DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

January 22, 2014

NOTICE OF PUBLIC HEARING ON THE DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 13DCP080M)

606 West 57th Street Rezoning

Project Identification
CEQR No. 13DCP080M
ULURP Nos. 130336 ZMM, 130340 ZAM, 130339 ZSM, 130338 ZSM, 130337 ZRM
SEQRA Classification: Type I

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

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The City Planning Commission (CPC), acting as lead agency, issued a Notice of Completion on October 18, 2013 for a Draft Environmental Impact Statement (DEIS) for the proposed 606 West 57th Street Rezoning in accordance with Article 8 of the Environmental Conservation Law. **A public hearing on the DEIS will be held on Wednesday, January 22, 2014, at 10:00 AM in Spector Hall, at the Department of City Planning located at 22 Reade Street, New York, New York 10007, in conjunction with the City Planning Commission's citywide public hearing pursuant to ULURP. Comments are requested on the DEIS and will be accepted until Monday, February 3, 2014.**

The DEIS analyzes a proposal by the Applicant, 606 W. 57 LLC to rezone a portion (Lots 25, 29, 31, 36, 40, 44 and 55) of Manhattan block 1104, which is bounded by West 56th and West 57th Streets and Eleventh and Twelfth Avenues (the "affected area" or "project block"), along with related land use actions that include text amendments, a special permit and a zoning authorization. The affected area is located within the "Other Area" (Northern Subarea C1) in the Special Clinton District of Manhattan Community District 4. The proposed actions, which are described in detail below, would facilitate the development of a new, mixed use building of up to approximately 1.2 million gross square feet (gsf) on the parcels that are controlled by the applicant (the "proposed project site," or "development site 1").

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The proposed actions would facilitate a proposal by the applicant to develop a mixed use building containing up to 1,189 dwelling units, ground-floor local retail uses up to 42,000 gsf, and up to 500 below-grade parking spaces (or an alternate garage configuration that would provide up to 395 spaces). Twenty percent of residential floor area (up to 238 units) would be affordable. These uses would be developed on the proposed project site, which consists of Block 1104 Lots 31, 40, 44, and 55 ("development site 1"). It is assumed that the proposed actions would also result in the redevelopment of two other lots on the block, lots 25 and 29 ("development site 2"), which are non-applicant owned. It is projected that these properties would be developed with an approximately 117,612 gsf hotel. Collectively, this development scenario is referred to in the DEIS as the Reasonable Worst-Case Development Scenario (RWCDS) 1. It is anticipated that development would be complete by 2017.

The proposed actions would permit a range of project characteristics, or development scenarios, to occur on development site 1 even though the actions are being sought in order to facilitate a specific development described above. Therefore, an additional development scenario was identified for environmental review purposes that considers an alternate mix of uses on the site, referred to as "RWCDS 2." Since a Restrictive Declaration is expected to control building massing and design on development site 1, the alternative development differs in terms of the mix of uses, but remains the same with regard to design and massing. As with RWCDS 1, development site 1 would consist of a 1.2 million gsf mixed use building under RWCDS 2. However RWCDS 2 could include approximately 848 residential units (of which up to 170 would be affordable) and could include up to 500 parking spaces, along with approximately 185,000 gsf of hotel (285 rooms), 35,000 gsf of local retail, 75,000 gsf of destination retail, and 30,000 gsf of medical office space.

Development of the proposed project requires approvals from the City Planning Commission (CPC) for the following discretionary actions: Rezoning of a portion of the block bounded by West 56th Street, West 57th Street, Eleventh Avenue and Twelfth Avenue in Manhattan from the existing M2-3 and M1-5 districts to a C4-7 commercial district; An amendment to Zoning Resolution (ZR) Appendix F to designate the rezoning area an Inclusionary Housing (IH)-designated area; A text amendment to ZR §96-34, to provide that 20 percent of the residential floor area be affordable housing; achieve the floor area bonus which facilitates more than one floor of commercial uses; and to allow an automotive showroom with repairs; A special permit pursuant to ZR §13-45 for a public parking garage that would contain up to 500 spaces; an Authorization pursuant to ZR §13-441 to permit a curb cut on a wide street. In addition, the applicant may apply for the New York State Housing Finance Agency's (HFA) "80/20" program to finance the affordable housing component.

Three Alternatives were considered in the DEIS: a No-Action Alternative, which assumes none of the proposed actions would be adopted; a Lower Density Alternative that considers a C6-3X zoning designation and development with no affordable housing component; and a No Impact Alternative that would reduce the size of the development such that there would be no potential for significant adverse impacts. These alternatives would not achieve some or all of the project goals as identified by the applicant.

The proposed actions are expected to result in significant adverse impacts related to community facilities (child care) and transportation. Mitigation measures will be further explored between the DEIS and FEIS. Absent the implementation of mitigation measures, the proposed actions could have unmitigated significant adverse impacts.

Copies of the DEIS and Final Scope of Work for the proposed 606 West 57th Street project may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Mayor's Office of Environmental Coordination, 253 Broadway, 14th floor, New York, New York 10007, Wesley O'Brien, General Counsel/Interim Director (212) 788-2937; and on the New York City Department of City Planning's website at http://www.nyc.gov/html/dcp/html/env_review/eis.shtml.