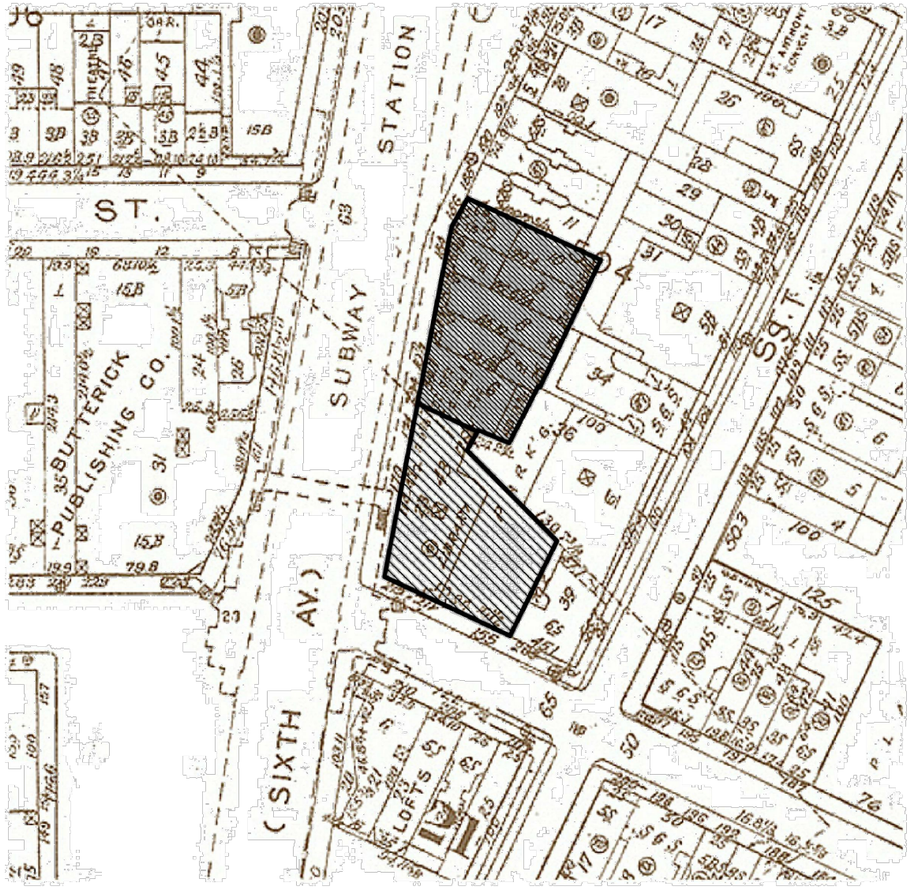
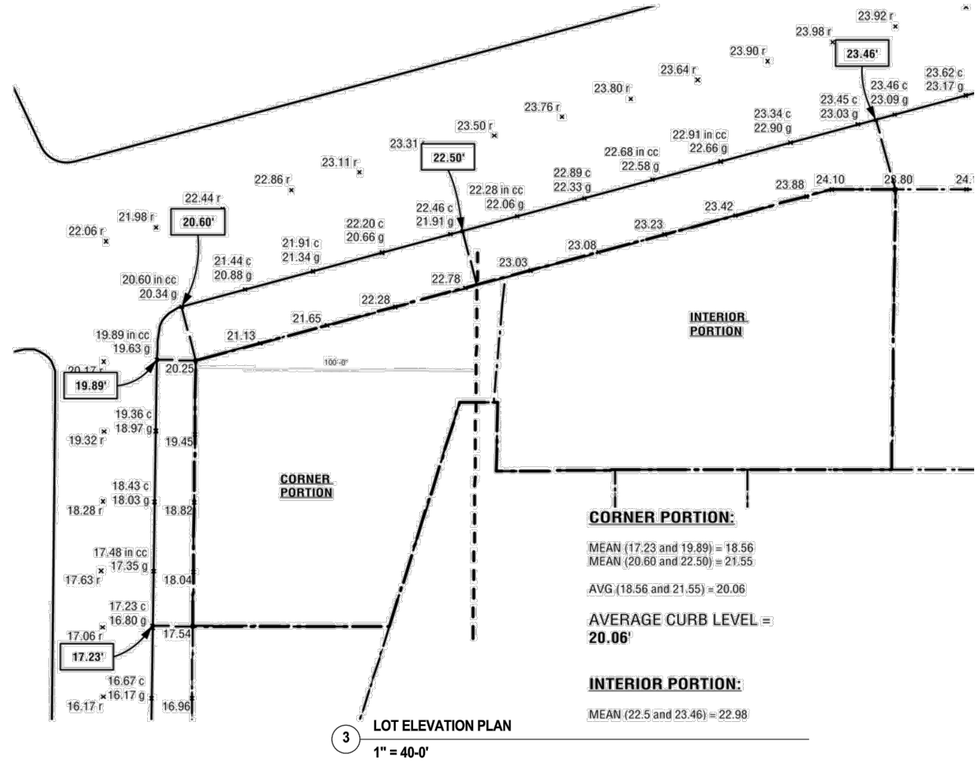


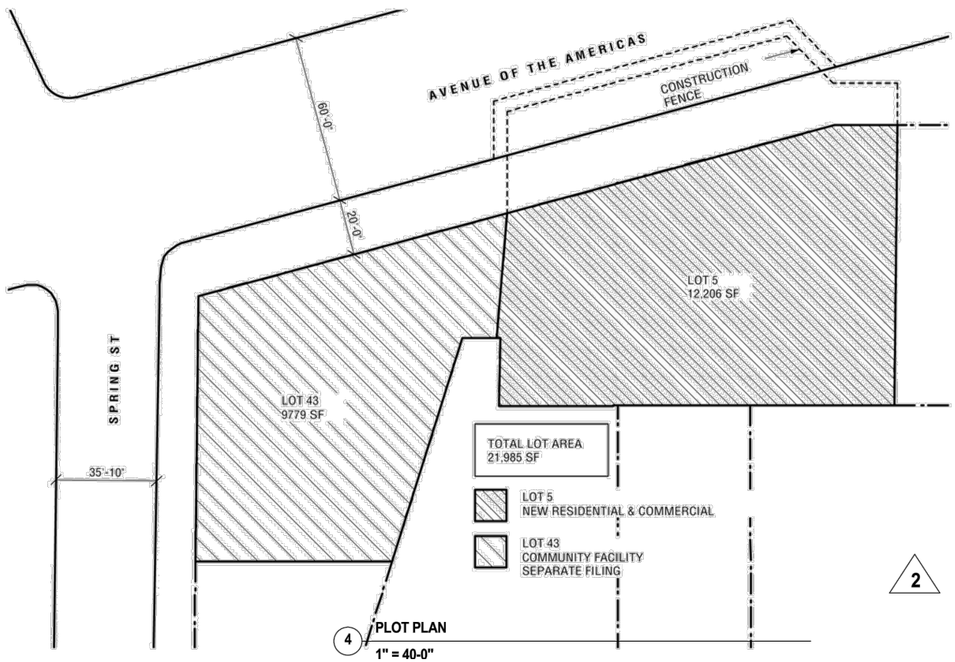
2 LOCATION MAP
NTS

LOT 5
PROPOSED NEW CONSTRUCTION
RESIDENTIAL & COMMERCIAL DEVELOPMENT

LOT 43
PROPOSED RENOVATION
COMMUNITY FACILITY BUILDING
SEPARATE FILING



3 LOT ELEVATION PLAN
1" = 40-0'



4 PLOT PLAN
1" = 40-0"

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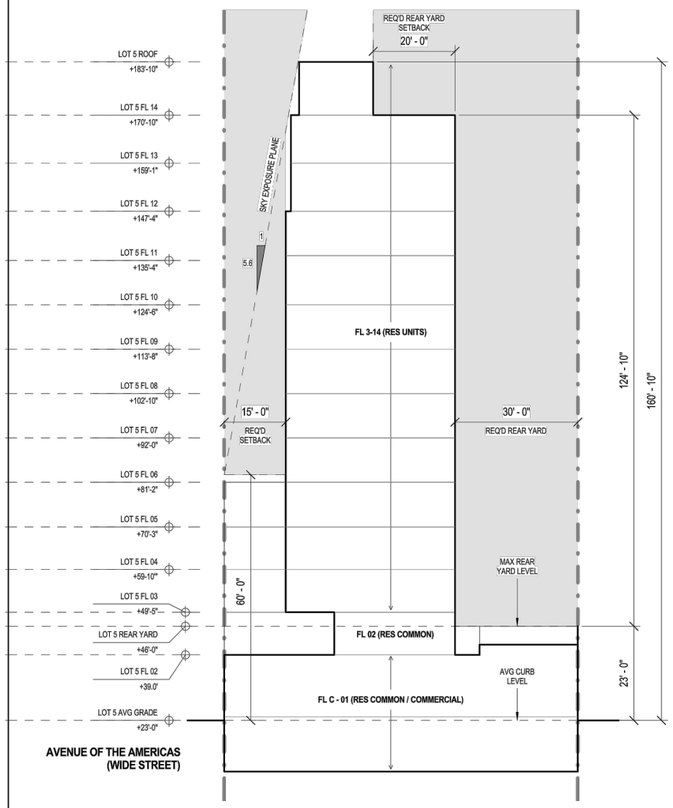
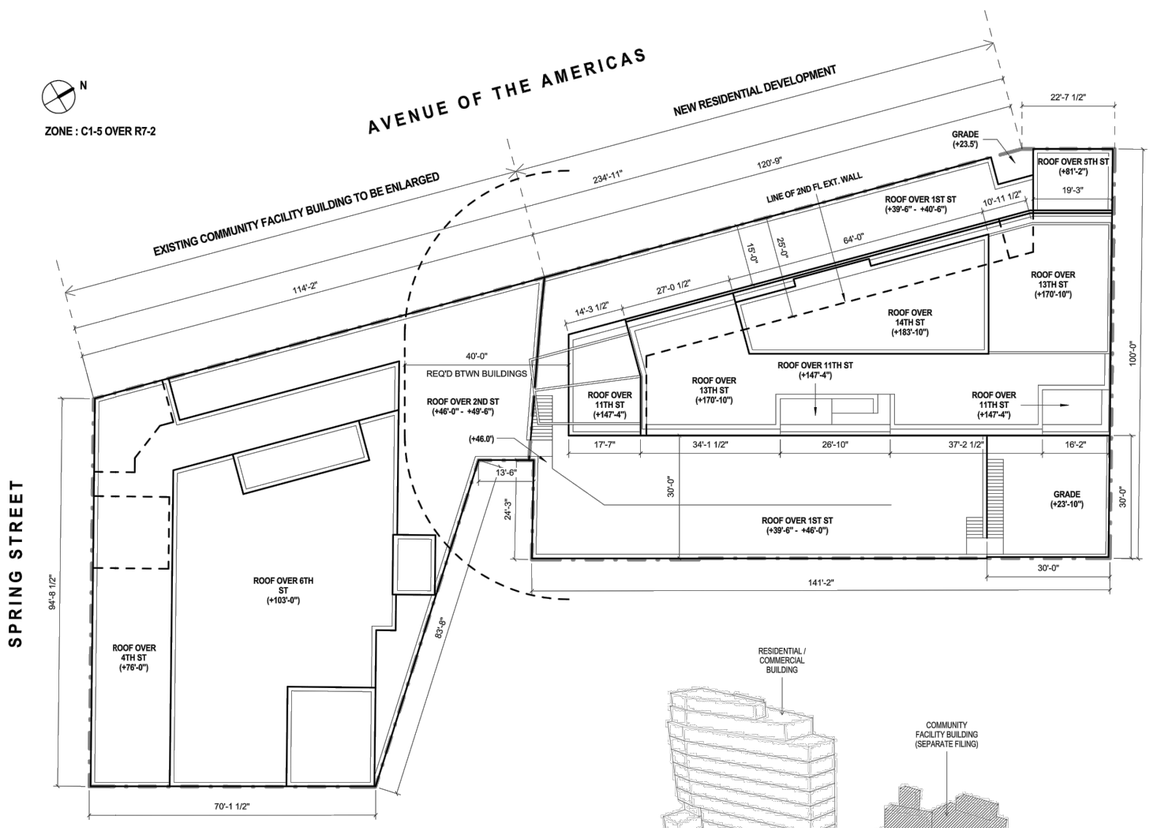
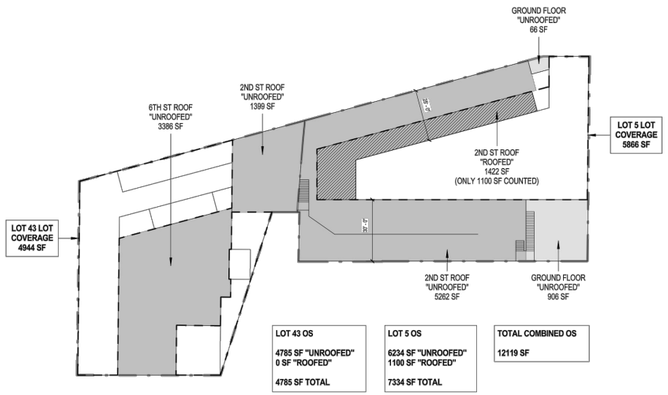


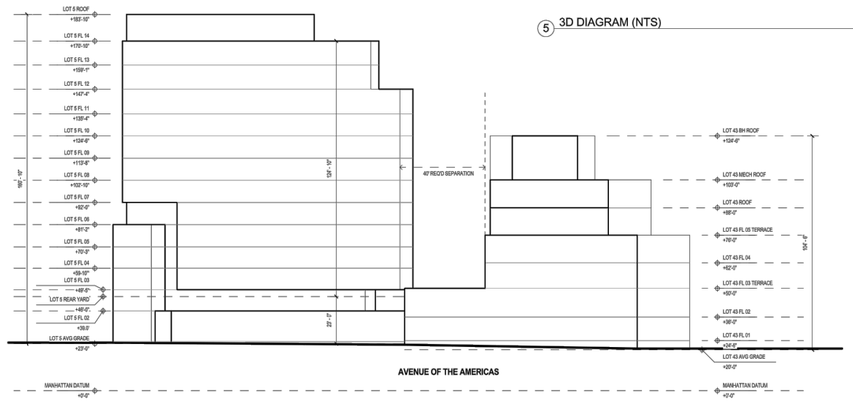
4 SECTION DIAGRAM
1/16" = 1'-0"



1 SITE PLAN DIAGRAM
1/16" = 1'-0"



3 OPEN SPACE DIAGRAM
1/32" = 1'-0"



2 STREET ELEVATION DIAGRAM
1/32" = 1'-0"

5 3D DIAGRAM (NTS)

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1	10/16/2017	CONSTRUCTION

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SEAL AND SIGNATURE

PROJECT

180 SIXTH AVENUE
NEW YORK, NY 10013

ZONING DIAGRAMS

SCALE AS NOTED WHEN PRINTED ON 11X17

G-105.00

013 12:34:37 PM

ZONING INFORMATION

Lot Area	Lot 42+ Lot 5	9,779	+	12,206	=	21,985			**No Change**
Residential lot coverage (Cumulative)						10,860			**No Change**

HF: Residential	108,746	÷	10,860	=	10.01				**No Change**
Allowable Res FA	21,985	x	3.33	=	73,210		FA:	**60,514 OK**	**. No Change**
HF: Open Space	60,514	÷	5,866	=	10.32				**No Change**
Required open space	60,514	x	0.0200	=	12,103		OS:	**12,119 OK**	**. No Change**

FLOOR AREA

	CURRENT				PROPOSED			Deductions	Net ZFA
Floor	Gross FA	Residential	C. Facility	Commercial	Commercial	Commercial	Commercial	No change	
		(Use Group 2)	Use Group 4	Use Group 6	Use Group 6	Use Group 9	Phys Cult Est		
C	11,871	5,460		6,411	560		5,851		
1	20,346	2,396	9,326	8,624	4,273	3,516	835	168	20,178
2	14,268	4,536	9,732					1,006	13,262
3	12,671	5,722	6,949					382	12,289
4	12,667	5,718	6,949					382	12,285
5	10,316	5,715	4,601					382	9,934
6	9,825	5,224	4,601					2,830	6,995
7	5,252	5,252						343	4,909
8	5,230	5,230						343	4,887
9	5,235	5,235						343	4,892
10	5,235	5,235						343	4,892
11	5,234	5,234						346	4,888
12	4,721	4,721						333	4,388
13	4,604	4,604						305	4,299
14	1,968	1,968						1,320	648
	129,443	72,250	42,158	15,035	4,833	3,516	6,686		108,746
					15,035				

DEDUCTIONS	6,276	2,500	50	50	**OK No change**
Net ZFA	60,514	39,685	8,574	8,574	**OK No change**
FAR	2.75	1.80	0.04	0.04	**OK No change**

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ZONING CALCULATIONS

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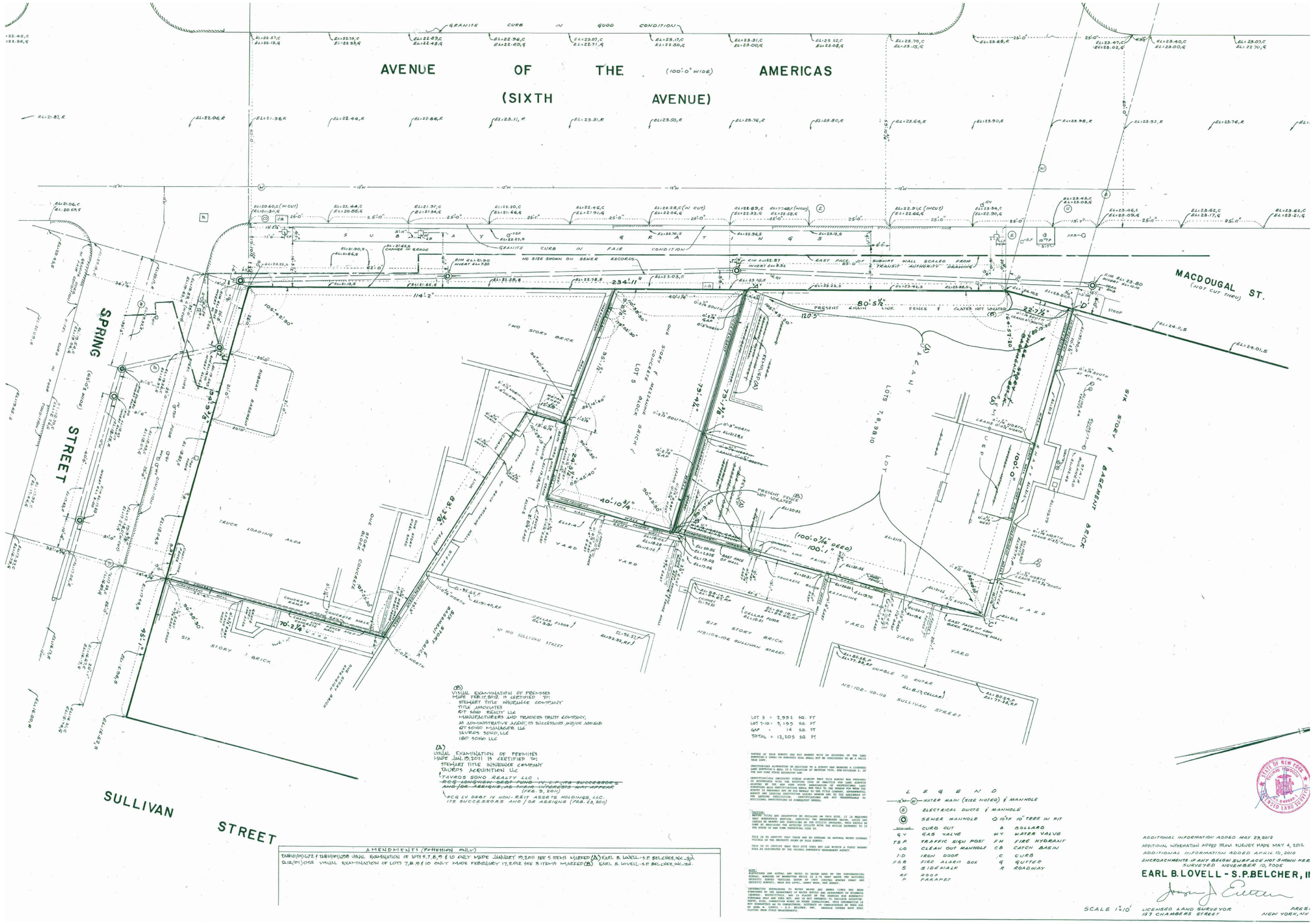
G-106.00



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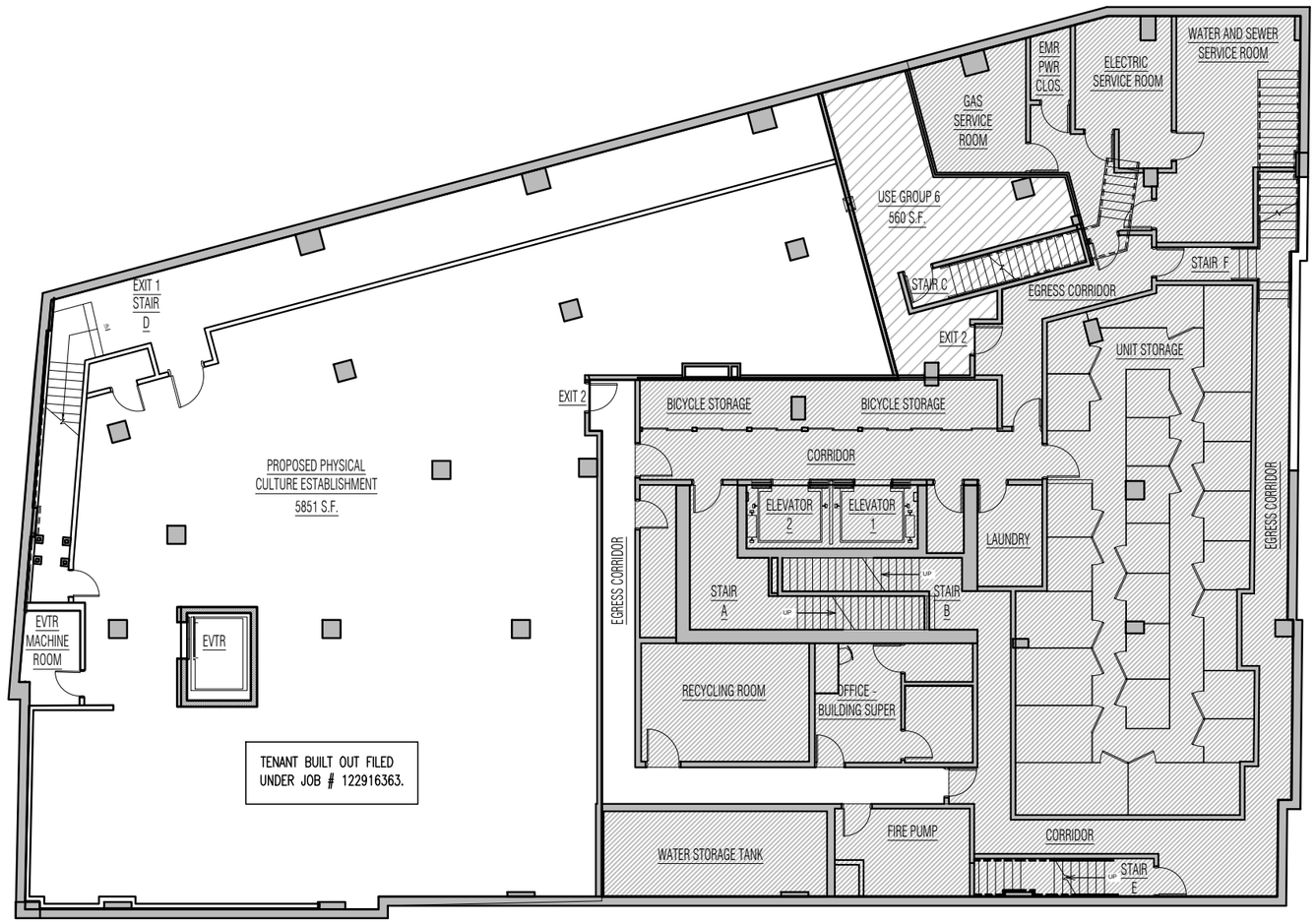
SURVEY

SCALE AS NOTED WHEN PRINTED ON 11X17

G-107.00



1 G108 CELLAR FLOOR LEVEL
N.T.S

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CELLAR FLOOR PLAN

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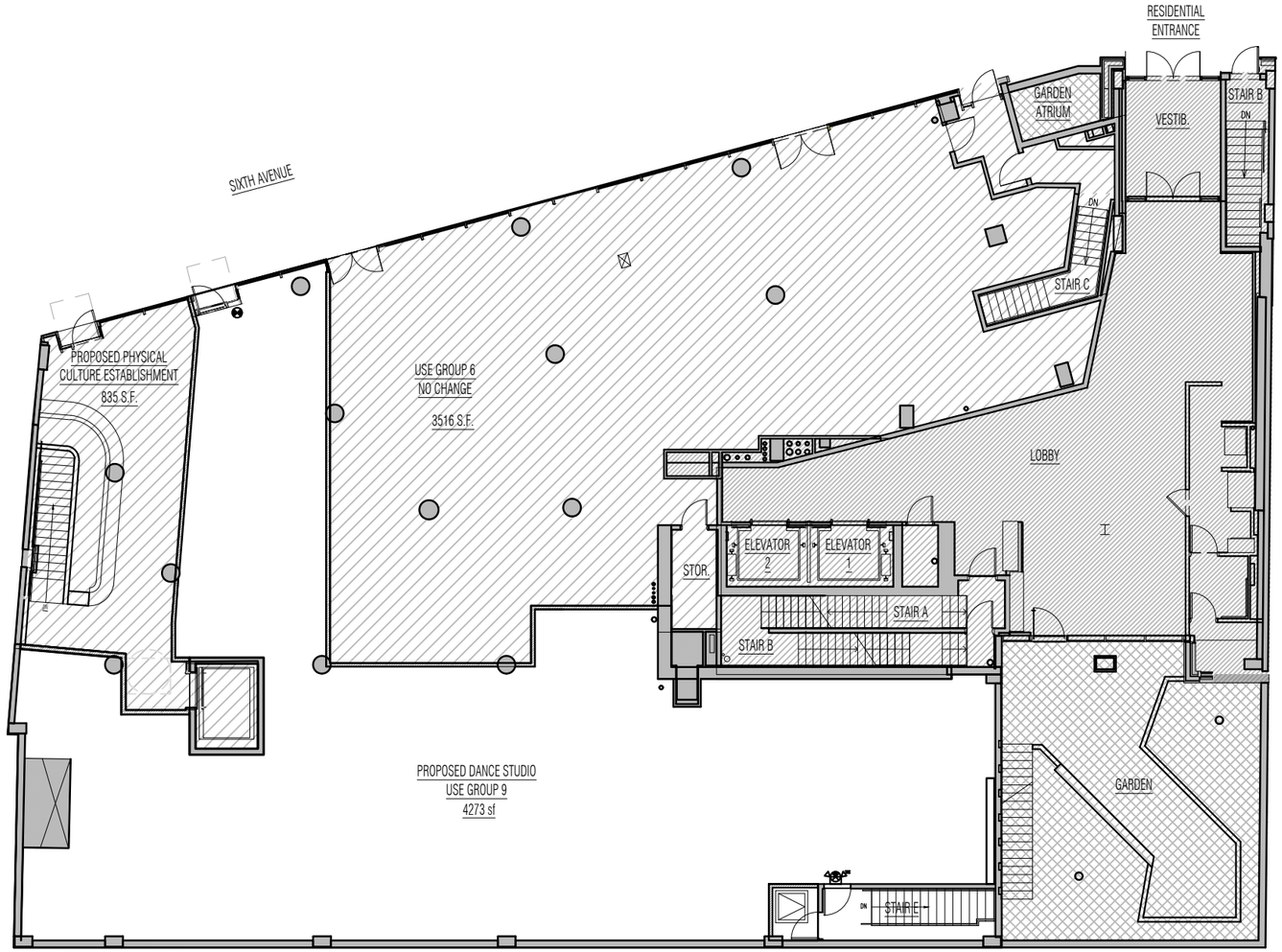
G-108.00



1 G109 GROUND FLOOR LEVEL

N.T.S

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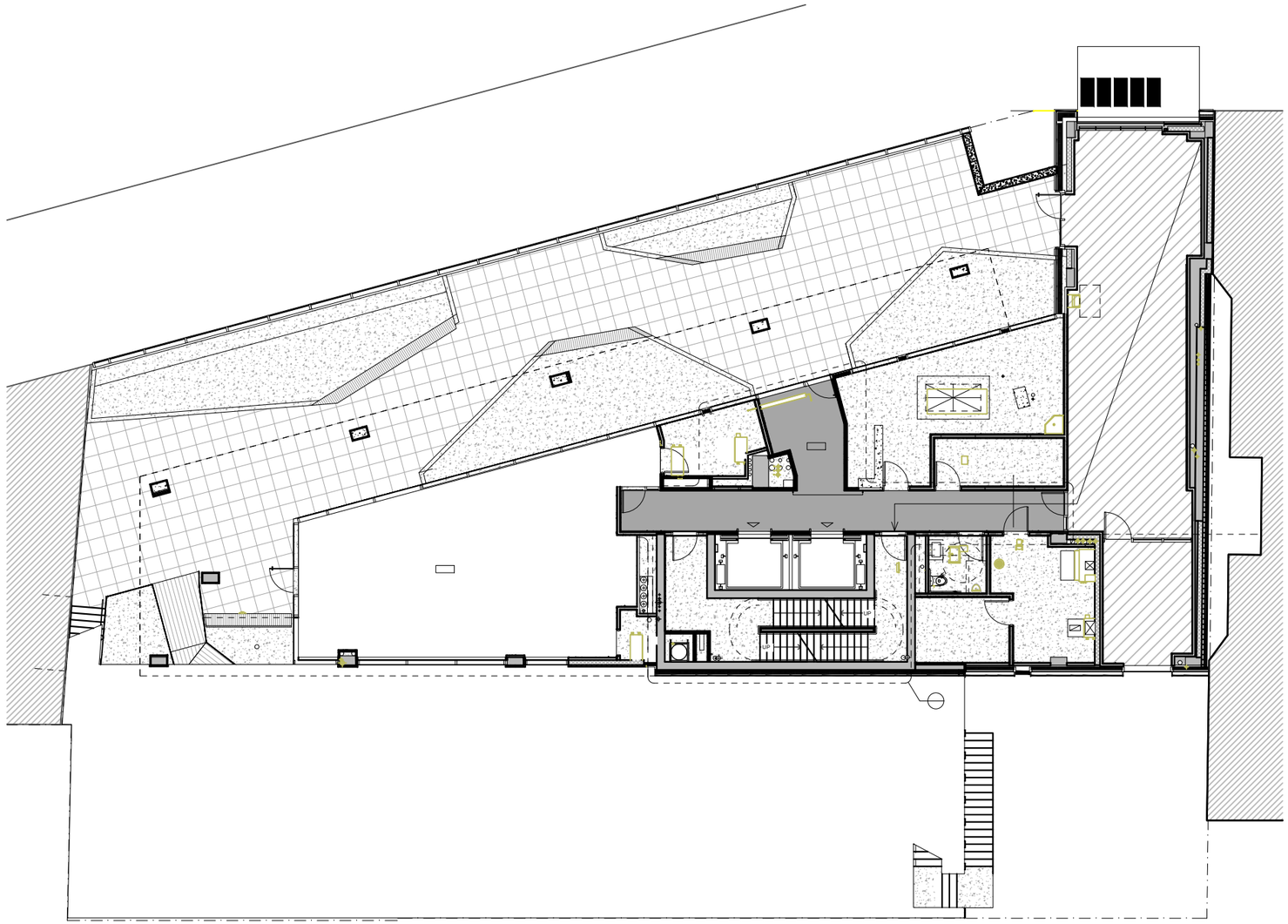
GROUND FLOOR PLAN

SCALE AS NOTED WHEN PRINTED ON 11X17

G-109.00



1 G110 SECOND FLOOR LEVEL

N.T.S

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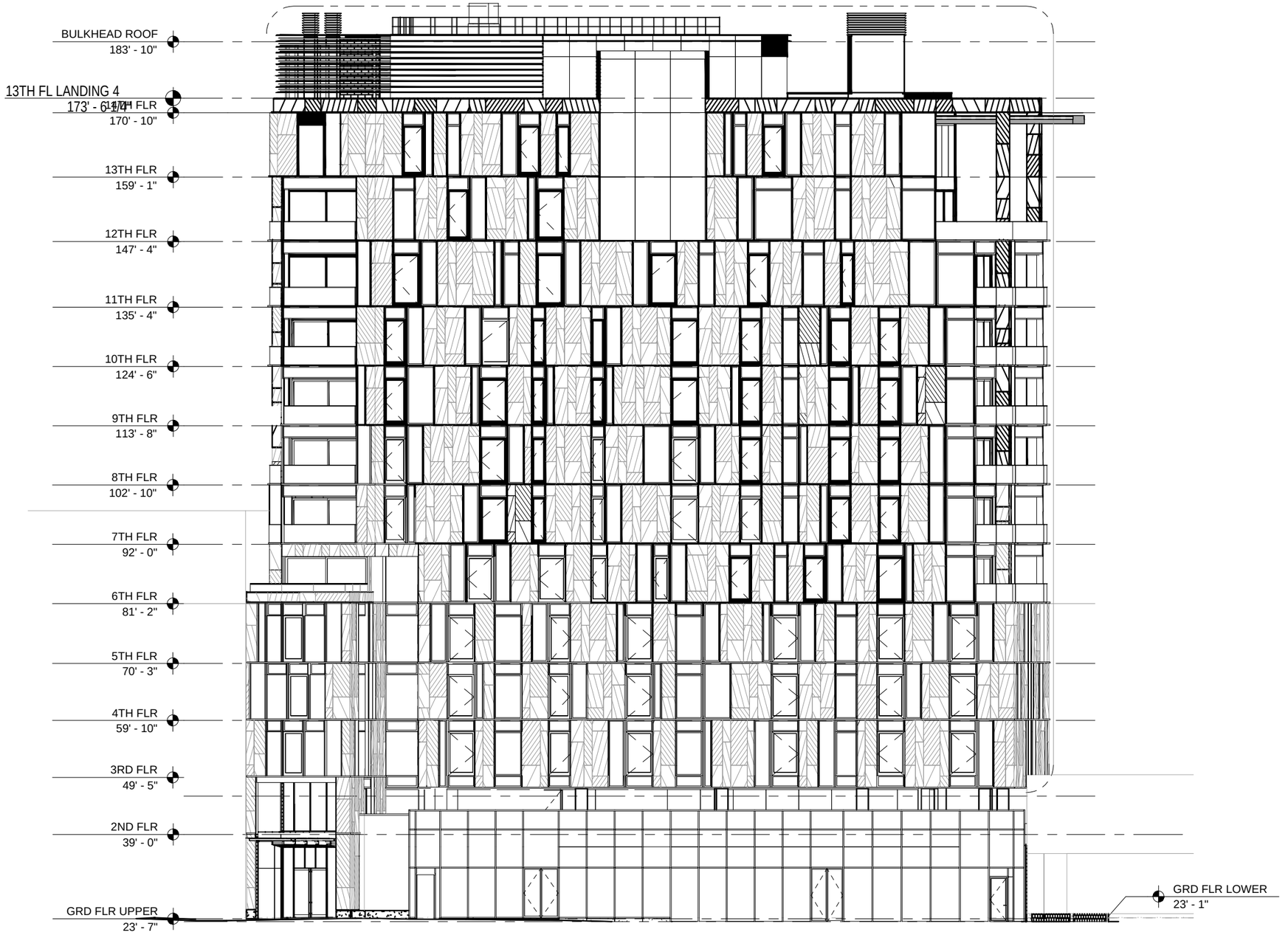
SECOND FLOOR PLAN

SCALE AS NOTED WHEN PRINTED ON 11X17

G-110.00



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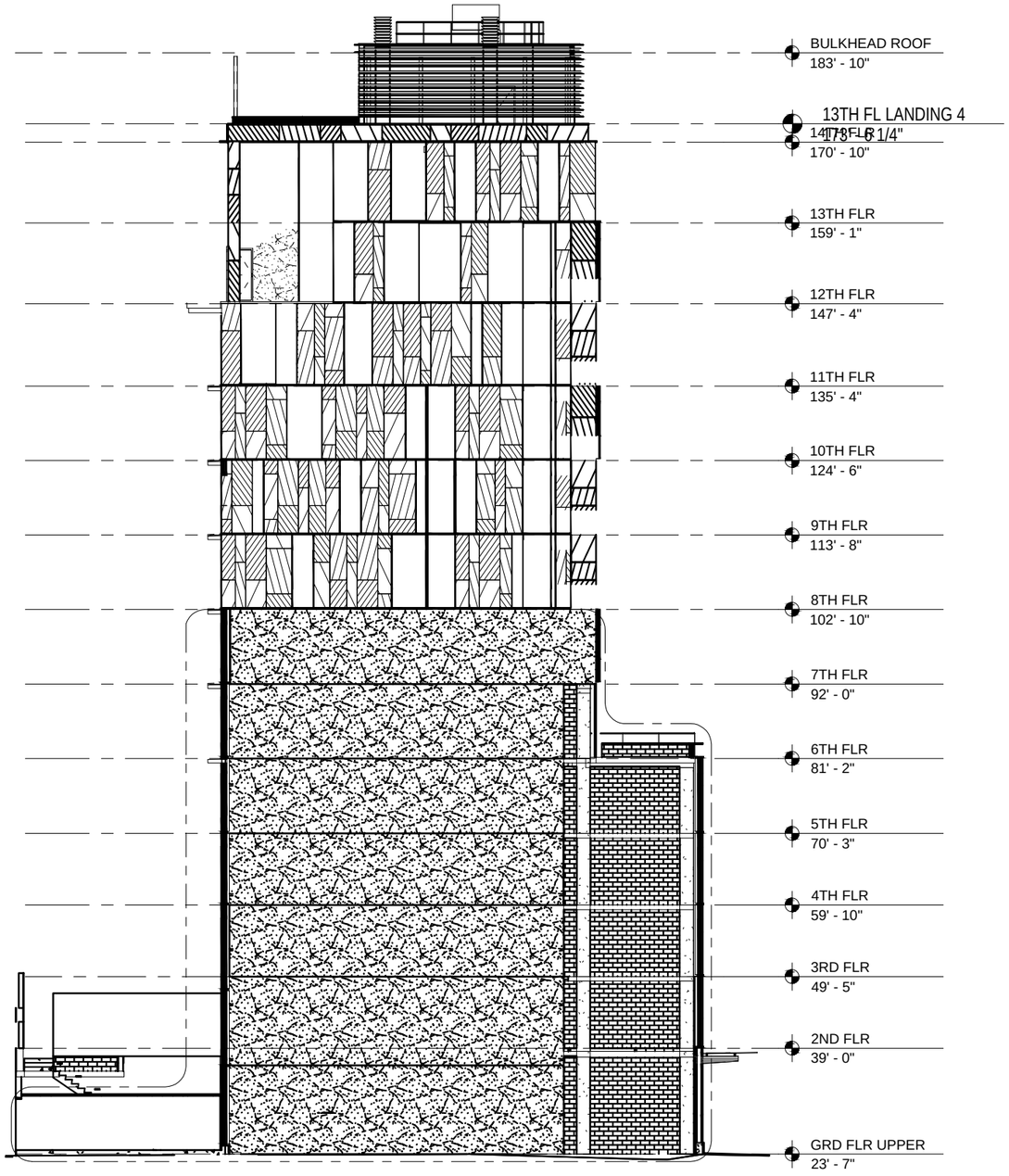
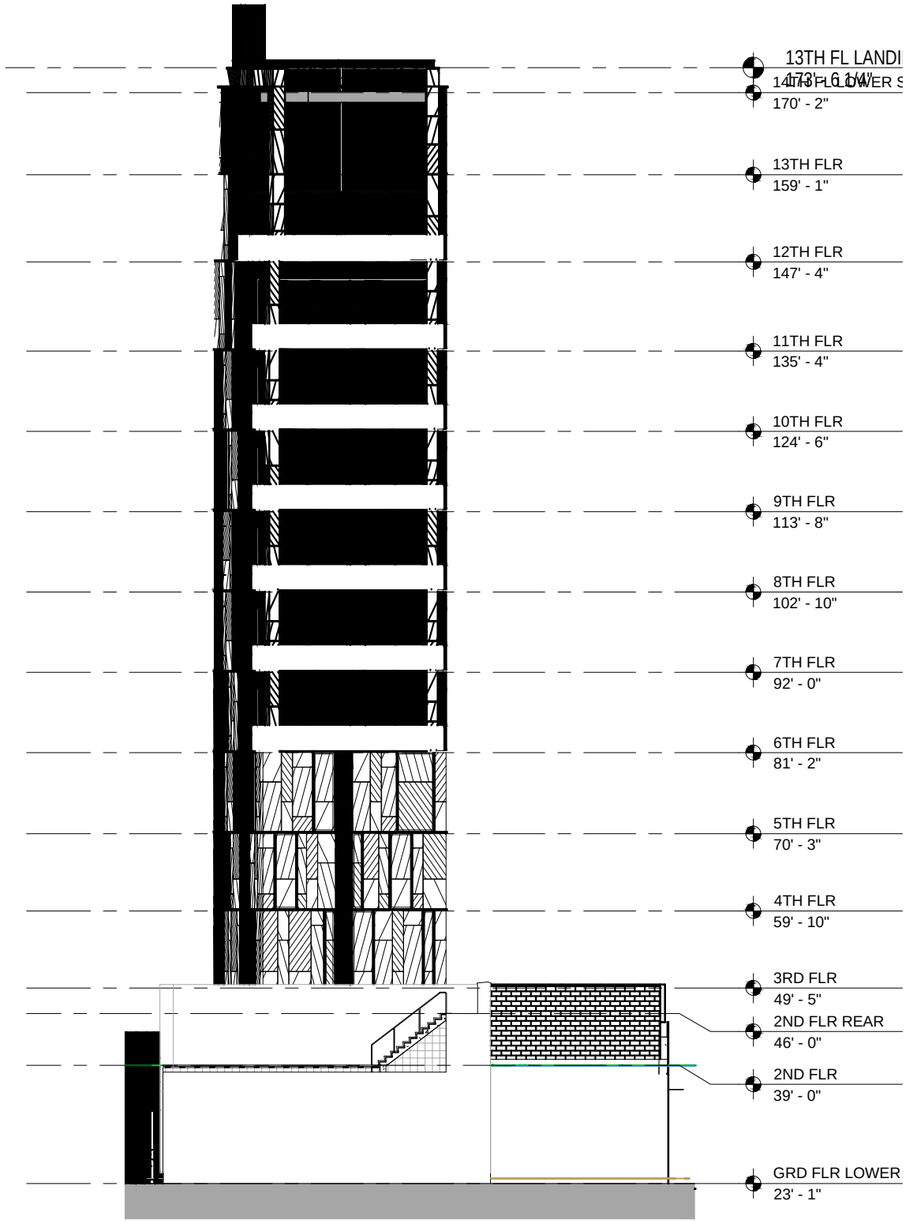
FRONT ELEVATION

SCALE AS NOTED WHEN PRINTED ON 11X17

G-111.00





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PROJECT

180 SIXTH AVENUE

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LEFT & RIGHT ELEVATION

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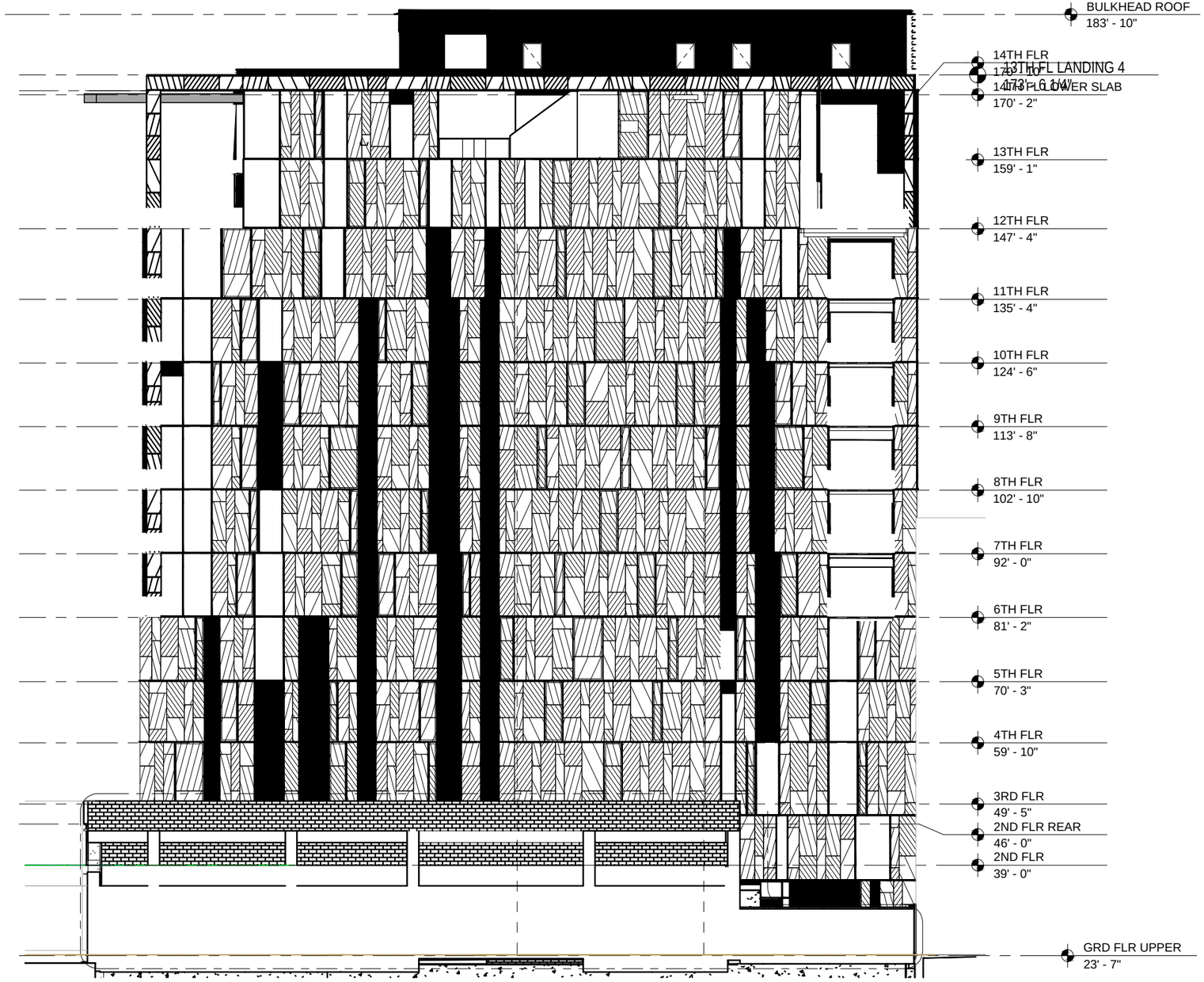
G-112.00



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REAR ELEVATION

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G-113.00



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PROJECT

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ISOMETRIC VIEW

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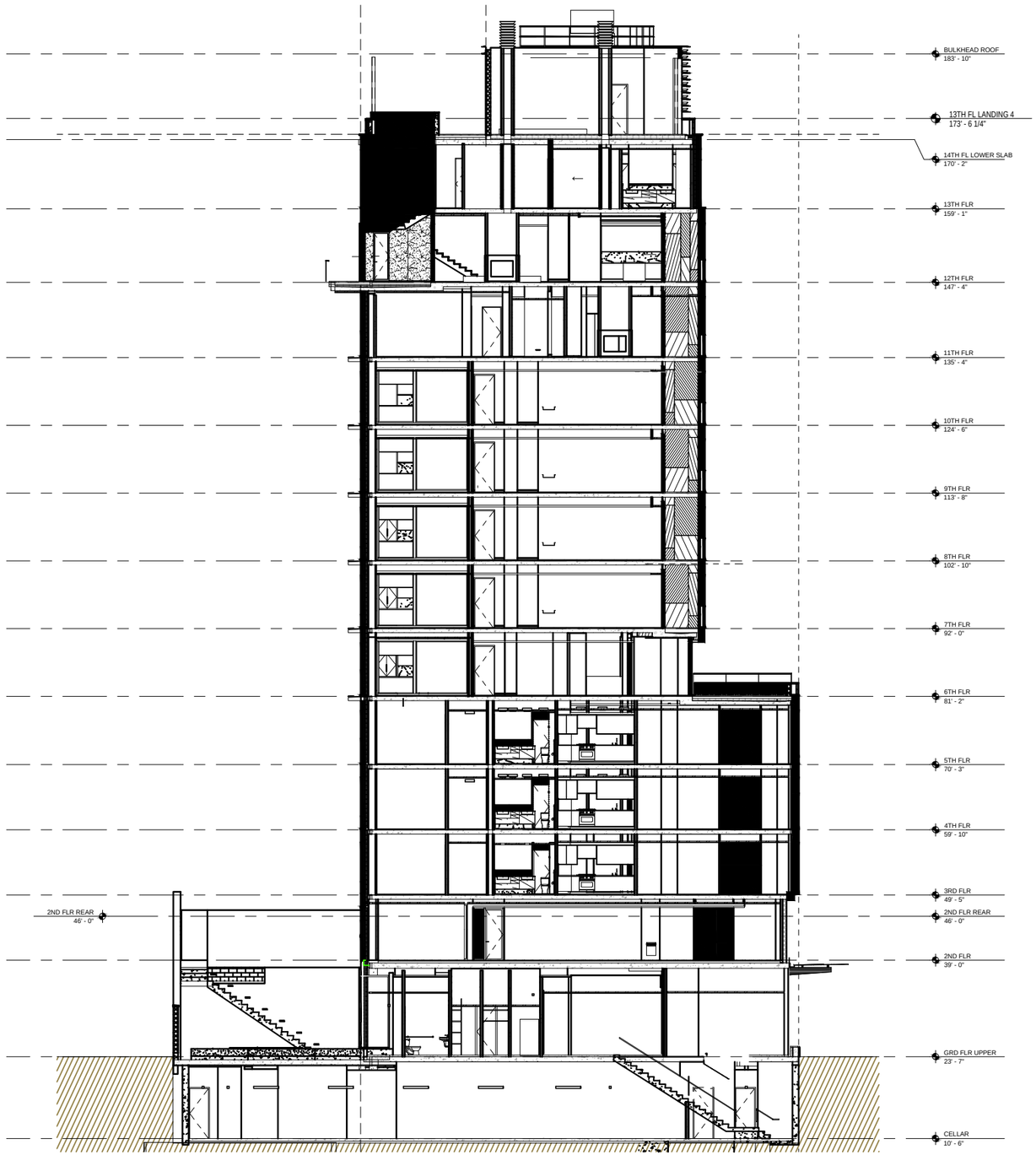
G-114.00



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SECTION

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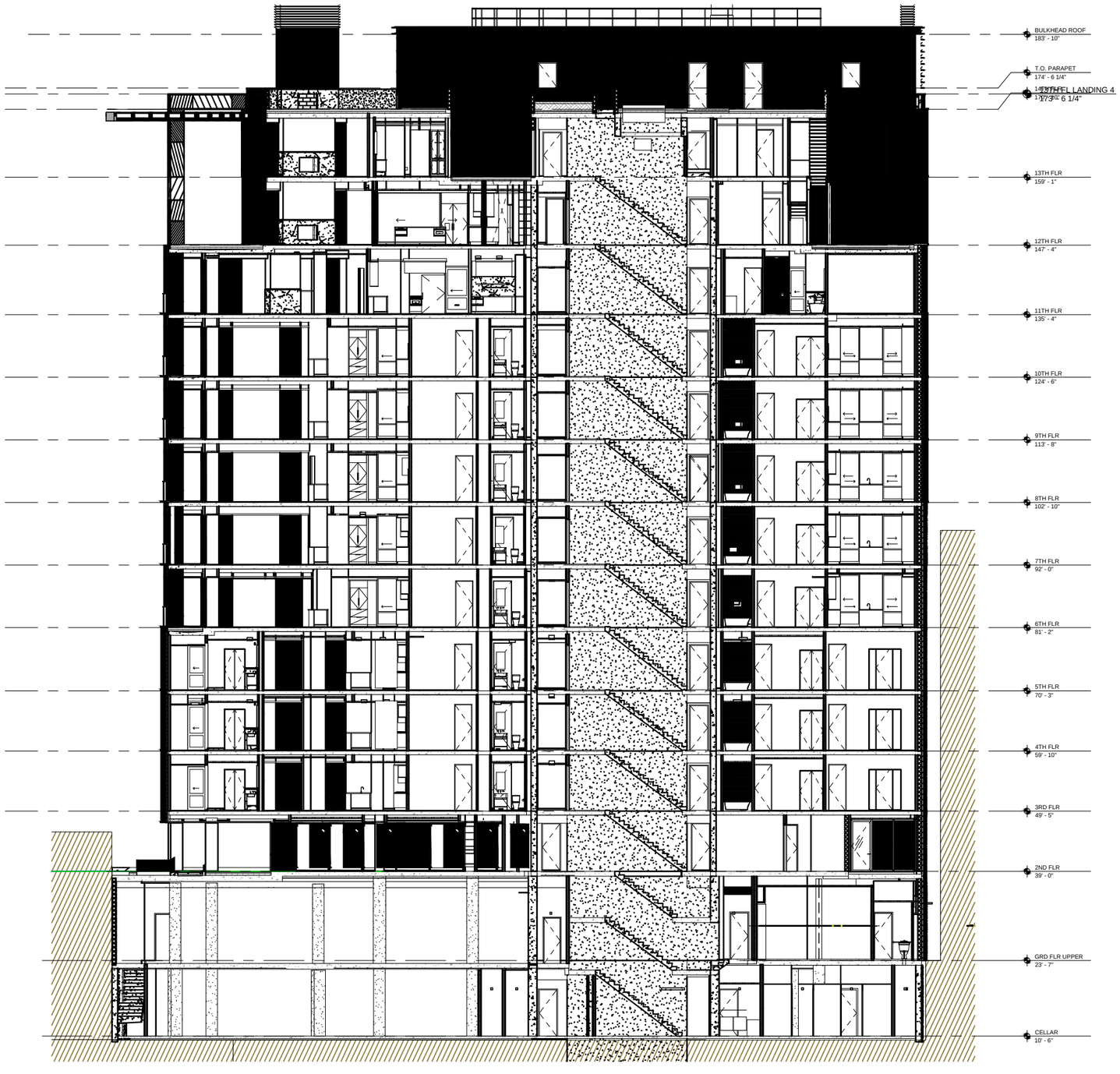
G-115.00



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SECTION

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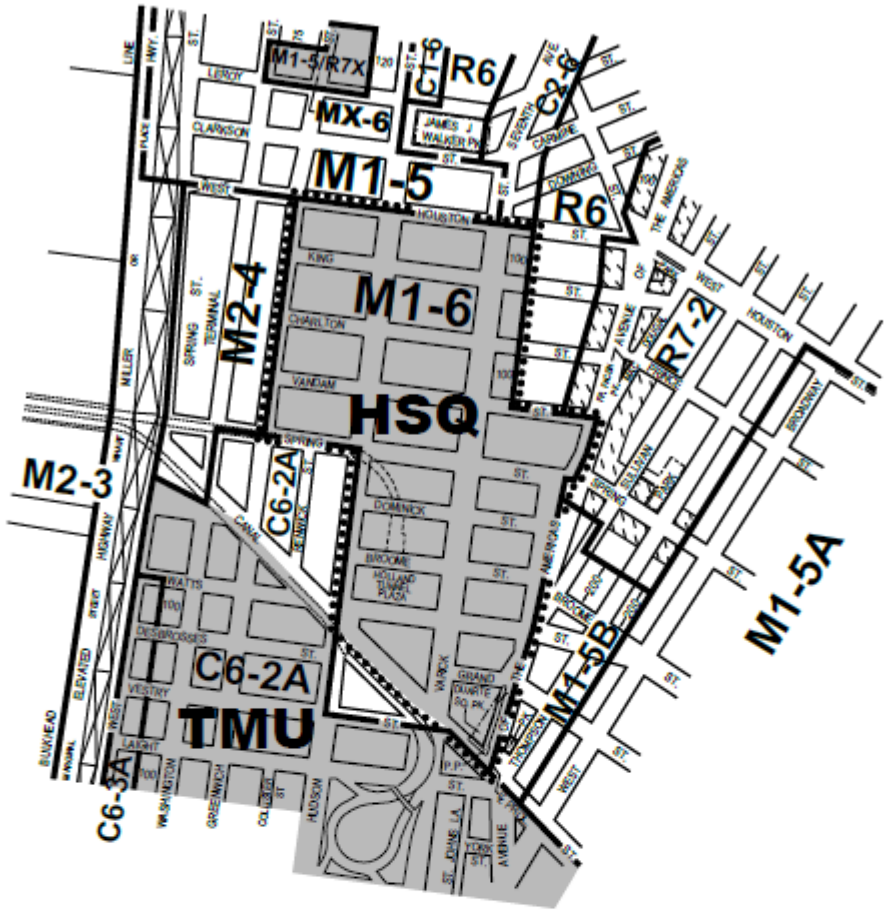
G-116.00

17 OF 17

Appendix B-– Hudson Square Special District (CEQR No 12DCP045M)



CITY PLANNING COMMISSION

CITY OF NEW YORK

DIAGRAM SHOWING

ZONING CHANGE

ON SECTIONAL MAP

12a

BOROUGH OF

MANHATTAN

EFFECTIVE DATE
March 20, 2013
C. C. RESO. # **1706**

SCALE IN FEET

600 0 600

NOTE:

Indicates Zoning District Boundary.

The area enclosed by the dotted line is rezoned by changing an M1-5B to an M1-6 District and by establishing a Special Hudson Square District.

Indicates a C1-5 District.

TMU Indicates a Special Tribeca Mixed Use District.

HSQ Indicates a Special Hudson Square District.

THIS DIAGRAM IS FOR ILLUSTRATIVE PURPOSES ONLY.

Appendix C—New York City Landmarks Preservation Commission Correspondence

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / LA-CEQR-M
Project: 180 AVENUE OF THE AMERICAS REZONING
Date received: 7/12/2017

The proposed project is a map change for a rezoning change of use. No construction is associated with this project.

Properties with Architectural significance:
1) ADDRESS: 207 Spring Street, BBL: 1005040043, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
2) ADDRESS: 203 Spring Street, BBL: 1005040039, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
3) ADDRESS: 100 Sullivan Street, BBL: 1005040036, LPC FINDINGS: ADJACENT HISTORIC DISTRICT, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
4) ADDRESS: 188 Avenue of the Americas, BBL: 1005040011, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: NATIONAL REGISTER HISTORIC DISTRICT
5) ADDRESS: 176 AVENUE OF THE AMER, BBL: 1005040005, LPC FINDINGS: NO INTEREST, STATE/NATIONAL REGISTER FINDINGS: NON-CONTRIBUTING WITHIN NR HD, COMMENTS: SOUTH VILLAGE NR HD.

Comments: The project area is within the South Village HD, S/NR listed. In the radius: Charlton King Vandam HD (LPC and S/NR), Sullivan Thompson HD (LPC designated), and Chelsea Vocational High School, LPC and S/NR eligible.

Gina Santucci

7/24/2017

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32583_FSO_GS_07242017.doc

Landmarks Preservation Commission

1 Centre Street
9th Floor North
New York, NY 10007

Voice (212)-669-7700
Fax (212)-669-7960
http://nyc.gov/landmarks

ENVIRONMENTAL REVIEW

Project number: DEPARTMENT OF CITY PLANNING / 18DCP070M
Project: 180 AVENUE OF THE AMERICAS REZONING
Date received: 1/10/2018

Comments:

The LPC is in receipt of the EAS of November, 2017. LPC notes that in the initial review request made by the applicant's consultant in July of 2017, the request indicated that the action was for a map change of use, and that no construction was associated with the project, as it was already built. LPC's response was based in that information.

The EAS Historic and Cultural Resources text should be replaced with the following:

"As the project was already built when LPC was contacted for a review, LPC identified the historic resources in the area as per the LPC response of 7/24/17. LPC has no further comment and no further analysis is necessary."

Gina Santucci 1/10/2018

SIGNATURE DATE
Gina Santucci, Environmental Review Coordinator

File Name: 32583_FSO_GS_01102018.doc

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