DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

November 22, 2013

Robert Kulikowski
Mayor's Office of Environmental Coordination
100 Gold Street 2nd Floor
New York, NY 10038

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: **West 117th Street Rezoning**
CEQR No. 14DCP043M
ULURP No. 140070ZMM
Manhattan, Community District 10
SEQRA Classification: Unlisted

The above-referenced application involves a discretionary action subject to City Planning Commission approval. This action is subject to review under the City Environmental Quality Review (CEQR), Executive Order No. 91, and the State Environmental Quality Review Act (SEQRA), 6 NYCRR 617.

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the City Planning Commission, is assuming lead agency status for this application and is initiating the CEQR review.

The Applicant, 117th Street Equities, LLC, is requesting a zoning map amendment from R7A to R8A (the "proposed action") on a portion of one City tax block (Block 1923, Lots 1, 14, 18, 19, 20, 21, 49, 52, 53, 60, 7501) in the Central Harlem neighborhood of Manhattan Community District 10. The proposed action would facilitate a proposal by the Applicant to build a 190,265 gross square foot (gsf) mixed-use development (the "proposed development") on Lots 14, 49 and 52 (collectively the "proposed development site").The affected area (the "proposed rezoning area") is bounded to the west by a line 100 feet east of Frederick Douglass Boulevard, to the north by West 118th Street, to the east by St. Nicholas Avenue, and to the south by West 117th Street.

The proposed mixed-use development would include a new 12-story mixed-income apartment building (Lot 14), an extension and 5-story rooftop enlargement to an existing school building (Lot 49), and the renovation of a vacant 4-story building (Lot 52). The proposed action would

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also facilitate a proposal by the Applicant to preserve the remaining portion of a building formerly occupied by St. Thomas the Apostle Church for a new community facility use (Lot 14).

The proposed development site, which is owned by the Applicant, is currently developed with a school building, a vacant building formerly occupied by St. Thomas the Apostle Church, and the former church rectory building. The proposed development site is zoned R7A, which allows residential (Use Groups 1 and 2) and community facility uses (Use Group 3 and 4) with an FAR of 4.0. The proposed rezoning would establish an R8A contextual zone over the proposed development site and affected area, permitting residential uses with an FAR of 6.02 and community facility uses with an FAR of 6.5.

The adjacent affected sites, not under the Applicant's control, contain multi-family residential buildings (Lots 1, 19, 60, 7501), a public facility/institutional building (Lot 53), a public community garden (Lots 20, 21), and private open space (Lot 19). Similar to the proposed development site, these sites are zoned R7A.

As described above, the proposed action would replace the existing R7A district with an R8A zoning district. By increasing the maximum residential and community facility FAR from 4.0 to 6.02 and 4.0 to 6.5, respectively, the proposed rezoning could allow up to approximately 219,278 gsf of uses.

For environmental assessment purposes, a reasonable worst-case development scenario (RWCDS) that differs from the Applicant's proposed development has been identified. In the future with the proposed action, the analysis framework anticipates that the proposed development site would be developed with a total of 219,278 gsf of mixed-use development, including approximately 176,114 gsf of residential use (205 DUs), 13,745 gsf of community facility use, 13,087 gsf of below grade accessory parking (82 spaces), and 16,333 gsf of below grade storage and building support space.

In the future with the Proposed Action, the analysis framework anticipates that the Proposed Development Site would be developed with four buildings, including: "Building 1", an 8-story 38,188 gsf residential building located on the northerly line of Lot 14 and comprised of 33,760 gsf of residential use (40 DUs) and 4,428 gsf of below grade storage and building support space; "Building 2", a 12-story 91,165 gsf apartment building located on the southerly line of Lot 14 and comprised of 75,461 gsf of residential use (89 DUs), 13,087 gsf of below grade accessory parking (82 spaces), and 2,618 gsf of below grade storage and building support space; "Building 3", a 5-story enlargement and 10-story extension of an existing school building resulting in a 10-story 82,801 gsf mixed use building located on Lot 49 and comprised of 13,745 gsf of community facility use, 61,194 gsf of residential use (72 DUs), and 7,862 gsf of below grade storage and building support space; "Building 4", a renovation and conversion of a vacant 4-story rectory building on Lot 52 to 5,699 gsf of residential use (4 DUs) and 1,425 gsf of below grade storage and building support space. The remainder of the Proposed Rezoning Area would remain unchanged, and the sites not under the Applicant's control would not be redeveloped per the proposed action. The incremental that would result from the Proposed Action is 59,278 gsf of residential floor area (70 DUs), 13,745 gsf of community facility space, and 2,307 gsf of below grade accessory parking (15 spaces).

Absent the proposed action, the proposed development site would be developed with an approximately 139,943 gsf as-of-right residential development. This No-Action scenario would consist of approximately 116,836 gsf of residential use (135 DUs), 10,780 gsf of below grade accessory parking (67 spaces), and 12,327 gsf of below grade storage and building support space.

The proposed development is anticipated to be completed by 2017.

An Environmental Assessment Statement is attached. Please contact Olga Abinader of the Department of City Planning at (212) 720-3493 if you have any questions regarding the application.

Sincerely,

Celeste Evans

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New York City Department of City Planning

cc: Jacquelyn Harris, Calvin Brown, Susan Wong, Robert Dobruskin, Adam Wolff, James Miraglia, Pat Bussey