Chapter 1: Project Description

A. INTRODUCTION

This Environmental Impact Statement (EIS) considers the proposed redevelopment of the former campus of Saint Vincent's Hospital Manhattan. The redevelopment would comprise the proposed East Site project on portions of two blocks of the former campus and the Center for Comprehensive Care on the remainder of the project area.

The proposed East Site project is a primarily residential redevelopment located on the east side of Seventh Avenue between West 11th and 12th Streets (the East Site) and an expanded and improved open space that is publicly accessible on the triangular area (Triangle Site) to the west of Seventh Avenue and south of West 12th Street. The proposed East Site project would include new and renovated buildings for residential use, medical office and ground floor retail space along Seventh Avenue, and accessory parking, mechanical space, and below-grade residential amenity space. RSV, LLC, the developer of the residential buildings, has committed to a maximum of 450 units. On the Triangle Site most of the Materials Handling Facility would be demolished to allow for the creation of a new publicly accessible open space. It is anticipated that construction of the project would be complete by 2015.

Contemporaneously with the development of the proposed East Site project, a health care facility would be developed, owned, and operated by the North Shore-Long Island Jewish Health System (NSLIJ) in the O'Toole Building on the west side of Seventh Avenue between West 12th and 13th Streets (see **Figure 1-1**). The O'Toole Building would be completely renovated to provide a Center for Comprehensive Care with an emergency department on the ground floor and ambulatory surgery or pain management, an imaging center and other health care services on the upper floors. The façade would be restored in a manner that is sensitive to the historic design, and the building would retain its unique architectural form. On the Triangle Site, the area for medical gas storage and the adjacent driveway would be reused by NSLIJ.

Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC) had formerly planned to construct a new 19-story acute care hospital and emergency department on the site of the O'Toole Building and to provide for redevelopment of the East Site for primarily residential use similar to the current proposal. The development also included the Triangle Site where a new Materials Handling Facility would have been built alongside an improved and publicly accessible open space. However, in the spring of 2010 SVCMC declared bankruptcy, ceased operations, and closed its doors. As a result, the new hospital is no longer being proposed.

The proposed East Site project and the Center for Comprehensive Care would be developed independently of each other, the proposed East Site project by RSV, LLC and the Center for Comprehensive Care by NSLIJ. They would also be subject to different approval processes. To develop the East Site project, a number of land use approvals are needed from the New York City Planning Commission (CPC) pursuant to the Uniform Land Use Review Procedure

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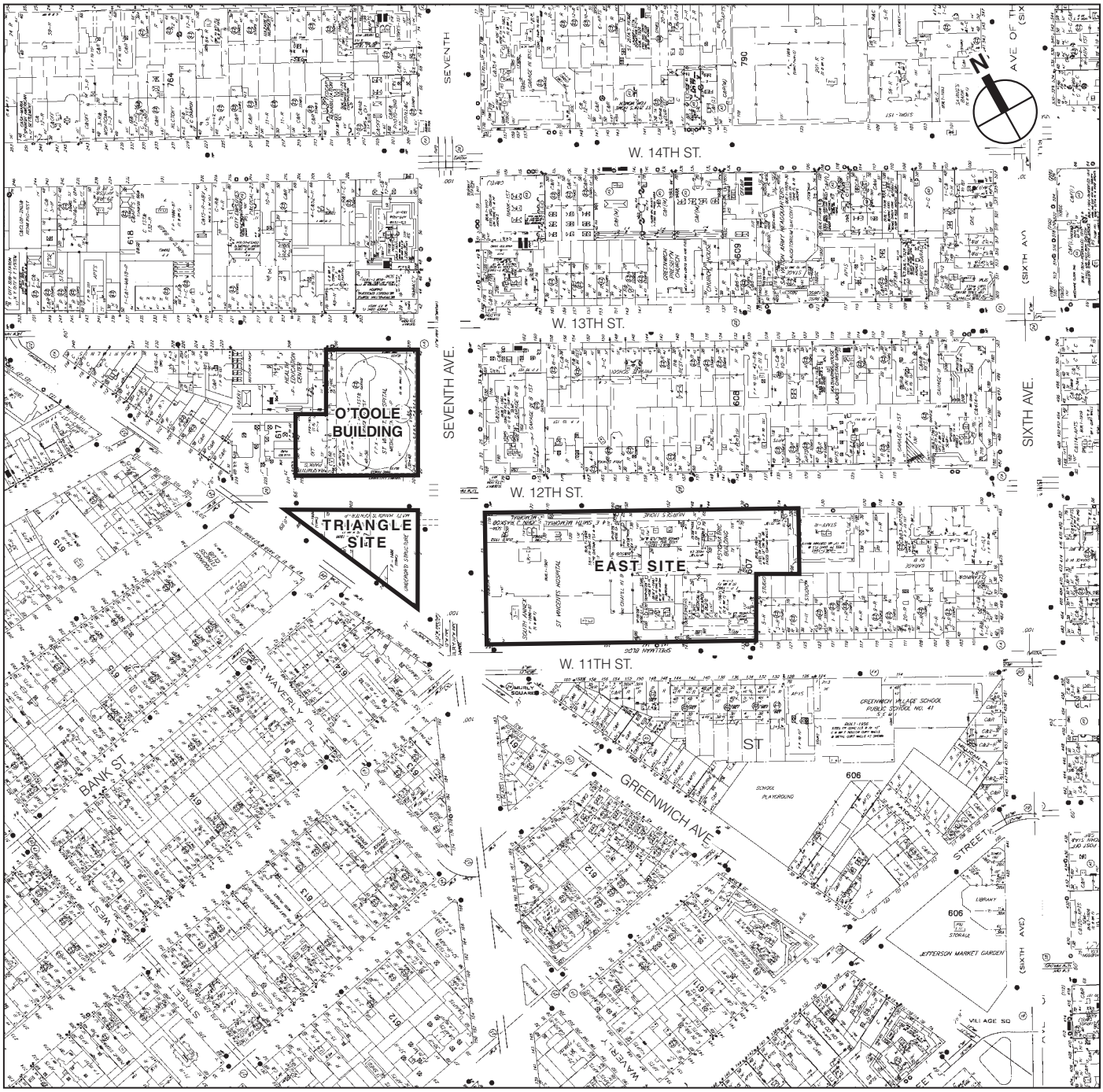


Figure 1-1
Project Location

(ULURP). No City land use approvals subject to ULURP are needed for the Center for Comprehensive Care, and it is subject to New York State Department of Health (DOH) approval. CPC will be lead agency for this environmental review. Due to the project area's location in the New York City Greenwich Village Historic District, the proposed projects are also subject to review and approval by the New York City Landmarks Preservation Commission (LPC). LPC adopted a resolution approving the issuance a Certificate of Appropriateness for the proposed buildings on the East Site on July 7, 2009 and for the Center for Comprehensive Care on August 2, 2011.

B. HISTORY AND SITE CONDITIONS

From 1849 when four Sisters of Charity of Saint Vincent de Paul of New York founded Saint Vincent's Hospital with 30 beds in a brick row house on West 13th Street to April 2010 when the Hospital closed its doors, Saint Vincent's served the Greenwich Village community and the lower West Side of Manhattan. It was one of the few charity hospitals in the City. It was the first Catholic hospital, and, at the time, poor patients' only alternative to Bellevue or the City Almshouse. Saint Vincent's Hospital Manhattan, the facility which occupied the project area, served as the anchor of the SVCMC system and the New York City academic medical center for New York Medical College in New York City. It was a New York State designated Dedicated AIDS Center (DAC) with the largest HIV/AIDS clinic in New York State.

SVCMC owns all three parts of the project area (see **Table 1-1** and **Figure 1-2**). The now-vacant former hospital buildings occupy the East Site between West 11th and 12th Streets. Across Seventh Avenue a block to the north between West 12th and 13th Streets is the O'Toole Building. Completed in 1964 as a purpose-built union hiring hall and offices, the O'Toole Building was converted to medical use in the mid-1970s. The building now houses a limited number of physicians' offices and ambulatory care facilities. However, these uses will leave the building by mid-September 2011 prior to the conveyance of the building from SVCMC to NSLIJ and the public garage will be closed. On the Triangle Site, across Seventh Avenue opposite the East Site, the Materials Handling Facility, with loading bays and a connection to the East Site via a tunnel running beneath Seventh Avenue, is unused. The Triangle Site also includes a walled-in area previously used by SVCMC for medical gas tanks. The remainder of the Triangle Site is a fenced landscaped area.

The buildings on the East Site date from different periods, have different overall heights and different floor-to-floor heights reflecting the variety of both their ages and their original purposes, and vary greatly in foot print and floor area.

- Coleman Pavilion, completed in 1983, is the tallest building on the East Site. It stands in the middle of the Seventh Avenue frontage.
- Link Pavilion adjoins the Coleman Pavilion to the south and occupies the corner of Seventh Avenue and West 11th Street. Completed in 1987 as a hospital wing to the Coleman Pavilion, it is the newest building on the East Site.
- Cronin Building, located at the eastern end of the East Site on West 11th Street, was built in 1961 for research and laboratory facilities.
- Spellman Pavilion, on West 11th Street between the Link Pavilion and the Cronin Building, was constructed in 1941 for administrative offices.

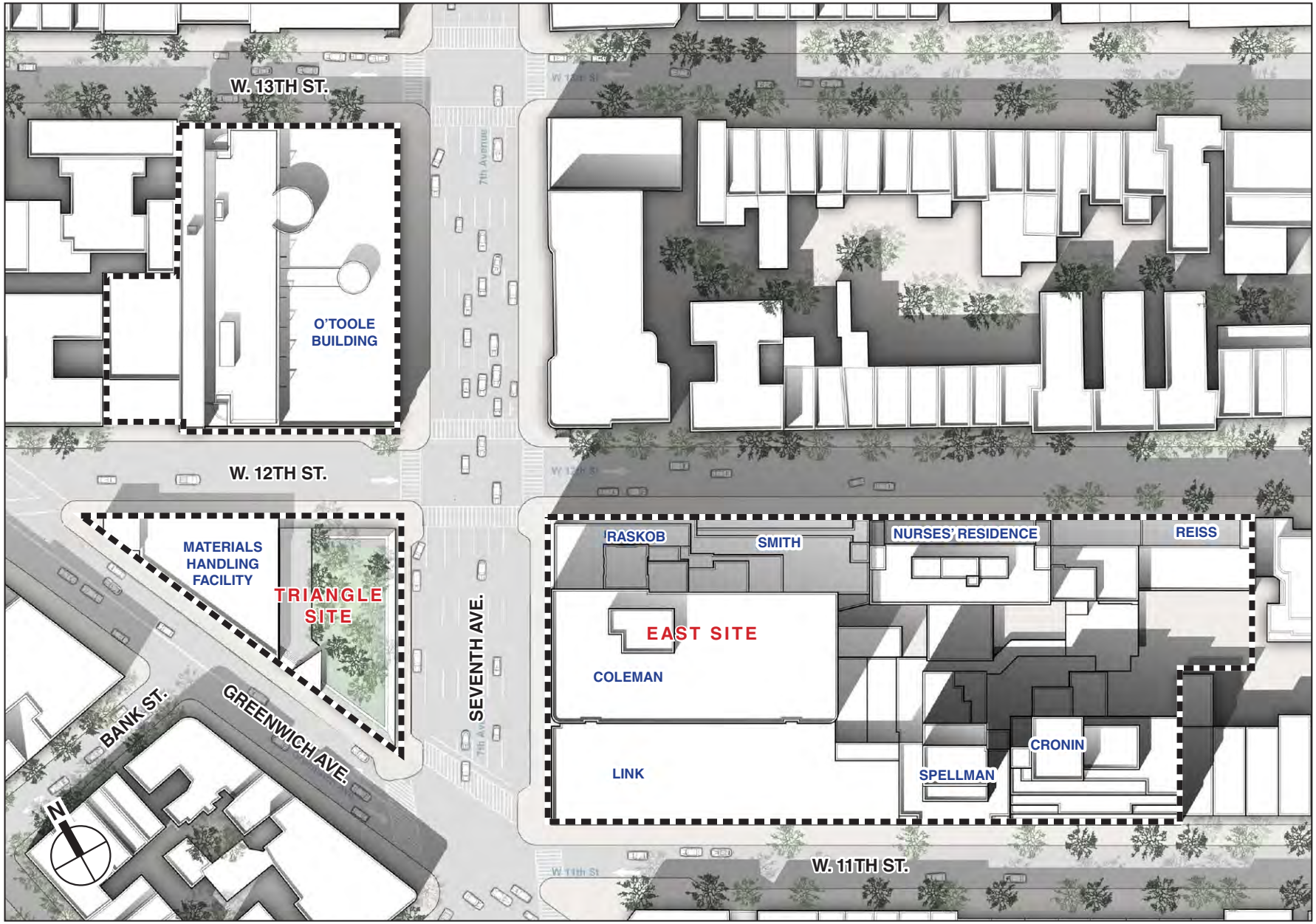


Figure 1-2

Existing St. Vincent's Hospital Buildings

- Smith/Raskob Buildings, north of the Coleman Pavilion at the corner of Seventh Avenue and West 12th Street, were constructed in 1950 and 1953, respectively, as inpatient pavilions serving the buildings that preceded the Coleman/Link Pavilions.

Table 1-1
Former Saint Vincent's Hospital Buildings

Location/ Building Name	Address	Height in Feet (Stories)	Former* Use	Gross Floor Area in sf
East Site				
Coleman/Link Pavilions	1 Seventh Avenue	190 (17) / 59 (4)	Coleman: inpatient services, diagnostics, operating rooms and emergency department Link: diagnostic facilities, operating rooms, emergency department	356,013
Cronin Building	133 West 11th Street	151 (14)	diagnostic labs, outpatient facilities, offices and public functions	88,170
Spellman Pavilion	143 West 11th Street	135 (11)	outpatient services, post-procedure recovery and diagnostic facilities	63,582
Reiss Pavilion	148 West 12th Street	109 (9)	inpatient and out-patient behavioral health facilities	67,120
Nurses' Residence	158 West 12th Street	140 (14)	administrative offices	73,903
Smith/Raskob Buildings	170 West 12th Street	146 (13) / 168 (15)	inpatient services, diagnostic and treatment facilities, and fast track emergency department	114,326
Triangle Site				
Materials Handling Facility	76 Greenwich Avenue	10 (1)	warehouse	26,320
O'Toole Building				
O'Toole Building	20 Seventh Avenue	66 (6)	Current Use: ambulatory care/ physician offices and a public parking garage with 48 spaces	162,020

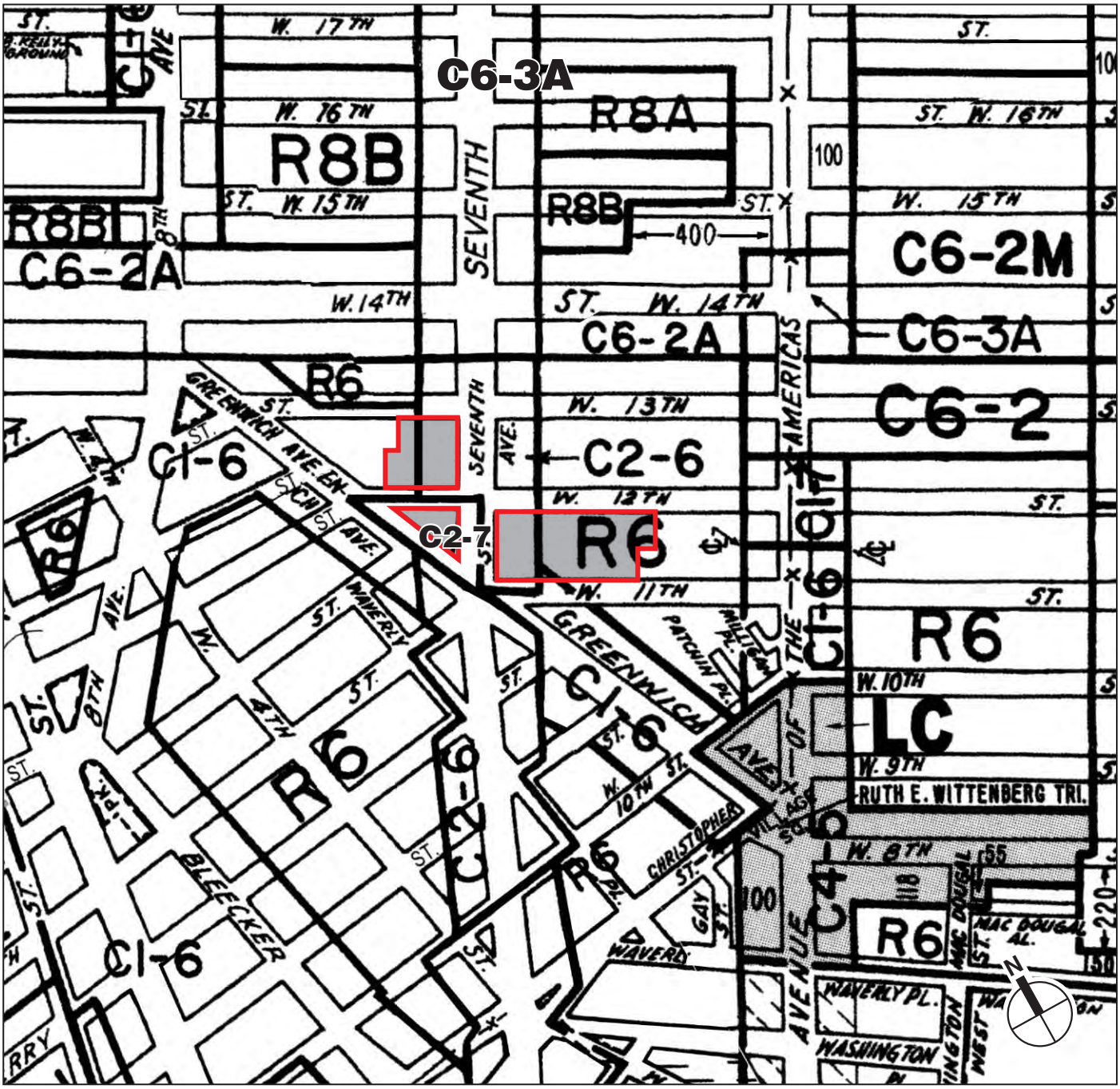
Note: * Current Use in the case of the O'Toole Building.
Source: SVCMC, 2009.

- Reiss Pavilion, built in 1955 as a residential behavioral health facility, is located at the eastern end of the East Site on West 12th Street.
- The Nurses' Residence, completed in 1924 to serve as a dormitory for the since closed School of Nursing, is located on West 12th Street between the Smith/Raskob Buildings and Reiss Pavilion.

The main entrance to the hospital was in the Smith Building on West 12th Street just east of Seventh Avenue. Ambulances arrived and parked along Seventh Avenue near the emergency department doors in the Coleman and Link Pavilions. The Link Pavilion contains two back-in emergency bays near the corner of West 12th Street.

The East Site is zoned C2-6 along Seventh Avenue and R6 in the midblock with a very small portion (less than 400 square feet) located in a C1-6 district. The Triangle Site is zoned C2-7 and the O'Toole Building Site is zoned C2-6 along Seventh Avenue and C1-6 in the midblock (see **Figure 1-3**). The project area is also presently part of a large-scale community facility development (LSCFD) designated in 1979 that provided for the transfer of zoning floor area from the O'Toole Building and the Triangle Site to the East Site and for authorizations to modify lot coverage, height, and setback for the construction of the Link and Coleman Pavilions (see **Figure 1-4**). The LSCFD also provided for the construction of the Materials Handling Facility and creation of the privately owned public space on the Triangle Site.

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Project Area

Zoning District Boundary

Special Purpose District

0 200 500 FEET

SCALE

Figure 1-3

Existing Zoning

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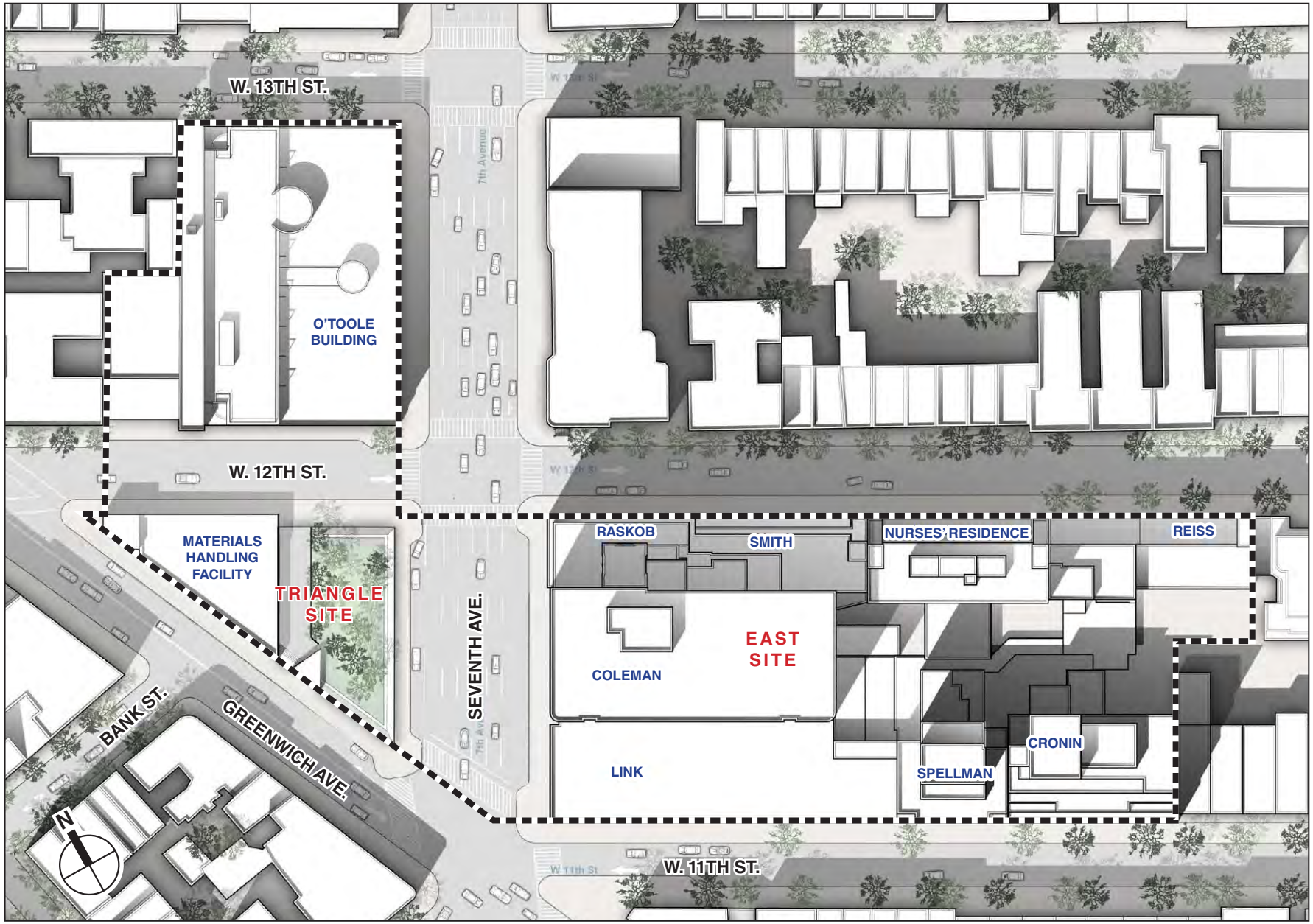


Figure 1-4

Existing Large-Scale Community Facility Development (LSCFD)

NORTH SHORE LONG ISLAND JEWISH HEALTH SYSTEM

NSLIJ would own the O'Toole Building and operate within it the proposed Center for Comprehensive Care. NSLIJ is an integrated health care delivery system comprising 14 hospitals, two long-term care facilities, the nation's newest medical school, and The Feinstein Institute, a major research center. NSLIJ has become the nation's second-largest nonprofit, secular healthcare system and one of the largest clinically integrated healthcare networks in the country. Lenox Hill Hospital in Manhattan is one of its four major teaching hospitals. NSLIJ also owns and manages the area's largest ambulance and emergency management response system, specialized ambulatory care programs with over 100 locations, home care, rehabilitation, long term care, and hospice care services.

Annually NSLIJ cares for 278,000 inpatients, providing 137,000 ambulatory surgery procedures, over 25,000 deliveries, approximately 600,000 emergency department visits, over one million ambulatory care visits, and over 800,000 home health visits. NSLIJ has more than 1,800 full-time faculty physicians and approximately 5,200 community physicians on its medical staffs, employs more than 10,000 nurses, and has a total workforce of approximately 42,000.

Recognizing that easily accessible, urgent care centers can avoid many emergency room visits, NSLIJ recently opened a 24/7 urgent care center on West 20th Street between Sixth and Seventh Avenues.

C. PURPOSE AND NEED FOR THE PROPOSED EAST SITE PROJECT

EAST SITE

The transfer of the East Site to a private developer would allow the site to be used for residential purposes on the entirety of the East Site, along with community facility and retail uses along Seventh Avenue consistent with the surrounding context. The redevelopment of the East Site with residential and other uses is intended to allow for the productive reuse of four historically contributing buildings within the Greenwich Village Historic District, allow for the replacement of other buildings on the East Site with new structures in keeping with the form and context established by the surrounding neighborhood, and for active new uses compatible with the surrounding neighborhood.

TRIANGLE SITE

The proposed East Site project is intended to revitalize and reactivate the Triangle Site by creating a 15,102-square-foot open space that would be accessible to the public, while preserving the needed support for the proposed Center for Comprehensive Care. The new open space would be an at-grade plaza with planting, seating, and lighting, with the goal of providing an attractive and secure area for the surrounding community. The Materials Handling Facility, except the medical gas storage area and adjacent driveway, would be demolished, leaving this site as an open, low-scale parcel that would maximize light and air. The open space on the site would be part of the proposed large-scale general development (LSGD) and would contribute to the open space requirements for the primarily residential development proposed for the East Site.

D. PURPOSE AND NEED FOR THE CENTER FOR COMPREHENSIVE CARE

The Center for Comprehensive Care is intended to provide essential community healthcare services for the local geographic area that had been served by Saint Vincent's Hospital Manhattan. NSLIJ's goal is to create a patient-centered environment dedicated to efficient care, optimized staff performance, and enhanced patient experience. The Center will provide the following services:

- Emergency Services;
- Diagnostic and Treatment Services, including imaging, ambulatory procedures, and laboratory services; and
- Other medical or health-related services appropriate to be located at the Center based upon future community health needs.

In developing the program for the O'Toole Building, NSLIJ undertook a market analysis of the service area based on the demographics, historical community utilization of inpatient discharges and emergency visits provided by the Statewide Planning and Research Cooperative System (SPARCS), cost reports submitted to DOH by SVCMC and area hospitals, Thomson Reuters population estimates and market studies of community services for various physician specialties.

A community-driven, community healthcare assessment is also being undertaken with the support of NSLIJ and Hunter College. The information collected so far from the community healthcare assessment and discussions from the community meetings has been taken into account by NSLIJ in determining the proposed program. NSLIJ believes the services provided in this facility will meet a significant portion of the needs of the community which has used Saint Vincent's Hospital Manhattan for many essential healthcare services.

E. PROPOSED PROJECT APPROVALS

The discretionary approvals being requested for the proposed projects are described below.

APPROVALS FOR THE PROPOSED EAST SITE PROJECT

For the proposed East Site project, the discretionary approvals being requested include zoning map and zoning text amendments, and special permits for the East Site and the Triangle Site, all of which are subject to CPC and City Council approval. The ULURP application refers to the proposed East Site project as the "Rudin West Village Project." Any changes to the Materials Handling Facility and the proposed design of the publicly accessible open space on the Triangle Site will require approval (a Certificate of Appropriateness) from LPC. LPC permits issued under the New York Landmarks Law are not subject to CEQR. The design of the East Site development has been reviewed by LPC, and LPC issued a Status Update Letter 10-1426 approving the design of the residential/commercial development on the East Site on July 7, 2009. No further LPC reviews of the design of the East Site buildings will be required.

A more detailed description of the discretionary land use and other approvals for the East Site project follows:

ZONING MAP AMENDMENTS

- Rezoning of the East Site within 100 feet of Seventh Avenue from C2-6 to C6-2 (see **Figure 1-5**). This map amendment would increase the allowable Floor Area Ratio (FAR) for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR of 6.5 for community facility. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. The rezoning would also allow the East Site and a portion of the Triangle Site to be treated as an LSGD and allow for the grant of the LSGD special permits described below (see "Discretionary Permits and Authorizations").
- Rezoning of the midblock portion of the East Site from R6 and C1-6 to R8. This rezoning would increase the allowable FAR for residential use from up to 2.43 to 6.02 (3.44 to 6.02 for the small C1-6 district) and the allowable FAR for community facility or mixed use residential/community facility from 4.8 to 6.5 (unchanged in the small C1-6 district).

The two zoning map amendments would allow for a combined maximum floor area of 604,013 zoning square feet (zsf), at least 73,400 zsf less than exists on the East Site today.

ZONING RESOLUTION TEXT AMENDMENTS

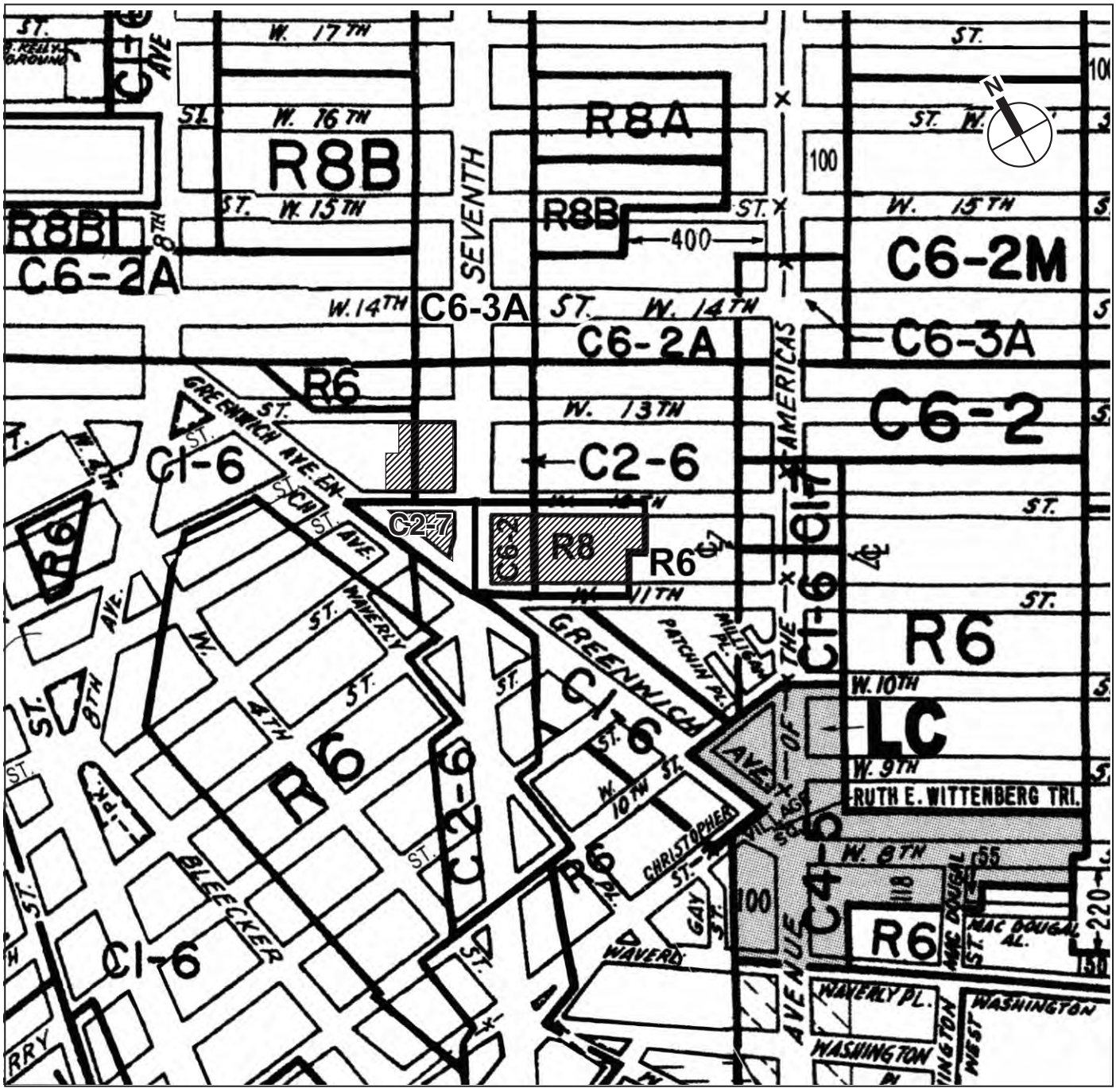
A zoning text amendment pursuant to ZR 74-743(a)(4) is proposed to make a special permit currently available only for LSGDs in Manhattan Community District 7 also available for LSGDs in Manhattan Community District 2. The special permit allows the floor area ratio available for new development to be used without regard to height factor or open space ratio requirements and allows for a reduction in open space requirements for appropriate open space with superior landscaping. This would permit a reduction in the required open space obligation for the residential portion of the project by up to 50 percent for appropriate open space with superior landscaping.

The proposed amended text (also in **Appendix A**) would read as follows (underlined text is new):

> the maximum #floor area ratio# permitted pursuant to Section 23-142 (In R6, R7, R8 or R9 Districts) for the applicable district without regard for #height factor# or #open space ratio# requirements, provided that the #large-scale general development# is located partially in a C6-1, C6-2 or C6-3 District within the boundaries of Community Districts 2 or 7 in Manhattan or located within a C4-4 District within the boundaries of Queens Community District 7 and that a minimum of 50 percent of the required #open space# is provided within the #large-scale general development#. Required #open space# for the purposes of this paragraph, (a)(4), shall be calculated by utilizing the smallest #open space ratio# at the maximum #floor area ratio# pursuant to Section 23-142 for the applicable district;

It is unlikely that another property within Community District 2 would take advantage of the proposed text amendment. The text amendment is only applicable to LSGDs that are partially located within C6-1, C6-2, or C6-3 districts, which are not widely mapped in Community District 2. In addition, in order to meet the criteria for LSGDs, properties generally must consist of at least 1.5 acres and be in common ownership on a single zoning lot. Even if all of these criteria are met, the amended text would only be available by special permit, a discretionary approval subject to ULURP and its own review. Within Community District 2, the Westbeth Artists' Housing property located at 55 Bethune Street is the only property that currently meets

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Project Area

Zoning District Boundary

Special Purpose District

Figure 1-5
Proposed Zoning

these criteria; however this property is already built out, and is a designated historic resource. Thus, it is not likely to take advantage of the text amendment in the future.

LARGE-SCALE GENERAL DEVELOPMENT SPECIAL PERMITS

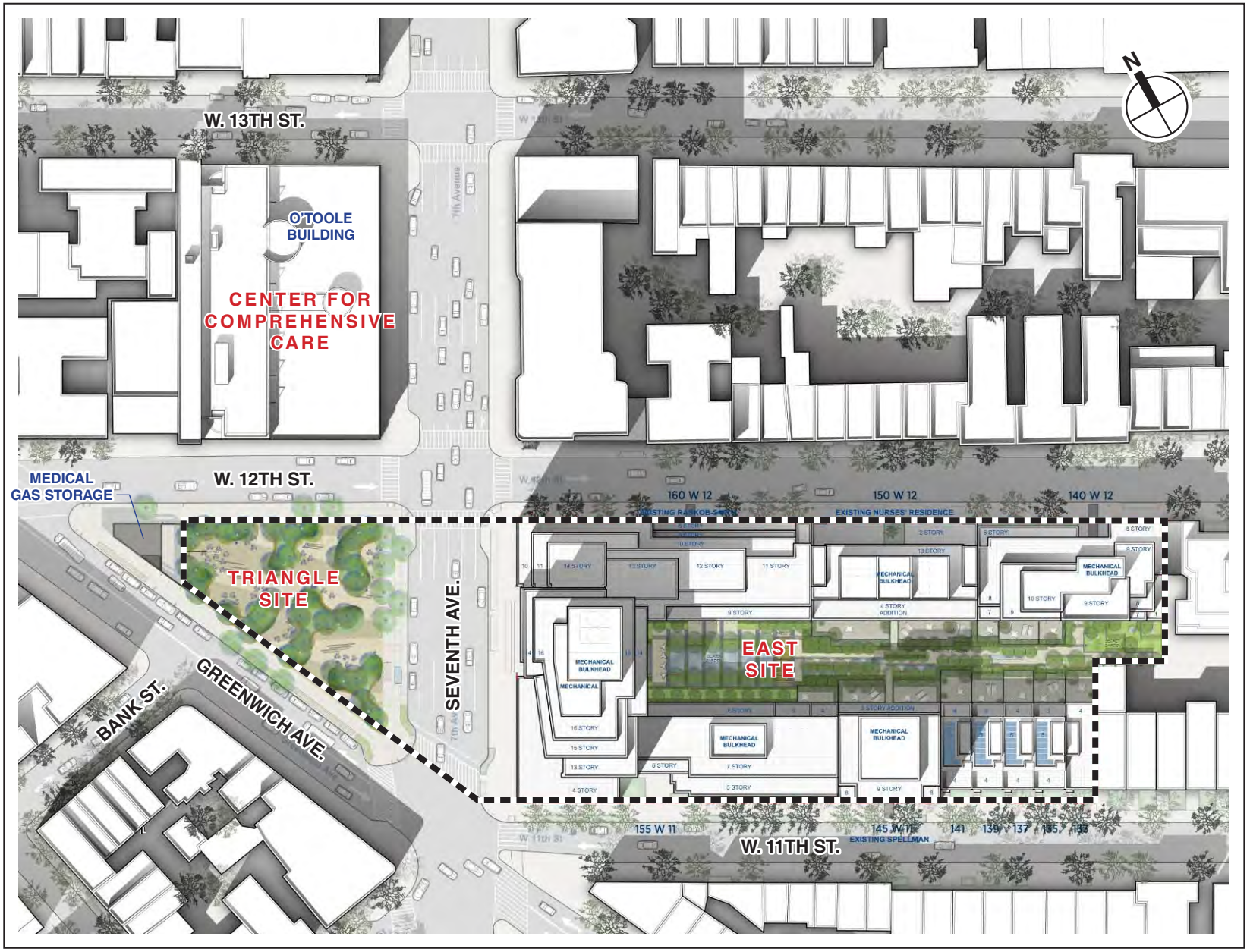
The East Site and a 15,102-square-foot portion of the Triangle Site would be developed as a LSGD (see **Figure 1-6**), and several special permits available to LSGDs would be requested, as follows:

- LSGD special permits pursuant to ZR 74-743 as follows:
  - ZR 74-743(a)(1) to allow for distribution of total open space required by ZR 35-33 and 23-142 without regard for zoning lot lines or district boundaries. This would allow for approximately 15,102 square feet of the open space required as part of the East Site development to be located on the Triangle Site rather than on the East Site. No floor area or lot coverage distribution is being requested as part of the proposed East Site project.
  - ZR 74-743(a)(2) to allow the location of buildings without regard for the applicable court and height and setback (including rear yard setback) regulations set forth in ZR 23-632, 23-663, 23-84, and 33-432 (see **Figures 1-7 through 1-10**). This special permit would allow for modification of height and setback regulations, including rear setback controls, and outer court recess regulations for additions to the existing buildings and for certain of the proposed buildings.
  - ZR 74-743(a)(4) (as amended) to modify the open space regulations by reducing the open space requirement to 50 percent and permit the maximum residential FAR to be applied to development. This special permit would allow for the maximum residential FAR of 6.02 to be applied to development on the East Site and reduce the amount of required open space from 59,857 square feet to 29,928 square feet for appropriate open space with superior landscaping.
- LSGD special permit pursuant ZR 74-744(b) to allow commercial uses on the third floor of a building in the C6-2 district portion of the LSGD without regard for the locational restrictions set forth in ZR 32-42. This would allow doctors' offices proposed for the East Site within the C6-2 district to occupy a portion of the third floor of the development, with residential uses located on the second story and the remainder of the third floor.

As part of the LSGD special permits, the maximum amount of zoning floor area that would be allowed on the East Site would be limited to 590,660 square feet. Of this amount, no more than 31,251 square feet of zoning floor area would be available for community facility and commercial development, limited to the first three floors of the Seventh Avenue buildings on the East Site. Of this amount, commercial use would be limited to no more than 20,390 square feet of zoning floor area. The LSGD special permit would also limit the number of dwelling units to a maximum of 450. In addition, the zoning floor area that would be allowed on the Triangle Site would be limited to the existing gas storage area.

On the East Site, the LSGD special permits would establish a development envelope for the existing buildings and new development, and would also introduce a central courtyard running the length of the East Site. Unlike the present condition, where buildings extend into the interior of the block, the proposed design would create a uniform rear building wall condition so that the interior courtyard has a consistent depth throughout its length and can have a coherent design. A limited portion of the interior courtyard would be for private yards for the townhouses and

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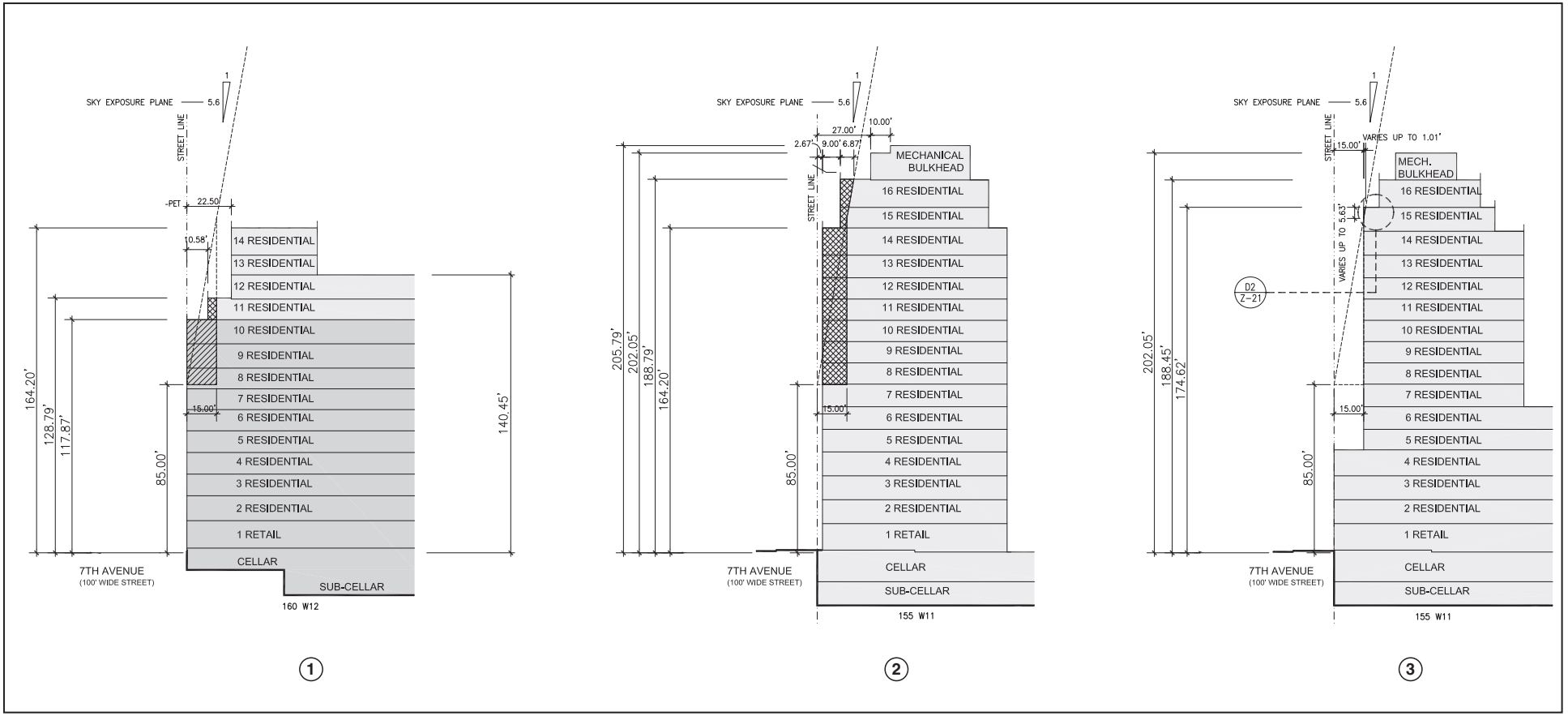


Boundary of Proposed LSGD

NOTE: TRIANGLE SITE OPEN SPACE DESIGN SHOWN FOR ILLUSTRATIVE PURPOSES ONLY

Figure 1-6

Proposed Large-Scale General Development (LSGD)



PROPERTY LINE

EXISTING BUILDING ENVELOPE

NEW DEVELOPMENT ENVELOPE

NEW ENCROACHMENT (FRONT HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

NEW ENCROACHMENT (REAR HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

EXISTING LEGAL NON-COMPLIANCE (FRONT HEIGHT AND SETBACK)
NOT SUBJECT TO HEIGHT AND SETBACK SPECIAL PERMIT

EXISTING LEGAL NON-COMPLIANCE (REAR HEIGHT AND SETBACK)
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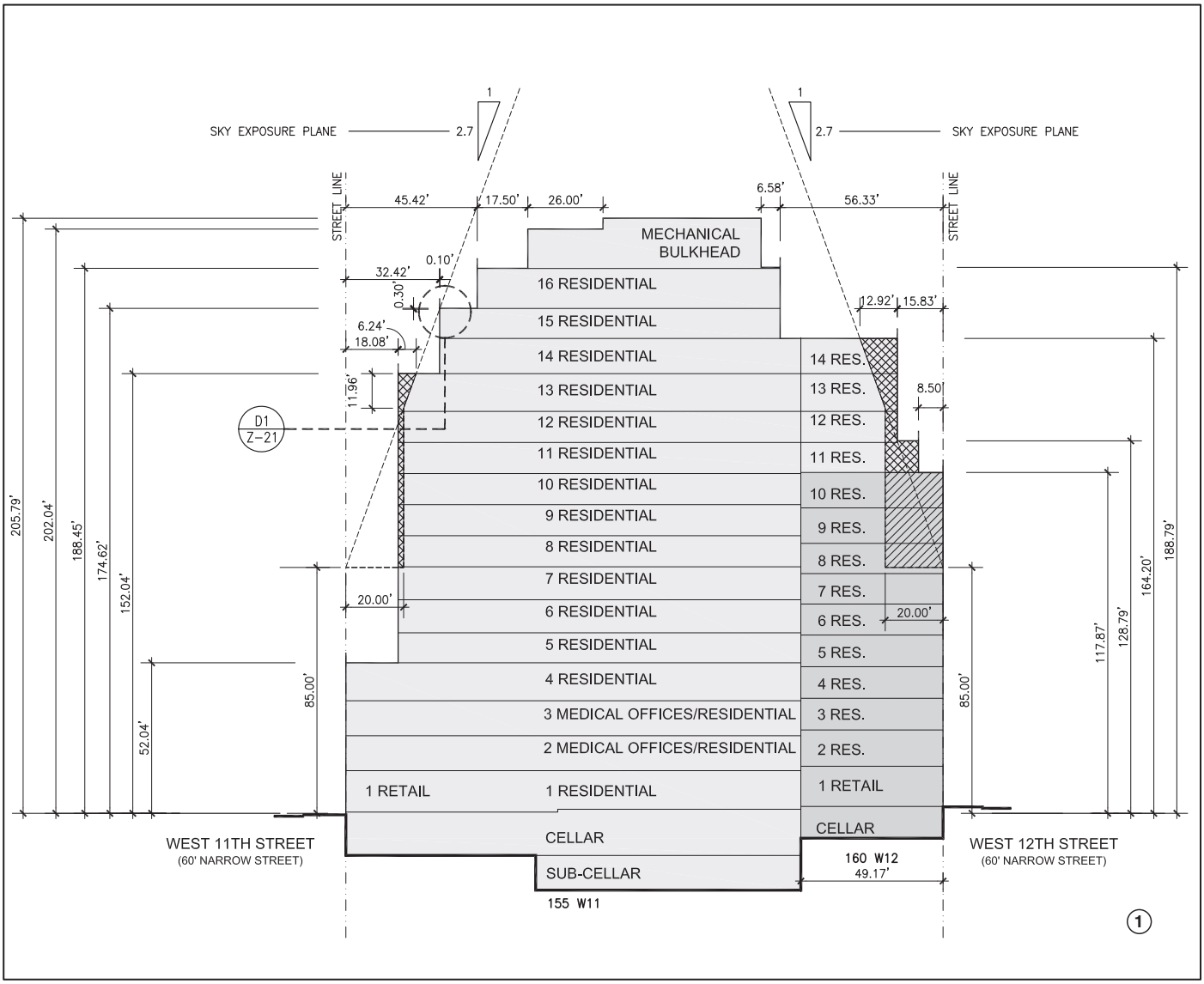


KEY MAP

Figure 1-7

Proposed East Site Development Height and Setback on Seventh Avenue

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PROPERTY LINE

EXISTING BUILDING ENVELOPE

NEW DEVELOPMENT ENVELOPE

NEW ENCROACHMENT (FRONT HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

NEW ENCROACHMENT (REAR HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

EXISTING LEGAL NON-COMPLIANCE (FRONT HEIGHT AND SETBACK)
NOT SUBJECT TO HEIGHT AND SETBACK SPECIAL PERMIT

EXISTING LEGAL NON-COMPLIANCE (REAR HEIGHT AND SETBACK)
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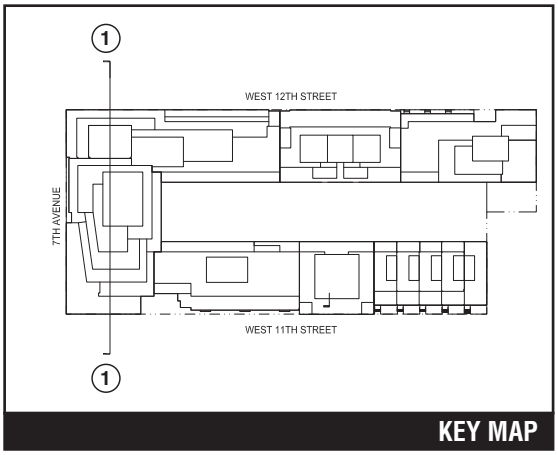
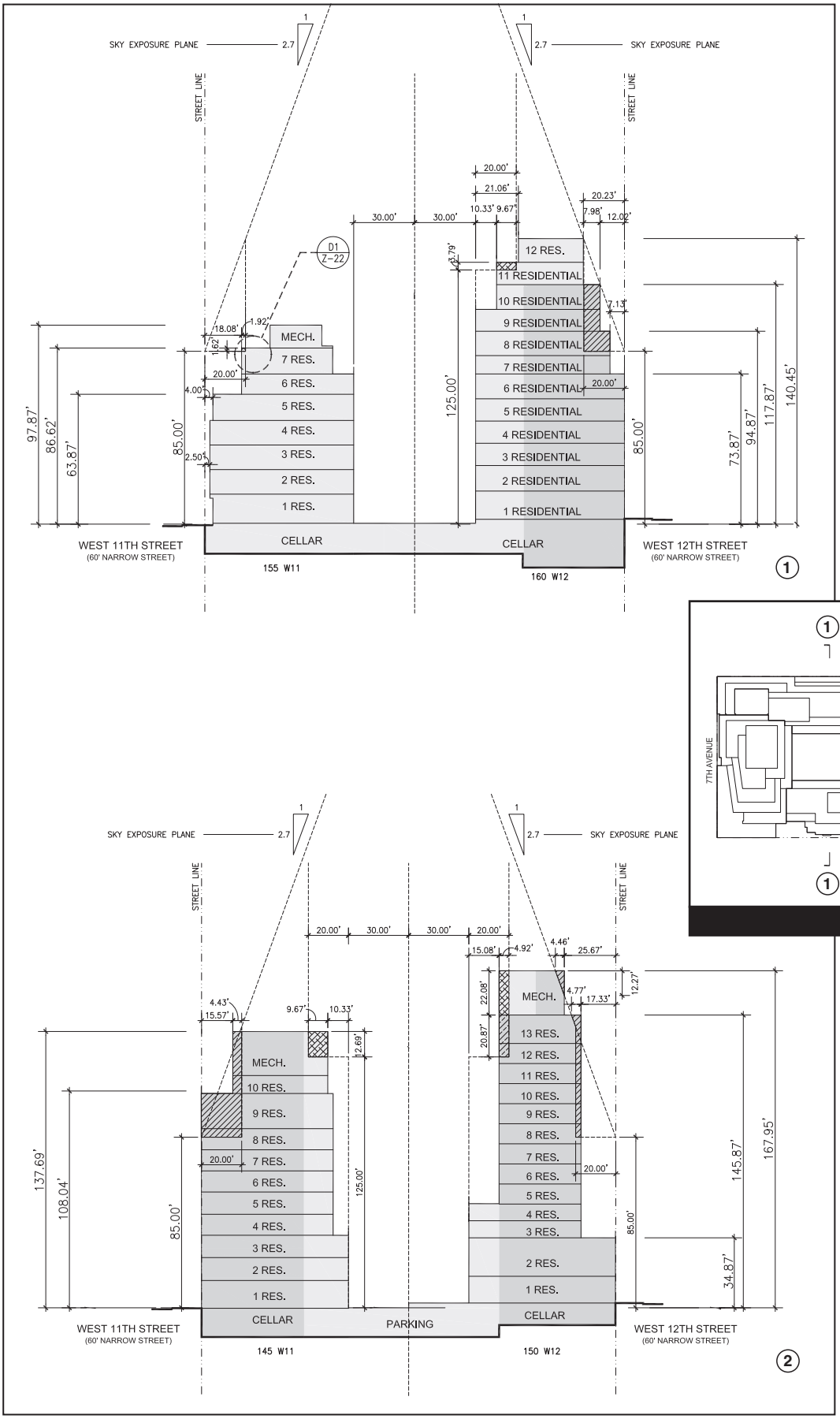
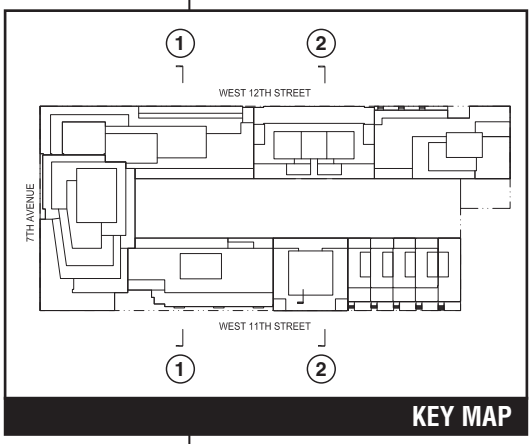


Figure 1-8

Proposed East Site Development Height and Setback on West 11th and West 12th Streets

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PROPERTY LINE

EXISTING BUILDING ENVELOPE

NEW DEVELOPMENT ENVELOPE

NEW ENCROACHMENT (FRONT HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

NEW ENCROACHMENT (REAR HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

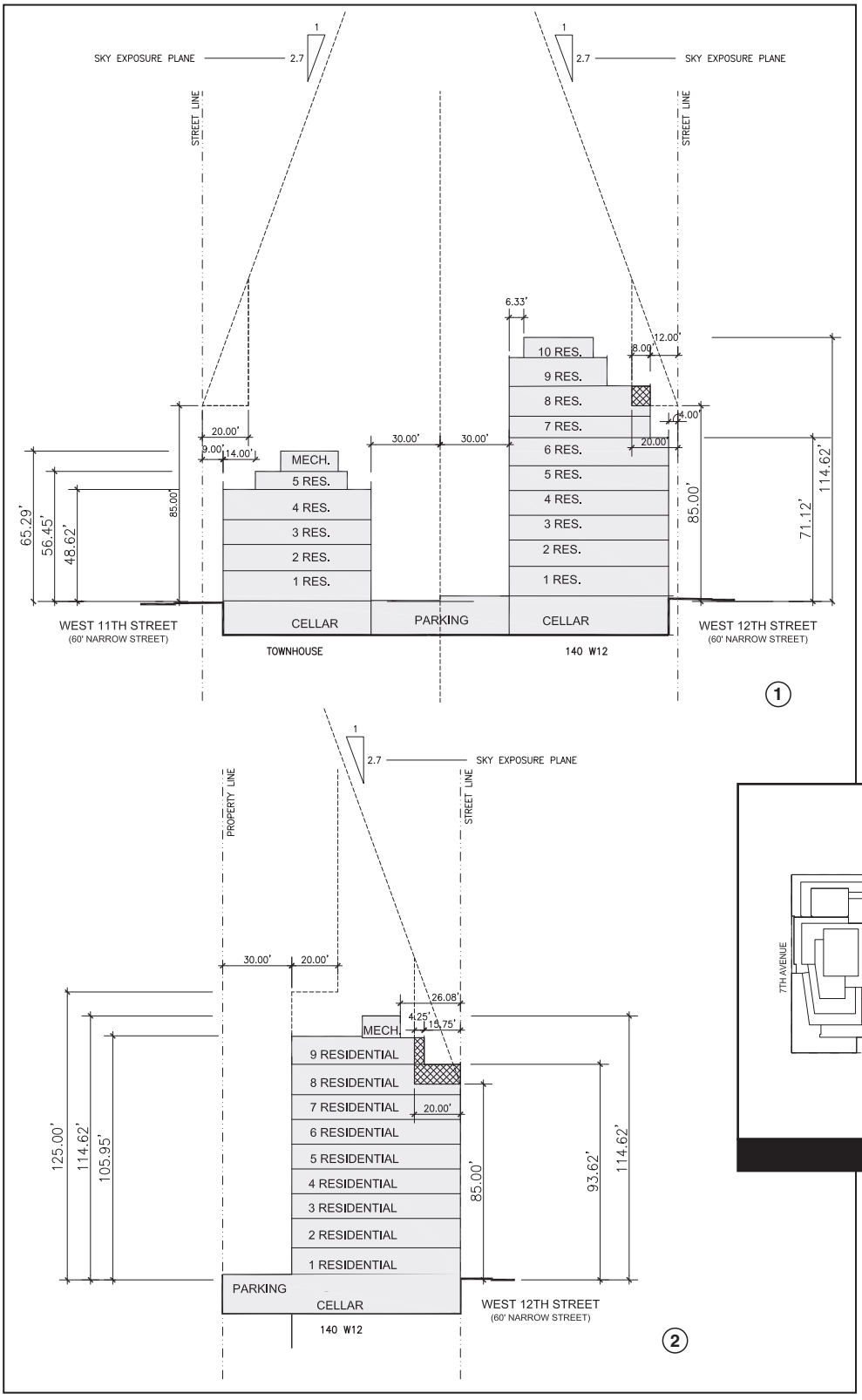
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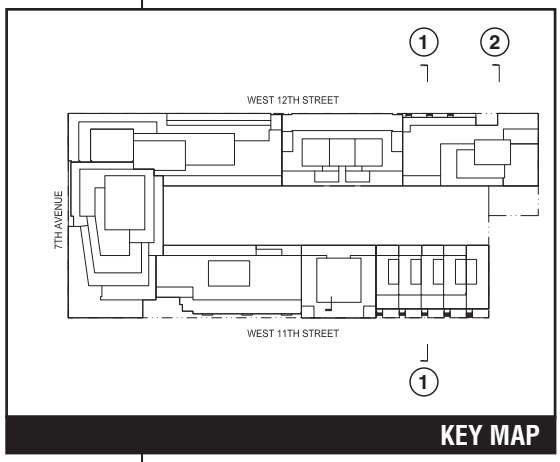
EXISTING LEGAL NON-COMPLIANCE (REAR HEIGHT AND SETBACK)
NOT SUBJECT TO HEIGHT AND SETBACK SPECIAL PERMIT

Figure 1-9

Proposed East Site Development Height and Setback on West 11th and West 12th Streets

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PROPERTY LINE

EXISTING BUILDING ENVELOPE

NEW DEVELOPMENT ENVELOPE

NEW ENCROACHMENT (FRONT HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

NEW ENCROACHMENT (REAR HEIGHT AND SETBACK)
WAIVER PER 74-743(a)(2) FOR NEW ENCROACHMENTS

EXISTING LEGAL NON-COMPLIANCE (FRONT HEIGHT AND SETBACK)
NOT SUBJECT TO HEIGHT AND SETBACK SPECIAL PERMIT

EXISTING LEGAL NON-COMPLIANCE (REAR HEIGHT AND SETBACK)
NOT SUBJECT TO HEIGHT AND SETBACK SPECIAL PERMIT

Figure 1-10

Proposed East Site Development Height and Setback on West 11th and West 12th Streets

certain of the side street buildings, but the majority of the space would be open space accessible to all of the residents of the proposed East Site project. The common area would be a passive open space with significant landscaping, seating, and uniform lighting throughout, providing both a visual amenity as well as open space for the residents. The proposed East Site project would result in over 14,000 square feet more open area on the East Site than exists today.

The LSGD special permits would provide that the 15,102 square foot open space on the Triangle Site be a publicly accessible amenity, and would mandate that the open space conform to a design approved as part of the special permit. The Triangle Site open space is expected to be a heavily landscaped area fronting Seventh Avenue incorporating fixed, curvilinear seating surrounding the planting beds, moveable seating, lighting, and elements serving as a remembrance to events in the history of Saint Vincent's Hospital Manhattan.

As part of the LSGD special permits, the developer will enter into a Restrictive Declaration governing the development of the East Site and the portion of the Triangle Site encompassed within the LSGD boundaries. The Restrictive Declaration will among other things: require that the LSGD property be developed in accordance with plans adopted as part of the LSGD special permits; restrict the number of residential units to no more than 450 and limit the overall amount of floor area and the amount of commercial and community facility floor area allowed in the LSGD; provide for the construction and maintenance of the publicly accessible open space on the Triangle Site; and require that the proposed East Site project incorporate measures identified in the environmental review process to avoid or minimize certain environmental impacts of the proposed East Site project.

ACCESSORY PARKING GARAGE SPECIAL PERMIT

A special permit pursuant to ZR 13-561 would be requested to allow for an accessory parking garage with approximately 152 spaces. This would be an increase above the 98 parking spaces that would be permitted as-of-right pursuant to ZR 13-12 and ZR 13-133. This would allow on-site accessory parking spaces for residents and tenants for approximately 30 to 40 percent of the anticipated residential units.

Upon the approval of the actions set forth above and the demolition of a portion of the Link-Coleman buildings, the height and setback waivers and floor area transfer granted under the LSCFD would no longer be required and the LSCFD would cease to exist.

OTHER AGENCY APPROVALS

Landmarks Preservation Commission

Due to the project area's location in the New York City Greenwich Village Historic District, the proposed East Site project is subject to review and approval by LPC. As noted above, LPC issued a Status Update Letter 10-1426 documenting LPC's approval of the design of the residential/commercial development on the East Site on July 7, 2009, and no further LPC approvals will be required for the buildings in this portion of the project area. In addition, any changes to the Materials Handling Facility and the design of the public open space on the Triangle Site will be subject to LPC review and approval. These LPC approvals are not subject to CEQR. For work on the Triangle Site, it is expected that an application will be filed with LPC in August (or September) of 2011.

MTA-New York City Transit

It is proposed that the bus stop currently located at the corner of Seventh Avenue and West 12th Street be relocated one block south on the Triangle Site. In a letter dated August 15, 2011 (see **Appendix B**), MTA-New York City Transit indicated that it found the proposed relocation feasible and indicated that further coordination will be required with the New York City Department of Transportation (NYCDOT), which has jurisdiction over sidewalks and roads.

NYCDOT

It is possible that RSV, LLC will seek an assignment of an existing revocable consent from NYCDOT, to allow for the use of an existing tunnel under Seventh Avenue connecting the East Site and Triangle Site and potential reuse of an existing utility connection running under West 12th Street between the medical gas storage area and the O'Toole Building. The tunnel under Seventh Avenue may be used for storage and mechanical equipment in support of the East Site development, while the connection running below West 12th Street would continue to be used for medical gas.

APPROVALS FOR THE CENTER FOR COMPREHENSIVE CARE

The proposed Center for Comprehensive Care is consistent with current zoning and will not require approvals from the CPC or City Council. A Certificate of Need (CON) approval is required from DOH for the Center for Comprehensive Care. A CON application has been filed by NSLIJ. There will be review of the Center for Comprehensive Care by the New York State Office of Parks, Recreation and Historic Preservation (OPRHP). Review and approval by the LPC is required for alterations to the O'Toole Building. LPC held a hearing on the Center for Comprehensive Care on July 26, 2011 and voted to approve the project on August 2, 2011.

F. PROJECT DESCRIPTION

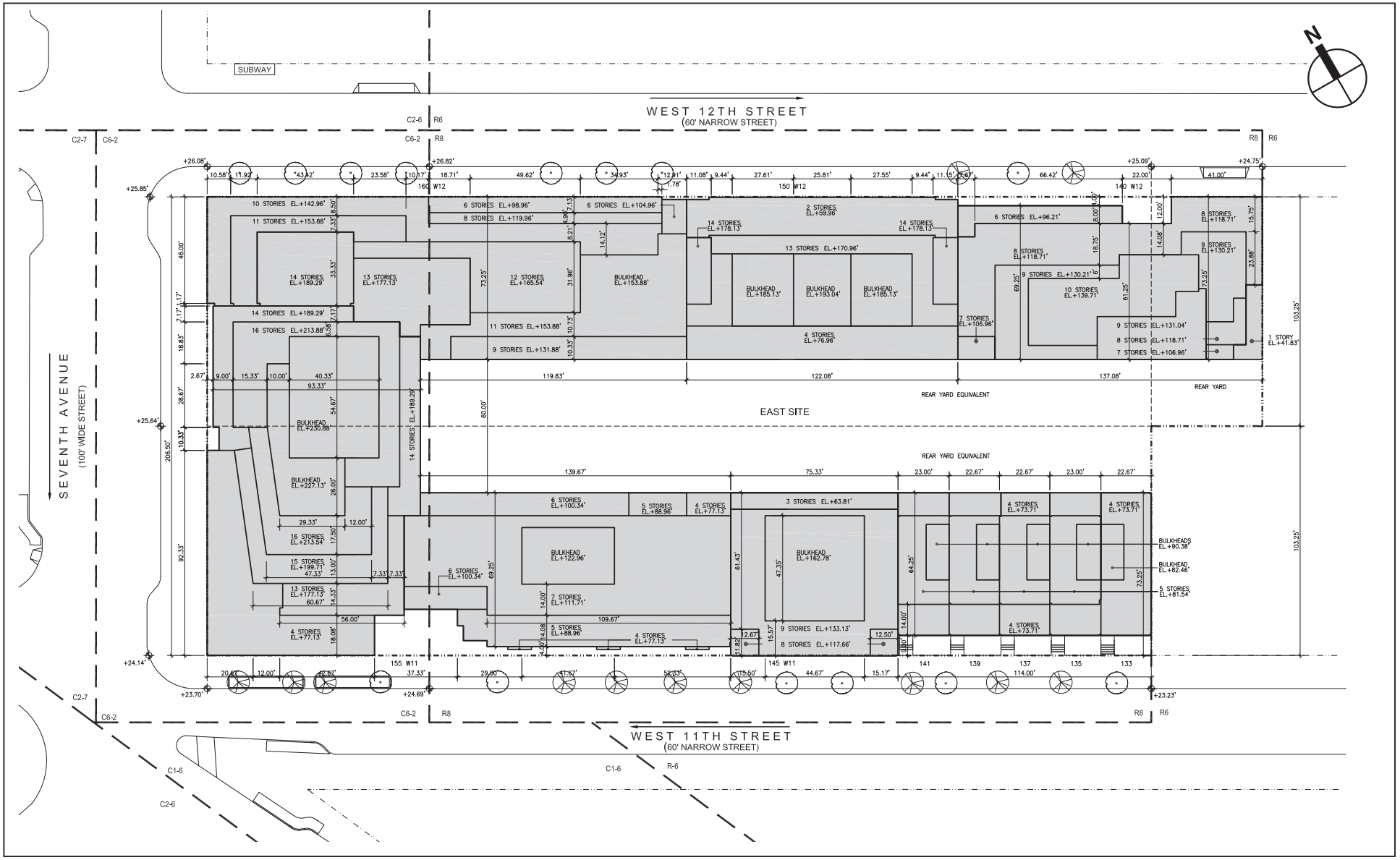
PROPOSED EAST SITE PROJECT

The two components of the East Site Project—the residential development on the East Site and the redesigned open space on the Triangle Site—are described below.

EAST SITE

The vacant former hospital and support buildings on the East Site would be developed for residential use with retail and medical office uses on the lower floors of the buildings along Seventh Avenue (see **Figures 1-11 to 1-13**). The Raskob and Smith Buildings, Spellman Pavilion, and Nurses' Residence would be adapted for residential use. Existing extensions in the rear yards of the Nurses' Residence and Spellman Pavilion would be removed. A 60-foot-wide courtyard would be created between these buildings.

The Coleman, Link, and Reiss Pavilions and Cronin Building would be demolished and new buildings would be constructed at these locations (see **Figures 1-12** and **1-14 to 1-16**). A new 16-story (approximately 189-foot-tall) residential building would be constructed on the site of the Link and Coleman Pavilions, and a new 10-story (approximately 112-foot-tall) apartment building would replace the Reiss Pavilion. A row of five 4- and 5-story (approximately 54 and 63 feet tall, respectively) townhouses would be constructed on the site of the Cronin Building. Along Seventh Avenue, the buildings would include ground floor retail space as well as medical

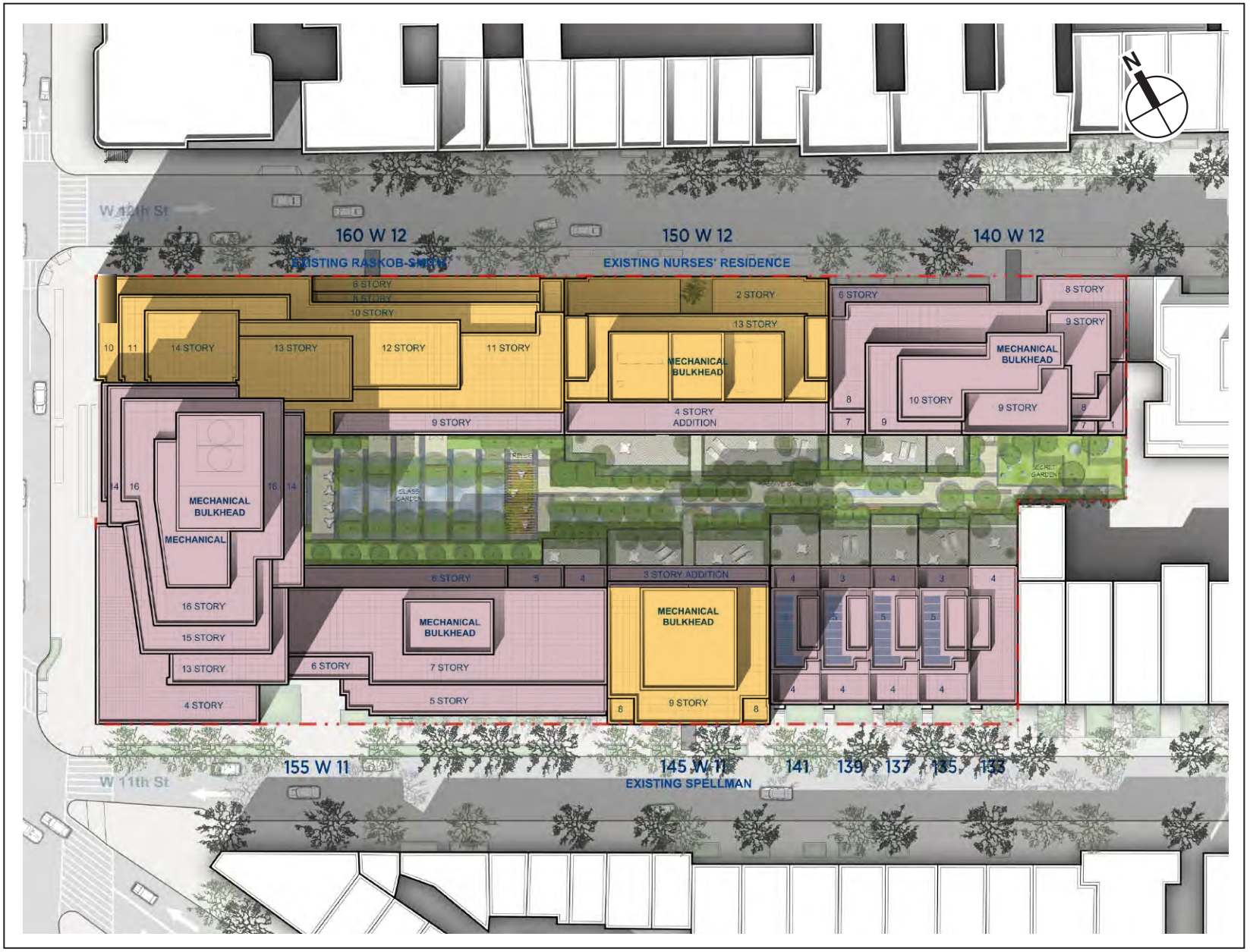


NOTE: FOR ILLUSTRATIVE PURPOSES

Figure 1-11

Proposed Site Plan for East Site Development

8.16.11



Buildings Proposed for Historic Preservation and Adaptive Reuse

New Construction

Figure 1-12

Proposed East Site Development – New Buildings and Adaptive Reuse

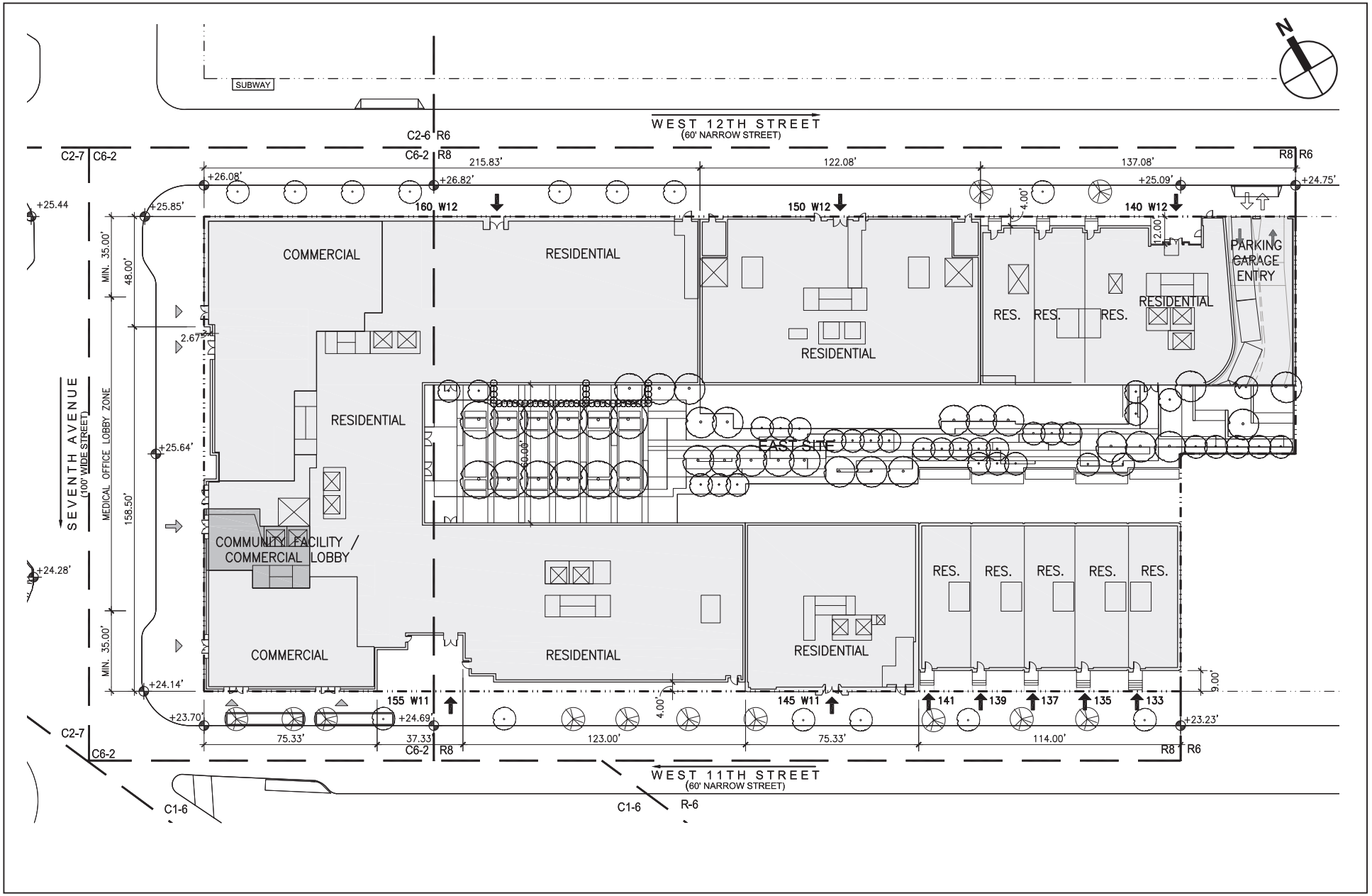
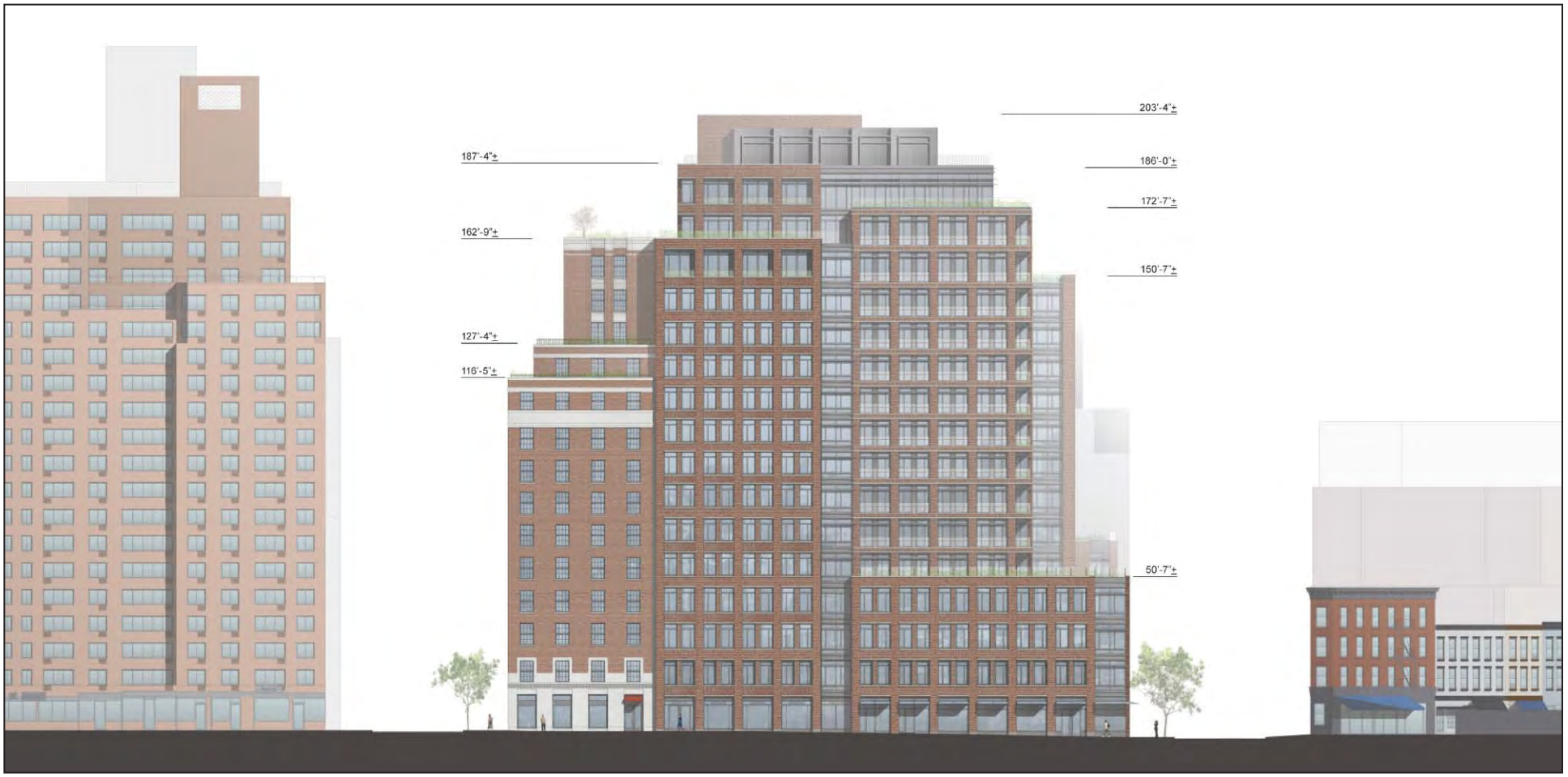


Figure 1-13

Illustrative Ground Floor Plan for East Site Development



NOTE: Heights based on Smith-Raskob lobby height of 0'0"

Figure 1-14
Proposed Seventh Avenue Elevation for Residential Development



Figure 1-15

Proposed West 11th Street Elevation for East Site Development



Figure 1-16

Proposed West 12th Street Elevation for East Site Development

offices on the second and third floors and at the cellar level. An accessory parking garage with 152 spaces would be constructed below grade with access and egress on West 12th Street.

This arrangement of the East Site buildings would follow the development pattern of the area with taller buildings on the avenue stepping down to rowhouses or mid-rise buildings along the side streets. Further, each structure (other than the townhouses) would rise with setbacks, again recalling the architectural forms of the neighborhood. Along Seventh Avenue, the buildings would house ground floor retail space, and medical offices would be located on the second and third floors as well as in the cellar. There would be an individual pedestrian entry to each of the residential buildings.

Overall, the residential portion of the proposed East Site project would contain a total of 724,880 gsf (624,280 gsf above grade), including 676,786 gsf of residential floor area (including amenity and below-grade space), 11,200 gsf of retail space, and 25,094 gsf of medical office space. The residential space would include 559,409 zsf of floor area. The developer of the residential buildings has committed to building no more than 450 units.

TRIANGLE SITE

On the Triangle Site the former Materials Handling Facility would be demolished except for the medical gas storage area (approximately 1,100 gross square feet) and the adjacent drive, which would be reused by NSLIJ (see **Figure 1-17**). The open space would be expanded to 15,102 square feet, redesigned and made publicly accessible. The contemplated landscape design includes several stands of trees, surrounded by plantings, paved areas, and undulating benches, as well as memorials to events in the history of Saint Vincent's Hospital Manhattan.

CENTER FOR COMPREHENSIVE CARE

NSLIJ would completely renovate the O'Toole Building to create the new state-of-the-art Center for Comprehensive Care. This facility would contain a new free-standing emergency department, ambulatory surgery, and a new imaging center, along with laboratory services.

Located on the ground floor for immediate access, the emergency department would provide the same diagnostic capabilities and staffing as a hospital emergency department. It would be open 24 hours per day, 7 days per week (24/7)—treating conditions from minor abrasions to acute abdominal pain, chest pain, and upper respiratory distress—including advanced life support technology, and it would accept ambulance traffic. Four beds would be available for patient observation leading up to patient release or transfer to an inpatient hospital.

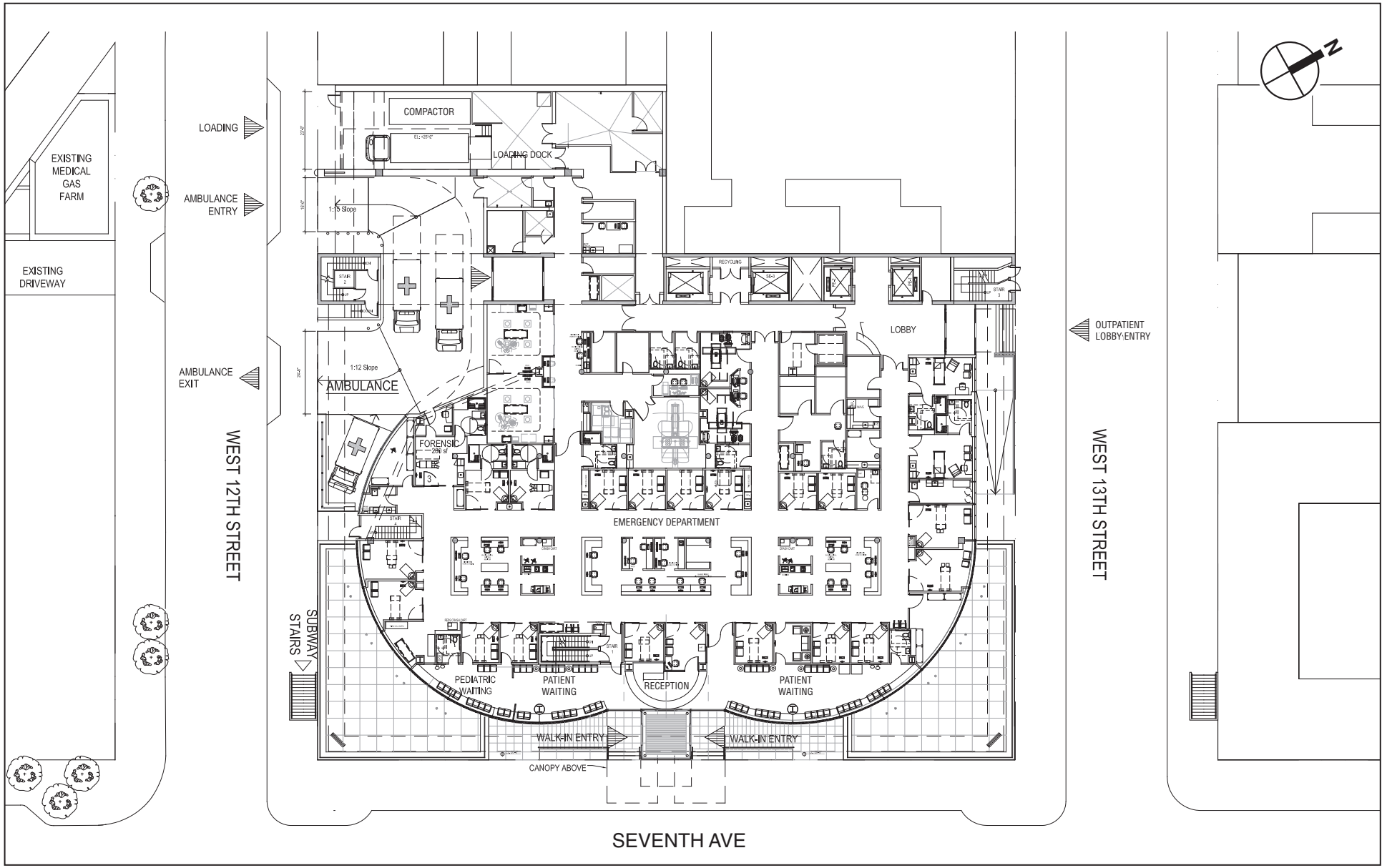
The façade would be restored to its originally designed condition as a finished concrete painted white. At ground level the glass blocks would be replaced in kind. To allow for the renovation of this building to house the Center for Comprehensive Care, a number of alterations would be required. The ground floor would be reconfigured to accommodate the new uses (see **Figures 1-18 to 1-20**). A new loading dock and an ambulance driveway into the site and under the overhang of the building would be located at the southwest corner of the building off West 12th Street. At the northwest corner of the building on West 13th Street a new entrance for outpatients would be created with Americans with Disabilities Act (ADA)-compliant ramps and a canopy. The Seventh Avenue entrance would serve for walk-in emergency department visits and would be improved with a new exterior vestibule and entrance with projecting canopy, and ADA-compliant ramps. Portions of the non-original second floor would be removed to provide for the ambulance access and to permit heating, ventilating, and air conditioning (HVAC) distribution to the emergency department. A portion of the façade would also be removed for ambulance access.



NOTE: FOR ILLUSTRATIVE PURPOSES

Figure 1-17

Triangle Site Open Space - Illustrative Plan



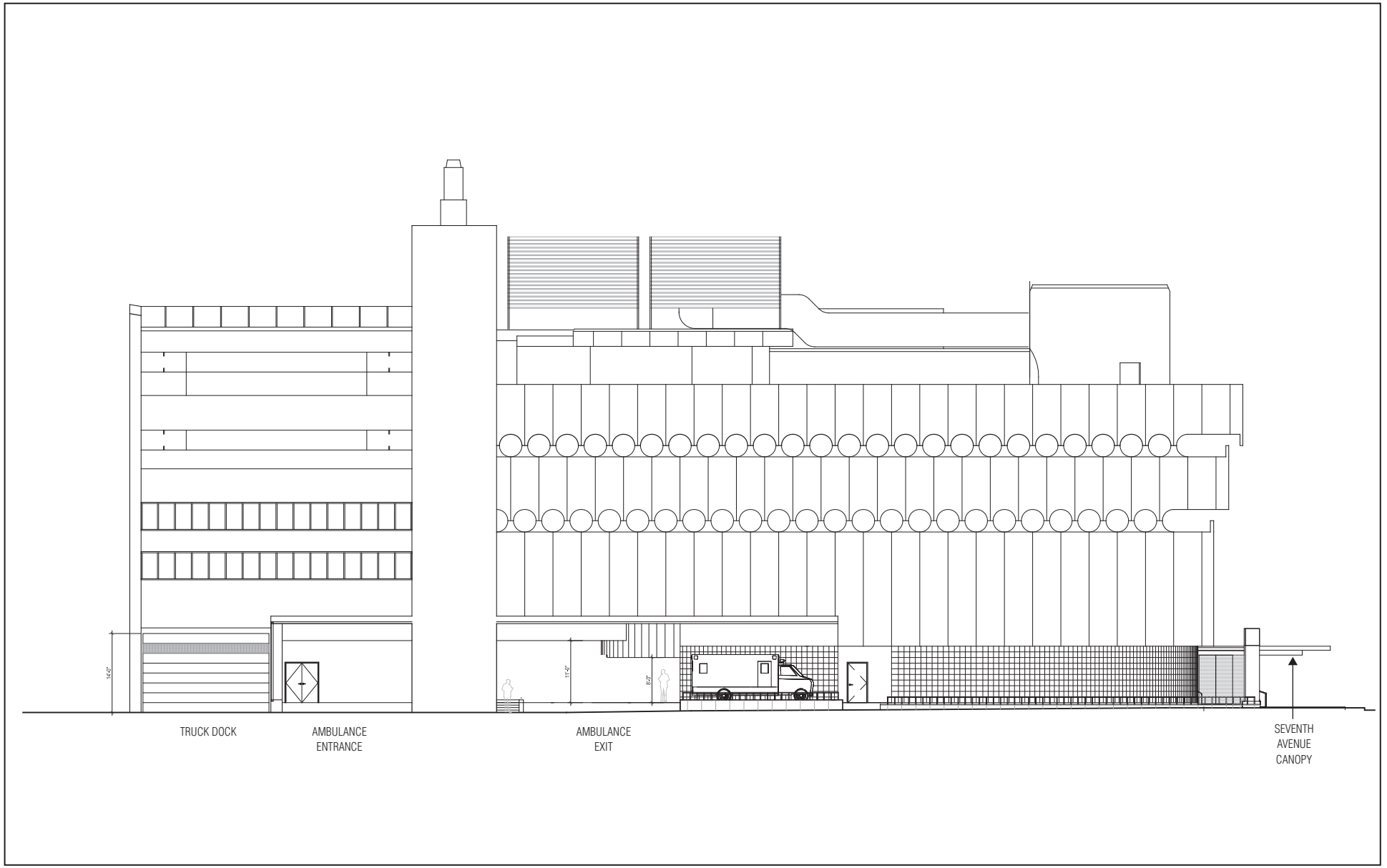
NOTE: FOR ILLUSTRATIVE PURPOSES

0 50 FEET

SCALE

Figure 1-18

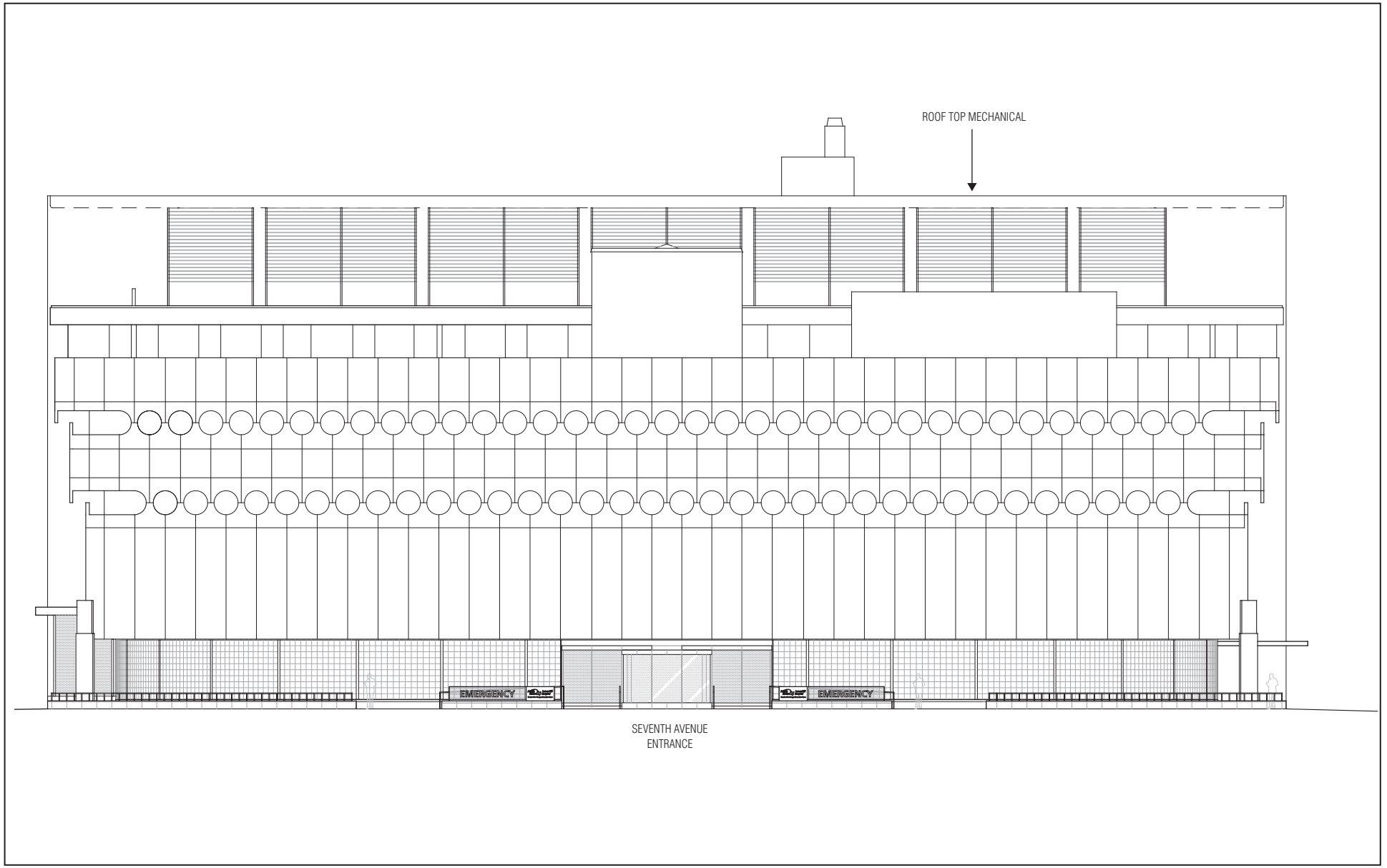
Proposed Center for Comprehensive Care Ground Floor Plan



NOTE: FOR ILLUSTRATIVE PURPOSES

Figure 1-19
Proposed Center for Comprehensive Care
South Elevation

8.15.11



NOTE: FOR ILLUSTRATIVE PURPOSES

Figure 1-20
Proposed Center for Comprehensive Care
Seventh Avenue Elevation

The emergency department would incorporate diagnostic and treatment services of a hospital emergency department including X-ray, CT, laboratory, and minor procedures. The upper floors would include ambulatory surgery and a state-of-the-art diagnostic/imaging center. This center would be equipped with the newest imaging technologies available, and services offered would include digital X-ray, CT, MRI, Ultrasound, and Angiography. Additional space would be allocated to physicians' practices.

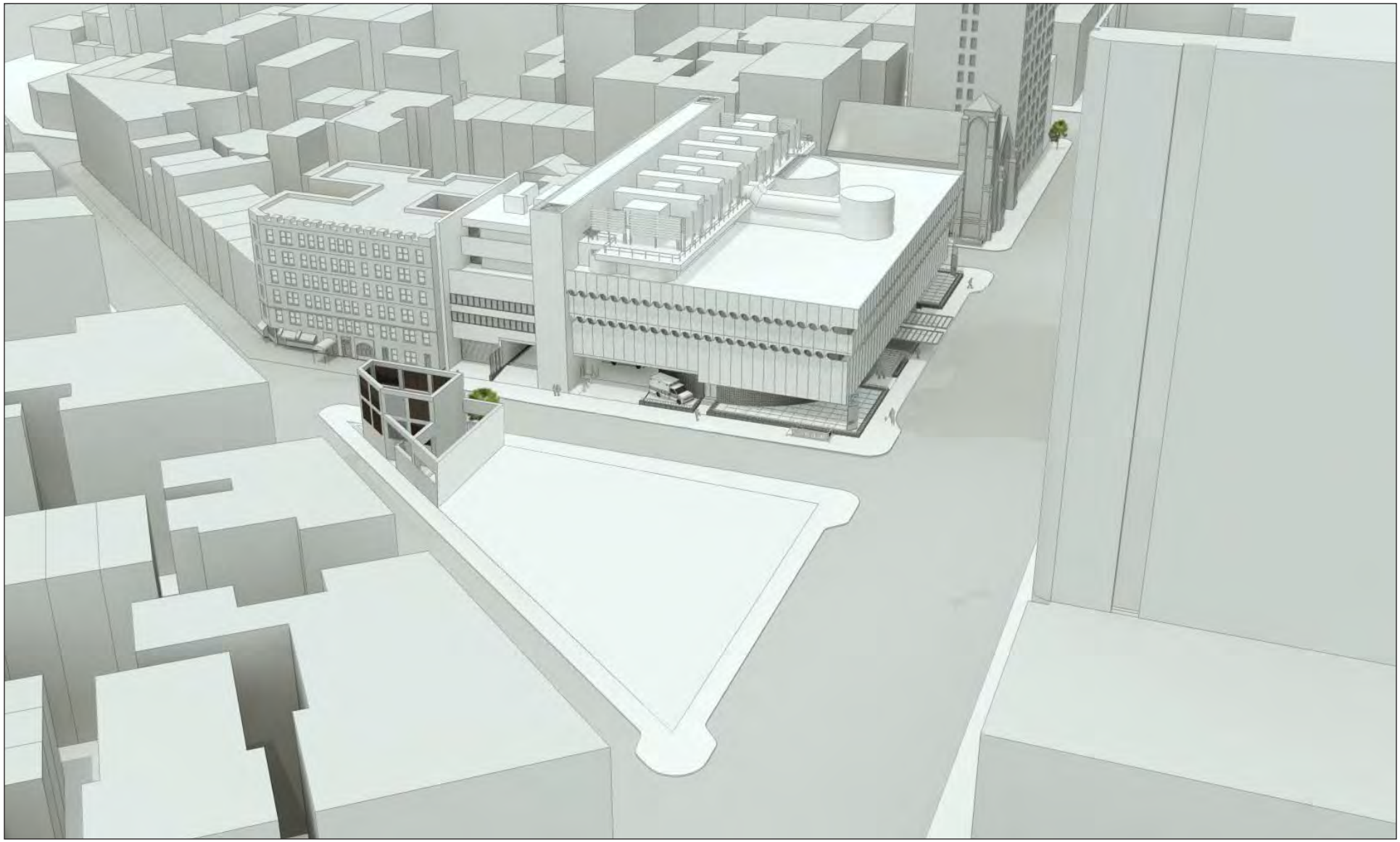
In order to support the health care services, new rooftop mechanical equipment would be placed on the roof, in the area currently occupied by the cooling tower (see **Figures 1-20 and 1-21**). In addition, the façade of the building would be restored and changes would be made to accommodate the new emergency department and its ambulance entrance, as well as the building's pedestrian entrances.

The Center for Comprehensive Care, according to NSLIJ, is expected to receive more than 144,000 patient visits per year, including approximately 30,000 emergency visits per year. It is estimated that 391 employees (268 at peak shift), 453 patients, and 358 visitors would come to the Center on a daily basis.

G. ENVIRONMENTAL REVIEW

Responding to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its environmental review process, CEQR. The environmental review provides a means for decision makers to consider environmental effects along with other aspects of project planning and design; to systematically evaluate reasonable alternatives; and to identify, and mitigate when practicable, any significant adverse environmental effects. CEQR rules guide environmental review through the following steps:

- *Establishing a Lead Agency*. Under CEQR, the "lead agency" is the public entity responsible for conducting the environmental review. The lead agency for this action is CPC. DOH and the New York State Office of Parks, Recreation, and Historic Preservation (OPRHP) are interested agencies for the environmental review, and will use the Final EIS (FEIS) as the basis for their findings under SEQRA.
- *Determination of Significance*. The lead agency's first charge is to determine whether the proposed projects may have a significant impact on the environment. To do so, it must prepare an Environmental Assessment Statement (EAS). The proposed projects were the subject of an EAS that was issued on November 6, 2009. The lead agency determined that the proposed projects may have a significant adverse effect on the environment, requiring that an EIS be prepared, and issued a Positive Declaration. A new EAS was prepared for the currently proposed projects and issued by DCP on May 27, 2011. The lead agency again determined that the proposed projects may have a significant adverse effect on the environment, requiring that an EIS be prepared, and issued a Positive Declaration.
- *Scoping.* Once the lead agency has issued a Positive Declaration, it must issue a Draft Scope of Work for the ensuing EIS. "Scoping," or creating the Scope of Work, is the process of focusing the environmental impact analyses on the key issues that are to be studied. CEQR requires a public scoping meeting as part of the process. Such a meeting was held for the previously proposed projects on December 8, 2009, and additional comments were accepted during a 10-day period that followed. A new public meeting to receive comments on the new Draft Scope of Work was held on June 28, 2011. The period for submitting written comments remained open until Monday, July 11, 2011. After considering comments



NOTE: FOR ILLUSTRATIVE PURPOSES

Figure 1-21
Proposed Center for Comprehensive Care
View including Roof

received during the public comment period, modifications to the Draft Scope of Work for the proposed projects' Draft EIS (DEIS) were made, and a Final Public Scoping Document for the proposed projects (which included comments made on the Draft Scope and responses to those comments) was issued.

- *DEIS.* This DEIS was prepared in accordance with the Final Scope of Work. The lead agency reviewed all aspects of the document, calling on other City and state agencies to participate where the agency's expertise is relevant. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review.
- *Public Review.* Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, which must extend for a minimum of 30 days, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. As noted above, where the CEQR process is coordinated with another City process that requires a public hearing, such as ULURP, the hearings may be held jointly. In any event, the lead agency must publish a notice of the hearing at least 14 days prior to the hearing and must accept written comments for at least 10 days following the close of the hearing.
- *FEIS.* After the close of the public comment period on the DEIS, the lead agency prepares the FEIS. When it determines that the FEIS is complete, the lead agency issues a Notice of Completion and circulates the FEIS.
- *Findings.* The lead agency and each of the involved agencies will adopt a formal set of written findings based on the FEIS, reflecting its conclusions about the significant adverse environmental impacts of the proposed projects, potential alternatives, and potential mitigation measures. The findings may not be adopted until at least 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead and involved agencies may take their actions. This means that in the ULURP process, CPC must wait at least 10 days after the FEIS is complete to take action on a given application.

H. UNIFORM LAND USE REVIEW PROCEDURE

The City's ULURP, mandated by Sections 197-c and 197-d of the New York City Charter, is a process specifically designed to allow public review of proposed projects at four levels: Community Board, Borough President, CPC, and City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months. The process begins with certification by CPC that the ULURP application is complete.

The application is then referred to the relevant Community Board. In the case of the proposed East Site project, this is Manhattan Community Board 2. The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution regarding the actions. Once this is complete, the Borough President has up to 30 days to review the actions. CPC then has up to 60 days to review the application, during which time a public hearing is held on both the ULURP application and the DEIS. Following the hearing, CPC may approve, modify, or reject the application. Substantive public comments made at the DEIS public hearing are incorporated into the FEIS.

The FEIS must be completed at least 10 days before the CPC action. If CPC approves or modifies the proposed East Site project, it forwards the application to the City Council, which has 50 days to consider the proposed project. The City Council vote is final, unless the Mayor

chooses to veto the Council's decision. The City Council can override the mayoral veto by a two-thirds vote.

I. FRAMEWORK FOR ANALYSIS

SCOPE OF ENVIRONMENTAL ANALYSIS

As set forth in its Positive Declaration, the lead agency has determined that the proposed projects may result in one or more significant adverse environmental impacts and thus requires the preparation of an EIS. The EIS has been prepared in accordance with the guidelines presented in the *CEQR Technical Manual*.

NSLIJ's Center for Comprehensive Care and the proposed East Site project will be developed independently and will be subject to different approval processes. Although NSLIJ's Center for Comprehensive Care is not a part of the proposed East Site project and does not require any land use approvals, it is analyzed along with the proposed East Site project because both projects are located on the former Saint Vincent's Hospital Manhattan campus and are being developed contemporaneously.

For each technical area of the EIS, the analysis includes a description of existing conditions, an assessment of conditions in the future without the proposed projects, and an assessment of future conditions with the proposed East Site project as well as the Center for Comprehensive Care. **Table 1-2** includes a comparison of existing, No Build, and Build conditions in the project area.

Table 1-2
Comparison of Existing, No Build and Build Conditions

	Existing	No Build	Build
East Site			
Residential	—	—	676,786 GSF 450 units*
Community Facility (Medical Office)	—	—	25,094 GSF
Retail	—	—	11,200 GSF
Accessory Parking	—	—	152 spaces (accessory)
Vacant (former hospital buildings)	878,372	878,372	—
Total East Site GSF	878,372	878,372	724,880
Triangle Site	Materials Handling Facility and Medical Gas Storage (Vacant)	Materials Handling Facility and Medical Gas Storage (Vacant)	approximately 1,100 GSF Medical Gas Storage
	approximately 7,390 sf Open Space (not publicly accessible)	approximately 7,390 sf Open Space (not publicly accessible)	15,102 sf Open Space (publicly accessible)
Total Triangle Site GSF	26,320	26,320	approximately 1,100
O'Toole Building Site	Ambulatory care facilities and doctors' offices	Ambulatory care facilities and doctors' offices	NSLIJ Center for Comprehensive Care
	48-space parking garage	48-space parking garage	No parking garage
Total O'Toole Building Site GSF	162,020	162,020	152,556
Note: * The number of dwelling units would be limited to 450 under the LSGD special permit			

The proposed East Site project is expected to be complete in 2015, with the residential buildings occupied. The Center for Comprehensive Care will be complete and occupied by 2014. The analysis year for the proposed projects will be 2015.

BASELINE CONDITIONS

EXISTING CONDITIONS

For each technical area to be assessed in the EIS, the existing conditions in the project area and in the relevant study area will be described. The analysis framework begins with an assessment of existing conditions because these can be most directly measured and observed. The assessment of existing conditions does not represent the condition against which the proposed projects is measured, but serves as a starting point for the projection of future conditions with and without the proposed projects and the analysis of project impacts.

THE FUTURE WITHOUT THE PROPOSED PROJECTS

Under the terms of the contract approved by the Bankruptcy Court and executed by RSV, LLC and SVCMC it is expected that the O'Toole Building will be conveyed to NSLIJ, and the East Campus Site and the Triangle Site will be conveyed to RSV, LLC, an entity controlled by Rudin Management. The conveyance of the O'Toole Building Site will be for the purpose of allowing for the reuse of the O'Toole Building by NSLIJ for health-related purposes. The conveyance of the Saint Vincent's Hospital Manhattan campus will take place independent of the proposed projects and accordingly the site will no longer be owned by SVCMC in the future, either with or without the proposed projects. In the future without the proposed projects, it is expected that the existing LSCFD would remain in place.

In the event that the DOH approvals for the Center for Comprehensive Care are not obtained by NSLIJ, the contract requires NSLIJ to reconvey the O'Toole Building Site to RSV, LLC or to another health care provider at the direction of RSV, LLC. In the event of reconveyance to RSV, LLC, Rudin Management advises that the O'Toole Building will be leased by it for health-related functions not requiring a DOH Certificate of Need, such as doctors' offices and clinic space similar to the uses in the building prior to the closure of Saint Vincent's Hospital Manhattan. Such doctors' offices and clinics, whether conducted pursuant to conveyance to a health care provider other than NSLIJ as directed by RSV, LLC, or under leasehold arrangements between RSV, LLC and health care entities, would be consistent with the LSCFD; they would also be consistent with the underlying zoning that allows 6.5 FAR for community facility use. While the underlying zoning allows for commercial use of the building to 2 FAR, the overall form of the building and the limited number of windows in the O'Toole Building make its use for commercial offices unattractive. In the future without the proposed projects, it is assumed that the below-grade parking garage will remain open and in use and that any loading activities would continue to take place at the curbside.

In the event that the land use approvals for the East Site are not obtained, Rudin Management advises that absent the proposed East Site project it will seek to maximize the value of the East Site by looking for one or more institutional users for the property, and would seek to convert the smaller floor plate buildings on the site to dormitory space for the educational institutions in the area, and the larger floor plate buildings for classroom or conference center space associated with a non-profit institution. While some reuse of portions of the East Site property is likely in the future without the proposed projects, the amount and make-up of such use is speculative.

Accordingly, the EIS will assume no active use of the East Site in the future without the proposed projects, which is a conservative assumption for the quantified analyses. However, the reuse of the East Site buildings under the LSCFD will be qualitatively considered as an alternative.

The EIS will also assume that there are no active uses on the Triangle Site in the future without the proposed projects. The loading bays and other above- and below-grade spaces of the Materials Handling Facility will be vacant and unused, as will the area devoted to medical gases. As in the existing condition, the open space on the Triangle Site will be fenced and not accessible to the public.

For each technical analysis, the No Build condition will also incorporate approved or designated development projects within the appropriate study area that are likely to be completed by the respective analysis years.

PROBABLE IMPACTS OF THE PROPOSED PROJECTS

The identification of potential environmental impacts is based upon the comparison of the No Build condition to the future with the proposed projects ("Build condition"), as described above. In certain technical areas (e.g., traffic, air quality, and noise) this comparison can be quantified and the severity of impact rated in accordance with the *CEQR Technical Manual*. In other technical areas, (e.g., neighborhood character) the analysis is qualitative in nature. The methodology for each analysis is presented at the start of each technical chapter.

Possible mitigation measures for all significant adverse impacts identified in this EIS are described in Chapter 22, "Mitigation." CEQR requires that any significant adverse impacts identified in the EIS be minimized or avoided to the fullest extent practicable, taking into account economic, social, and other essential conditions. Where no mitigation is practicable, the EIS must disclose the potential for unmitigated significant adverse impacts. ✷