City Environmental Quality Review
ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM
Please fill out, print and submit to the appropriate agency (see instructions)

PART I: GENERAL INFORMATION

PROJECT NAME 625 West 57th Street

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
12DCP020M	**N/A**
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)
[TO COME]	**N/A**

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **New York City Planning Commission**

NAME OF LEAD AGENCY CONTACT PERSON: **Robert Dobruskin, Director, Department of City Planning—Environmental Assessment and Review Division**

ADDRESS: **22 Reade Street, Room 4E**

CITY: **New York** STATE: **NY** ZIP: **10007**

TELEPHONE: **(212) 720-3423** FAX: **(212) 720-3495**

EMAIL ADDRESS: **rdobrus@planning.nyc.goc**

2b. *Applicant Information*

NAME OF APPLICANT: **DFR 57 LLC**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Richard G. Leland, Partner**
Fried, Frank, Harris, Shriver & Jacobson LLP

ADDRESS: **One New York Plaza**

CITY: **New York** STATE: **NY** ZIP: **10004**

TELEPHONE: **(212) 859-8978** FAX: **212-859-4000**

EMAIL ADDRESS: **richard.leland@friedfrank.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):* **N/A**

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:*

See page 1a.

DFR 57 LLC ("the applicant") proposes a rezoning of a portion of the block bounded by West 57th and West 58th Streets, between Eleventh and Twelfth Avenues (Block 1105) in Manhattan, along with modifications to existing special permits and a restrictive declaration and other related land use actions. The proposed actions would facilitate the development of approximately 1,076,400 gross square feet (gsf) on the project block consisting of approximately 750,100 gsf of residential space (up to 863 residential units, including up to 151 affordable units); approximately 109,000 gsf of commercial office; 85,000 gsf of retail; 28,000 gsf of community facility space; 399 public parking spaces, and 125 accessory parking spaces. The proposed project would result in the construction of a new building on the western and midblock portions of the project block (Lots 1, 5, 14, 19, p/o 36, and 43), the conversion of the mini-storage facility to residential use (p/o Lot 36), and the creation of new retail space in the existing Helena apartment building. For analysis purposes, it is anticipated that the proposed project, including both projected development site 1 and projected development site 2, would be complete by 2015.

4a. *Project Location: Single Site* *(for a project at a single site, complete all the information below)*

ADDRESS	NEIGHBORHOOD NAME	
625 West 57th Street	**West Clinton/Upper West Side**	
TAX BLOCK AND LOT	BOROUGH	COMMUNITY DISTRICT
Project Block: Block 1105, Lots 1, 5, 14, 19, 23, 29, 36, 43 **Projected Development Site 1: Block 1105, Lots 1, 5, 14, 19, p/o 36, and 43**	**Manhattan**	**4**

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS
Project block bounded by West 57th and West 58th Streets, between Eleventh and Twelfth Avenues

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **C4-7 and M1-5, Special Clinton District** ZONING SECTIONAL MAP NO: **8c**

4b. *Project Location: Multiple Sites* *(Provide a description of the size of the project area in both City Blocks and Lots. If the project would apply to the entire city or to areas that are so extensive that a site-specific description is not appropriate or practicable, describe the area of the project, including bounding streets, etc.)*

5. *REQUIRED ACTIONS OR APPROVALS* *(check all that apply)*

City Planning Commission: YES ■ NO ☐		***Board of Standards and Appeals:*** YES ☐ NO ■	
☐ CITY MAP AMENDMENT	☐ ZONING CERTIFICATION	☐ SPECIAL PERMIT	
■ ZONING MAP AMENDMENT	☐ ZONING AUTHORIZATION	EXPIRATION DATE MONTH	DAY YEAR
☐ ZONING TEXT AMENDMENT	☐ HOUSING PLAN & PROJECT		
■ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)	☐ SITE SELECTION—PUBLIC FACILITY		
☐ CONCESSION	☐ FRANCHISE	☐ VARIANCE (USE)	
☐ UDAAP	☐ DISPOSITION—REAL PROPERTY		
☐ REVOCABLE CONSENT		☐ VARIANCE (BULK)	
ZONING SPECIAL PERMIT, SPECIFY TYPE		SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION	

■ MODIFICATION OF **Previously Approved Special Permits (CEQR Nos. 00DCP041M) and Restrictive Declaration**

☐ RENEWAL OF

■ OTHER **See Page 1a.**

4. *Project Description:*

INTRODUCTION

The applicant proposes a rezoning of a portion of the block bounded by West 57th and West 58th Streets, between Eleventh and Twelfth Avenues (Block 1105, the "project block") in Manhattan, along with modifications to existing special permits and a restrictive declaration and other related land use actions, to facilitate the development of approximately 871,500 zoning square feet (zsf) (approximately 1,076,400 gross square feet [gsf]) of residential, commercial, community facility, and parking uses on the project block (see Figure 1). The eastern portion of the block is already developed with a residential building with ground floor retail and parking uses and a building with mini-storage uses. The entire block was the subject of a previous Environmental Impact Statement and Land Use Approval in 2001 (*West 57th Street Rezoning Final Environmental Impact Statement [FEIS], CEQR No. 00DCP041M and ULURP Nos. 000148ZMM, 010149ZSM, 010150ZSM, 010151ZSM, and 010152ZSM).*

HISTORY OF THE PROJECT BLOCK

2001 ENVIRONMENTAL REVIEW AND APPROVALS

In 2001, the project block was the subject of a rezoning from an M2-3 zoning district to a C4-7 district within 125 feet of the avenues and in the midblock along West 57th Street (to a depth of approximately 100 feet), and to an M1-5 zoning district in the midblock facing West 58th Street. The proposed actions analyzed in the 2001 *FEIS* also included a special permit pursuant to ZR Section 74-743(a)(3) for the modification of height and setback regulations, a special permit pursuant to ZR Section 74-744(b) to allow residential uses to locate on the same level or below commercial uses, and two special permits pursuant to ZR Sections 74-52 and 13-562 for one 239-space above grade public parking garage on the eastern portion of the block, and for one 399-space public parking garage on the ground and cellar floors on the western portion of the block. A restrictive declaration placed on the site in connection with the prior approvals requires that if the project block is developed in whole or part in accordance with the 2001 large scale permits, the block must be developed in accordance with the special permit approved plans. The Helena building was constructed utilizing the special permits, and accordingly the remainder of the block is required to comply with the approved plans. Those plans specifically limit residential development to up to 520,800 zsf on the Eleventh Avenue portion of the site, and assumed a maximum of 600 dwelling units (The Helena has 597 dwelling units and approximately 519,860 residential zsf). The approved plans further limit the remainder of the block to non-residential uses and specifically limit certain retail uses (Use Groups 6A, 6C, and 10A, except radio and television studios) to 78,000 zsf. The plans also include, among other things, maximum envelopes for buildings on the site, setback requirements from each of the streets, and other bulk limitations. The actions were approved by the City Council in April 2001.

The previously approved office-residential scenario presented in the 2001 *FEIS* included up to 1,574,250 gsf of development, which was comprised of approximately 511,500 gross square feet of office use in a building on the western portion of the project block; 270,000 gross square feet of light manufacturing uses in the midblock; 536,450 gsf of residential use in a building on the eastern portion of the block (600 residential units); and the remainder in retail, storage, and other uses, as well as a total of 638 public parking spaces.

The project block is currently zoned C4-7 and M1-5, within the Special Clinton District (see Figure 2).

DEVELOPMENT SINCE 2001

Since 2001, the eastern portion of the project block has been developed pursuant to the 2001 approvals. Specifically, the Helena, a 38-story, 597-unit residential apartment building with approximately 12,000 square feet of ground floor retail and 100 accessory parking spaces has been completed and fully occupied on the southeastern corner of the block. The 2001 *FEIS* assumed that the new residential development along Eleventh Avenue would include Lot 36 on the northeastern corner of the project block. However, this lot was not included in the development of the Helena; instead, Manhattan Mini-Storage currently occupies a 98,500 square foot, 6-story building with an approximately 20 space accessory parking area on this lot. The western portion of the project block has remained vacant.

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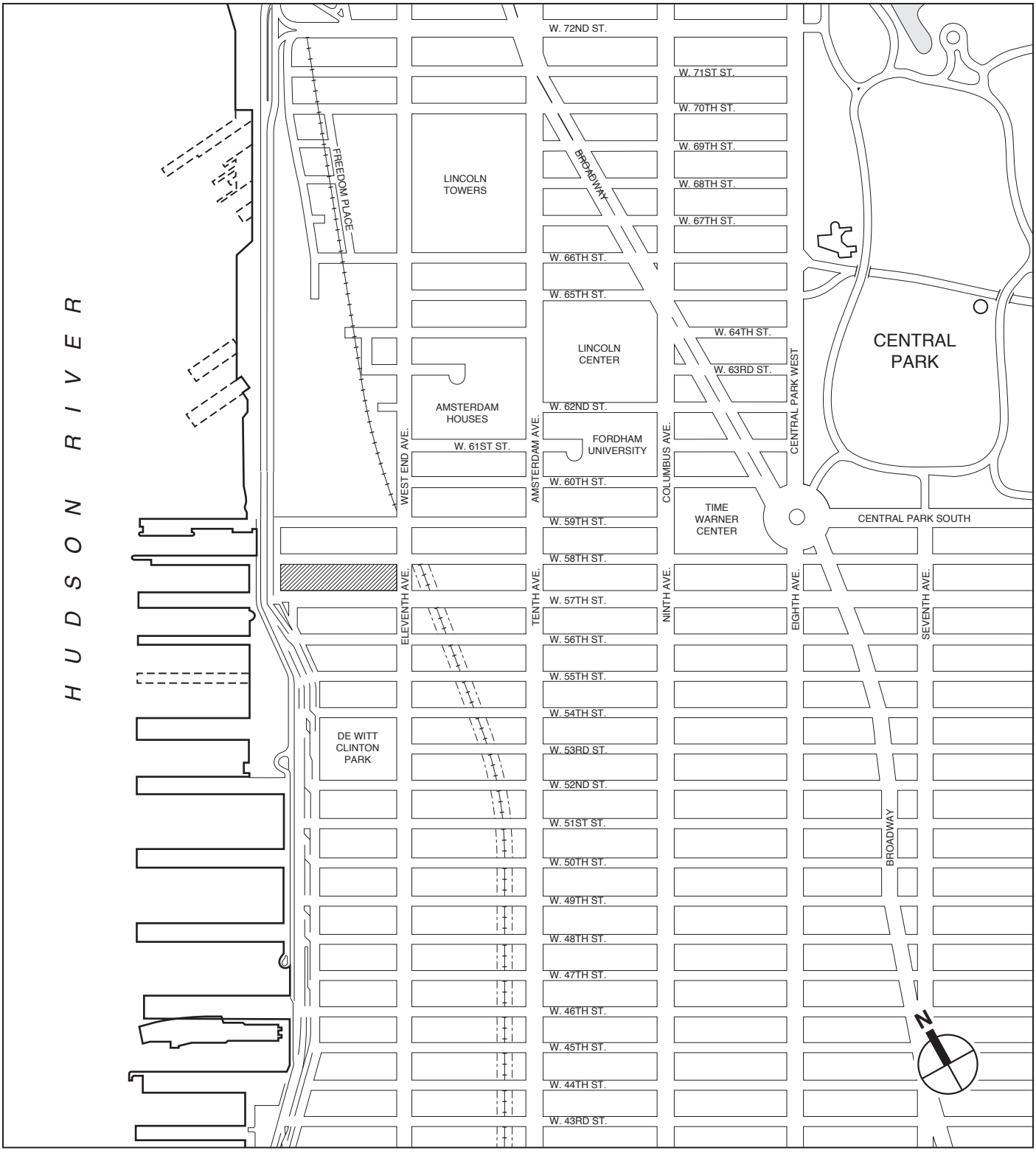

Project Block

Project Location

Figure 1

625 WEST 57TH STREET

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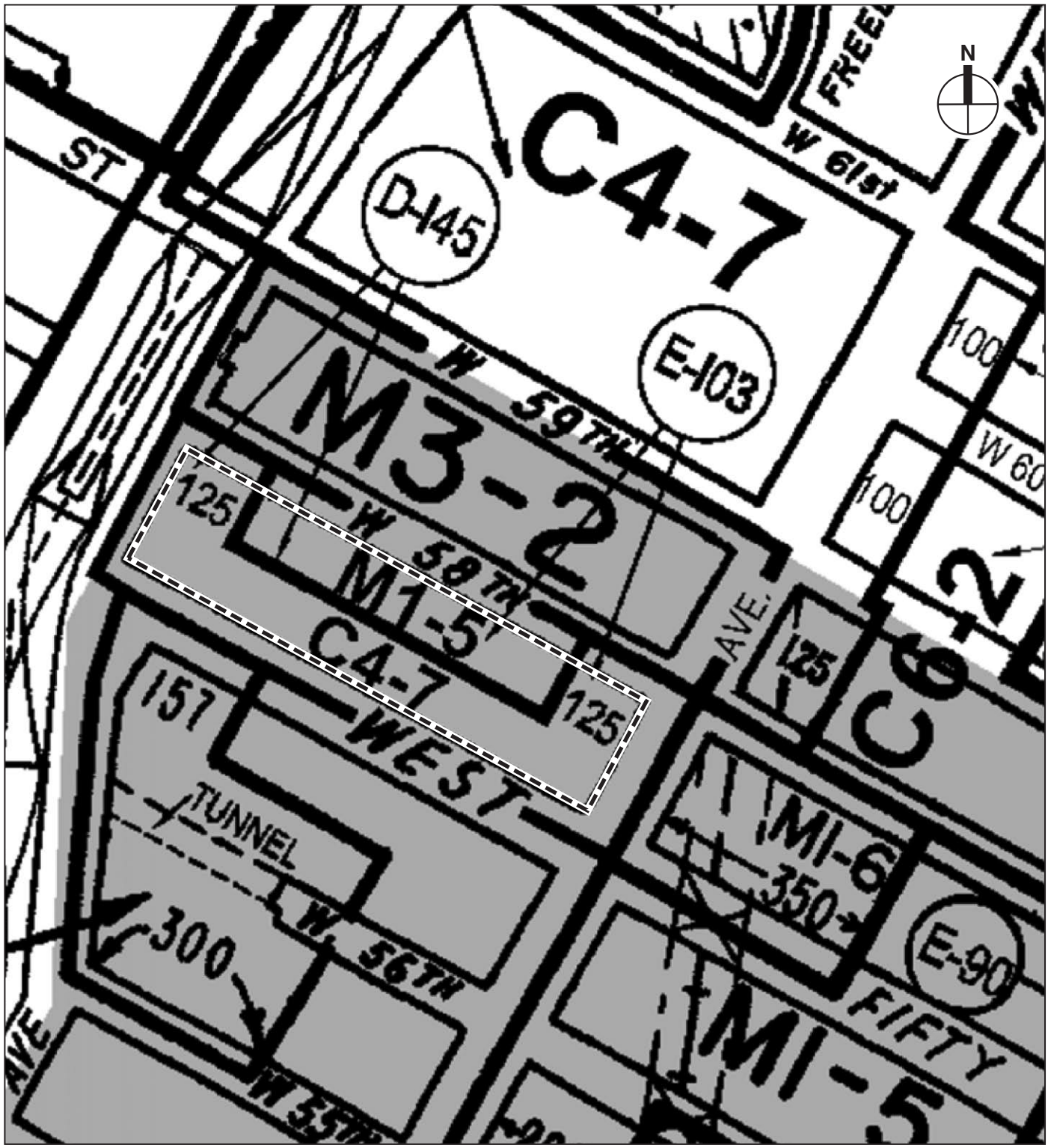

0 200 400 FEET

SCALE

Project Block

Zoning District Boundary

Clinton Special Purpose District

Existing Zoning

Figure 2

625 WEST 57TH STREET

In 2004, the applicant requested a modification of the existing special permits to allow an additional curb cut on West 57th Street for access to the 100-space accessory parking garage in the Helena development. The modification was approved and the restrictive declaration covering the site was modified to reflect the changes to the approved plans.

In 2008, an application was submitted to the New York City Board of Standards and Appeals (BSA) for a special permit pursuant to ZR Section 73-19 to permit the development of a 1,750 seat school (Use Group 3) for grades Pre-K through 12 on a site partially within an M1-5 zoning district. The special permit was approved, but the project is not being pursued.

In 2010, the applicant filed for a new building application with the New York City Department of Buildings (DOB) for a development on the western portion of the block pursuant to the existing zoning and approvals for the site. Under this application, the western portion of the block would be developed with approximately 331,300 gsf of office use; 67,500 gsf of retail uses; and 538 public parking spaces. As discussed in the attached Draft Supplemental Environmental Impact Statement (SEIS) Scope of Work, absent the proposed actions, this new building would be completed in the future without the proposed project (the "No Build scenario").

PROPOSED PROJECT

The proposed actions are being requested to facilitate the development of approximately 1,076,400 gsf on the project block consisting of approximately 750,100 gsf of residential space (up to 863 residential units, including up to 151 affordable units); approximately 109,000 gsf of commercial office; 85,000 gsf of retail; 28,000 gsf of community facility space; 399 public parking spaces, and 125 accessory parking spaces (see Table 1). As discussed below, the proposed actions would result in the construction of a new building on the western and midblock portions of the project block (Lots 1, 5, 14, 19, p/o 36, and 43, collectively "projected development site 1"), a one-story midblock community facility building, the conversion of the mini-storage facility to residential use (p/o Lot 36, "projected development site 2"), and the creation of new retail space in the existing Helena apartment building (see Figure 3). For analysis purposes, it is anticipated that the proposed project, including both projected development site 1 and the projected development site 2, would be complete by 2015.

Table 1
Proposed Project Development Program

Project Components	Projected Development Site 1	Projected Development Site 2	Total
Residential GSF	673,682	76,425	**750,107**
Total Residential Units	*753*	*110*	***863***
Affordable Residential Units	*151*	*0*	***151***
Commercial Office GSF	109,342	0	**109,342**
Retail GSF	70,114	12,885	**84,999**[1]
Community Facility GSF	27,600[2]	0	**27,600**
Above-Grade Parking GSF	2,100	0	**2,100**
Below-Grade Parking GSF	102,220	0	**102,220**
Public Parking Spaces[2]	*399*	*0*	***399***
Accessory Parking Spaces[2]	*125*	*0*	***125***
Total GSF	**985,058**	**89,310**	**1,076,368**

Note: gsf = gross square feet
[1] The total retail sf includes approximately 2,000 gsf of new retail that would be created by closing and converting the existing Helena garage entrance on West 57th Street.
[2] Approximately 14,800 gsf of the community facility space would be located in the mixed-use building and 12,800 gsf would be located in the midblock community facility building.
[3] The proposed project would include a 399-space public parking garage and a 125-space expansion of the existing 100-space accessory parking garage on the project block.
Residential space includes associated mechanical space, lobby, and amenity space.
Source: SLCE Architects, LLP

PROJECTED DEVELOPMENT SITE 1

Projected development site 1 would be developed with two buildings—a mixed-use building and a midblock community facility building—containing a total of approximately 985,000 gsf of residential, office, retail, community facility, and parking uses. The mixed-use building would occupy the majority of projected development site 1 (Lots 1, 5, 14, 19, and 43) and would contain approximately 673,700 gsf of residential space; approximately 109,000 gsf of commercial office;

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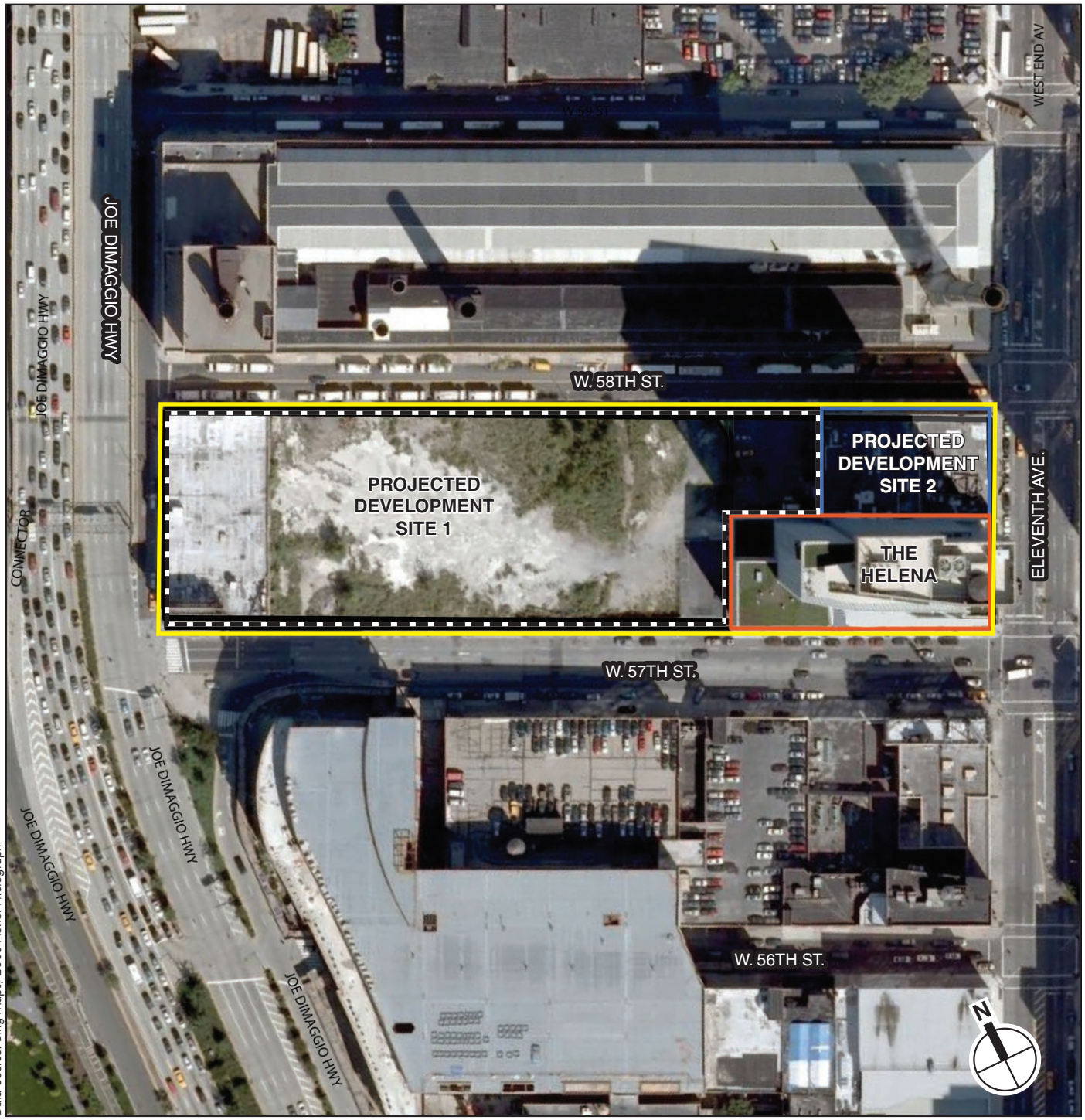

Data Source: Bing Maps, 2008 Aerial Photograph

Projected Development Site 1 Boundary

Project Block Boundary

0 100 200 FEET

SCALE

Project Block Aerial Photo

625 WEST 57TH STREET

Figure 3

70,000 gsf of retail; and 14,800 gsf of community facility uses. The midblock community facility building would be located on a portion of Lot 36 adjacent to projected development site 2 and would contain approximately 12,800 gsf of the total 27,600 gsf of community facility use on projected development site 1. The remaining 14,800 gsf of community facility space on projected development site 1 would be located in the proposed mixed-use building. It is currently expected that the community facility space would be occupied by medical office uses. As restricted by the proposed modifications to the restrictive declaration, it is assumed that projected development site 1 would include up to 753 residential units (based on an average unit size of approximately 895 gsf), of which up to 151 (20 percent of the units) would be affordable.

The proposed project would also include 524 parking spaces, resulting in a total of 624 parking spaces on the project block. The parking spaces would consist of a 399-space public parking garage and a 225-space accessory garage. The public parking would be located on the cellar and sub-cellar levels in the midblock portion of the project site and beneath the Helena. As part of the project, the 100 existing accessory parking spaces in the Helena would be converted to public parking spaces and are included in the 399 public parking spaces. The accessory parking would be located on the ground floor and cellar in the mid-block portion of the project site. The public parking spaces would be accessed from a midblock access drive that would extend between West 57th and West 58th Streets. The accessory parking spaces would be accessed from a midblock entrance along West 58th Street.

The mixed-use building on projected development site 1 would be approximately 467 feet in height, or 35 stories tall. The building would approximate a pyramid shape, with the lowest portions along Twelfth Avenue and West 57th Street. The building would slope up toward the northeast, with the tallest point at the northeast corner. The midblock community facility building would be one story tall.

PROJECTED DEVELOPMENT SITE 2

In order to present a conservative analysis, it is assumed that the proposed actions would also facilitate the conversion of the mini-storage facility to residential and retail uses. For analysis purposes it is assumed that the building on the mini-storage site would be converted to up to 110 residential units (approximately 76,000 gsf residential) and approximately 12,885 gsf of ground-floor retail.

THE HELENA

With the construction of the new building on projected development site 1, the garage spaces on the development site would connect with the existing accessory garage under the Helena. As a result, the parking spaces under the Helena would be accessed from the new garage entrances created as part of the proposed project, and the existing entrance to the Helena garage on West 57th Street would be closed and converted to approximately 2,000 gsf of new retail space.

PROPOSED ACTIONS

Development of the proposed project requires approvals from the CPC for the following discretionary actions:

- Rezoning of a portion of the project block from M1-5 to C6-2. The C6-2 district has a floor-area ratio (FAR) of 6.0 for all uses except community facility uses, which is a 6.5 FAR. This change would provide an adjusted FAR across the entire zoning lot of 8.62 with the 6.0 FAR and a maximum 8.8 FAR with the additional community facility FAR (maximum 8.62 FAR within C6-2 district, maximum 10.0 FAR within C4-7 district) (see Figure 4);
- Special permit pursuant to Section 74-743 of the New York City Zoning Resolution to allow, in a large-scale development, (1) floor area, dwelling units, and other bulk calculations to be distributed across the entire zoning lot, (2) buildings to be located without regard for distance between building regulations, and (3) to permit the location of buildings without regard to height and setback regulations;
- Special permit pursuant to Section 74-744 of the New York City Zoning Resolution to permit residential uses on a story lower than commercial uses.
- New special permit or modification of the existing special permit pursuant to Sections 13-562 and 74-52 of the New York City Zoning Resolution for a 399-car public parking garage; and
- Modification of the existing Restrictive Declaration.

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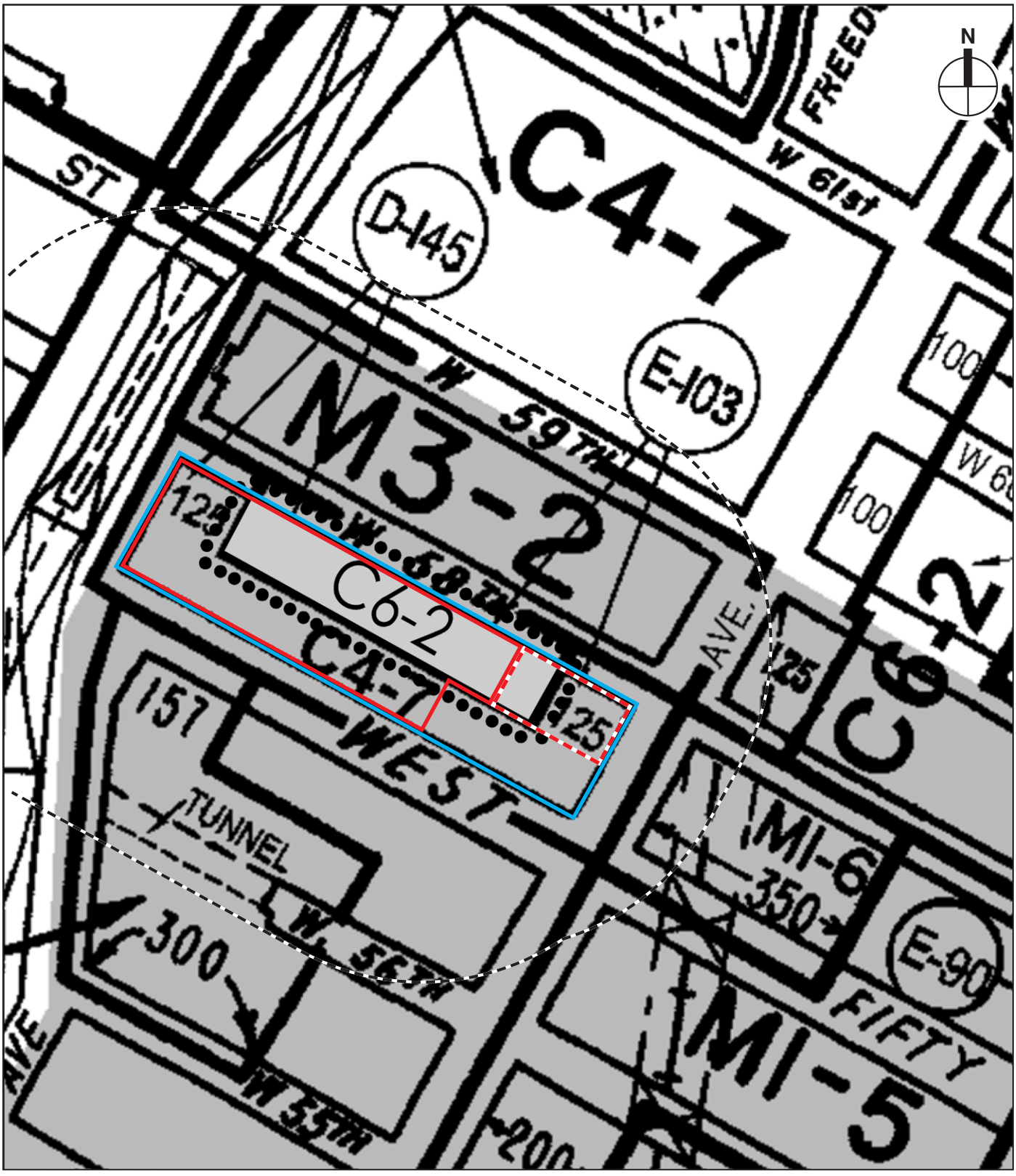

Projected Development Site 1 Boundary

Projected Development Site 2 Boundary

Project Block

400-Foot Perimeter

Zoning District Boundary

Clinton Special Purpose District

0 200 400 FEET

SCALE

625 WEST 57TH STREET

Proposed Zoning

Figure 4

The restrictive declaration currently encumbering the project block provides that the project site shall be developed in substantial conformity with the plans approved in connection with the 2001 large-scale permits as modified in 2004. As mentioned above, those plans specifically limit residential uses on the block to 520,800 zoning square feet and further limits certain retail uses (use groups 6A, 6C and 10A, except radio or television studios), to 78,000 square feet. As noted above, the eastern portion of the project block currently contains the Helena apartment building (the Eleventh Avenue tower in the 2001 FEIS). The Helena contains approximately 519,860 zsf of residential floor area and 597 residential units, which nearly maximizes the allowable residential use under the existing special permit. Therefore, the restrictive declaration would need to be modified to permit any additional residential uses on the zoning lot. The plans approved in 2001, as modified, also include, among other things, maximum envelopes for buildings on the project site, setback requirements from each of the streets, and other bulk limitations. Thus, modification of the restrictive declaration is also necessary for the proposed massing of the new buildings on the project site.

The proposed actions listed above would increase the total permitted residential floor area on the zoning lot to 1,386,855 zsf and the restrictive declaration will limit the number of residential units on the project block to 1,460. The 1,460 units would include the existing Helena with its existing 597 units, and up to 863 new units on the project block. The height, setback, floor area, and overall site plan size of the proposed buildings on projected development site 1 and the projected development site 2 would be restricted by the special permit drawings.

For the affordable housing component, it is expected that the proposed project would seek financing through the New York State Housing Finance Agency's (HFA) "80/20" program. However, the proposed project will not undergo coordinated review with HFA.

Department of Environmental Protection: YES ☐ NO ■

Other City Approvals: YES ☐ NO ☐

☐ LEGISLATION	☐ RULEMAKING
☐ FUNDING OF CONSTRUCTION; SPECIFY	☐ CONSTRUCTION OF PUBLIC FACILITIES
☐ POLICY OR PLAN; SPECIFY	☐ FUNDING OR PROGRAMS; SPECIFY
☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)	☐ PERMITS; SPECIFY
☐ 384(B)(4) APPROVAL	☐ OTHER; EXPLAIN
■ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)	

6. ***State or Federal Actions/Approvals/Funding:*** YES ■ NO ☐ IF "YES," IDENTIFY

It is expected that the proposed project would use the New York State Housing Finance Agency's "80/20" program to finance the affordable housing component.
Independent of the proposed actions, the applicant is participating in the voluntary New York State Department of Environmental Conservation Brownfield Cleanup Program.

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

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 11x17 inches in size and must be folded to 8.5x11 inches for submission.*

■ Site location map **(see Figure 1)** ■ Zoning map **(see Figure 2)** ■ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map **(see Figure 7 and 7a through 7e)**
■ Sanborn or other land use map **(see Figure 5)** ■ Tax map **(see Figure 6)** ☐ For large areas or multiple sites, a GIS shape file that defines the project sites

PHYSICAL SETTING *(both developed and undeveloped areas)*

Total directly affected area (sq. ft.):	Type of waterbody and surface area (sq. ft.):	Roads, building and other paved surfaces (sq. ft.):
±160,667 (lot area)	**0**	**±160,667 (lot area)**

Other, describe (sq. ft.):

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

Size of project to be developed: **±1,076,400** (gross sq. ft.)

Does the proposed project involve changes in zoning on one or more sites? YES ■ NO ☐

If 'Yes,' identify the total square feet owned or controlled by the applicant: **±160,667 (lot area)** Total square feet of non-applicant owned development: **0**

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: **±118,933 (Mixed-Use Building: ±550 x ±201; Midblock Community Facility Use:±83 x ±101)** sq. ft. (width x length) Volume: **TBD** cubic feet (width x length x depth)

Does the proposed project increase the population of residents and/or on-site workers? YES ■ NO ☐ Number of additional residents? **±1,415** Number of additional workers? **-792**

Provide a brief explanation of how these numbers were determined:

Estimate of number of residents is based on number of residential units multiplied by average household size in Manhattan Community Board 4 (1.64 persons per household). The employment estimates are based on the assumption of 1 full-time equivalent (FTE) employee per: 25 residential units; 250 sf office; 400 sf retail space; 15,000 sf storage; 1,000 sf community facility; and 1 per 50 public parking spaces.

Does the project create new open space? YES ☐ NO ■ If Yes: (sq. ft)

Using Table 14-1, estimate the project's projected operation solid waste generation, if applicable: **±85,100 (±27,500 more than the No Build Scenario)[1]** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **±210,300 million (±36,500 million less than the No Build Scenario)[2]** (annual BTUs)

9. ***Analysis Year*** *CEQR Technical Manual, Chapter 2*

ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):	ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:
2015	**Projected Development Site 1: ±27[3]; Projected Development Site 2: ±25**

WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE? YES ■ NO ☐ IF MULTIPLE PHASES, HOW MANY PHASES: **N/A**

BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **N/A**

10. ***What is the Predominant Land Use in Vicinity of Project?*** *(Check all that apply)*

■ RESIDENTIAL ■ MANUFACTURING ■ COMMERCIAL ■ PARK/FOREST/OPEN SPACE ■ OTHER, Describe: **Institutional (Dept. of Sanitation acreage), Utility (Con Edison)**

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[1] Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*.

[2] Based on the energy consumption rates in Table 15-1 of the *CEQR Technical Manual*.

[3] This estimate is from completion of ULURP approvals and does not include excavation and foundation work, which is expected to begin prior to the completion of ULURP pursuant to the previous approvals. Including excavation and foundation work, the construction period would be approximately 41 months.

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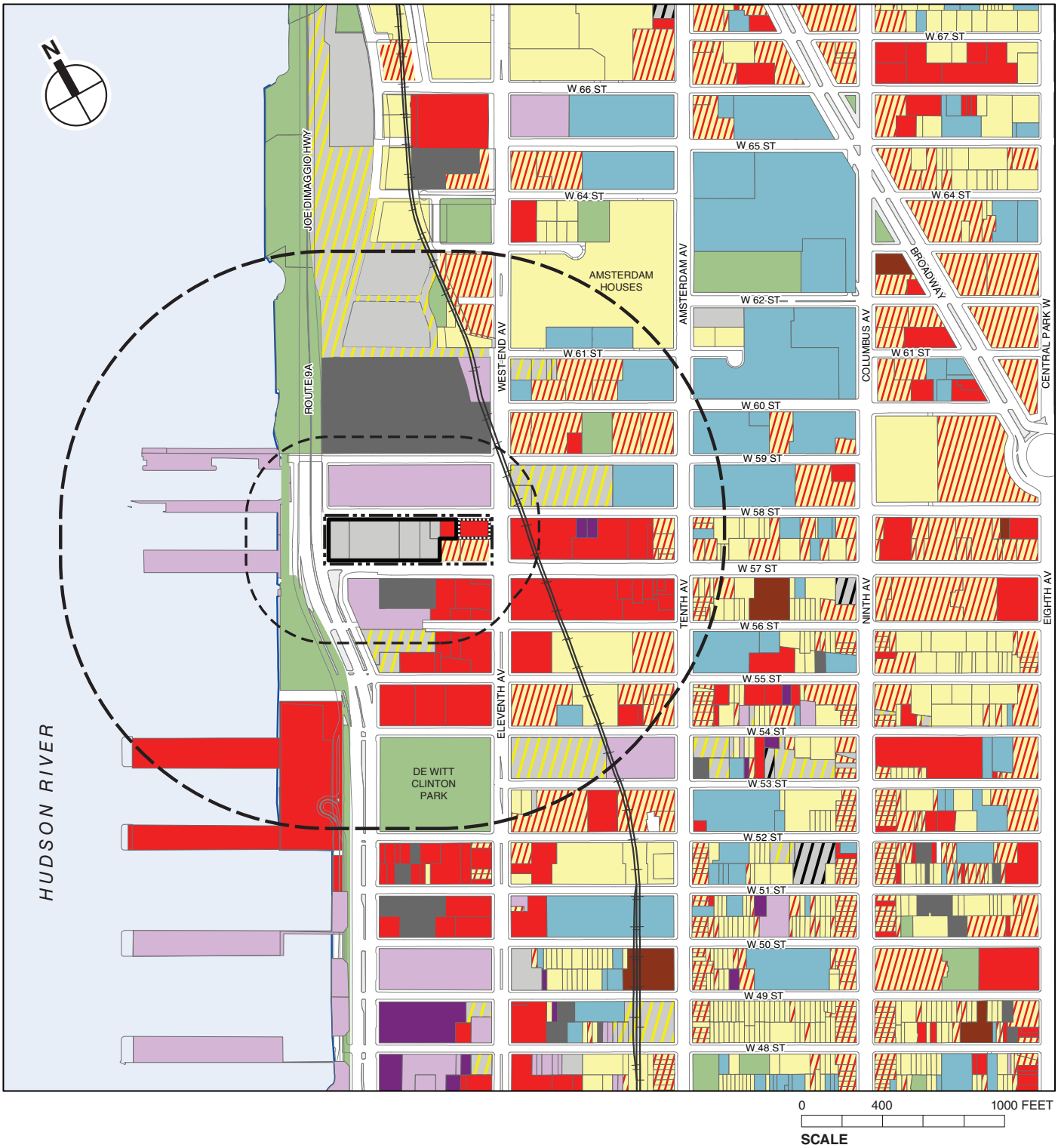

- Projected Development Site 1 Boundary
- Projected Development Site 2 Boundary
- Project Block
- 400-Foot Perimeter
- 1/4-Mile Perimeter

- Residential
- Residential with Commercial Below
- Hotels
- Commercial and Office Buildings
- Industrial and Manufacturing
- Transportation and Utility
- Public Facilities and Institutions
- Open Space and Outdoor Recreation
- Parking Facilities
- Vacant Land
- Vacant Building
- Under Construction

625 WEST 57TH STREET

Land Use

Figure 5

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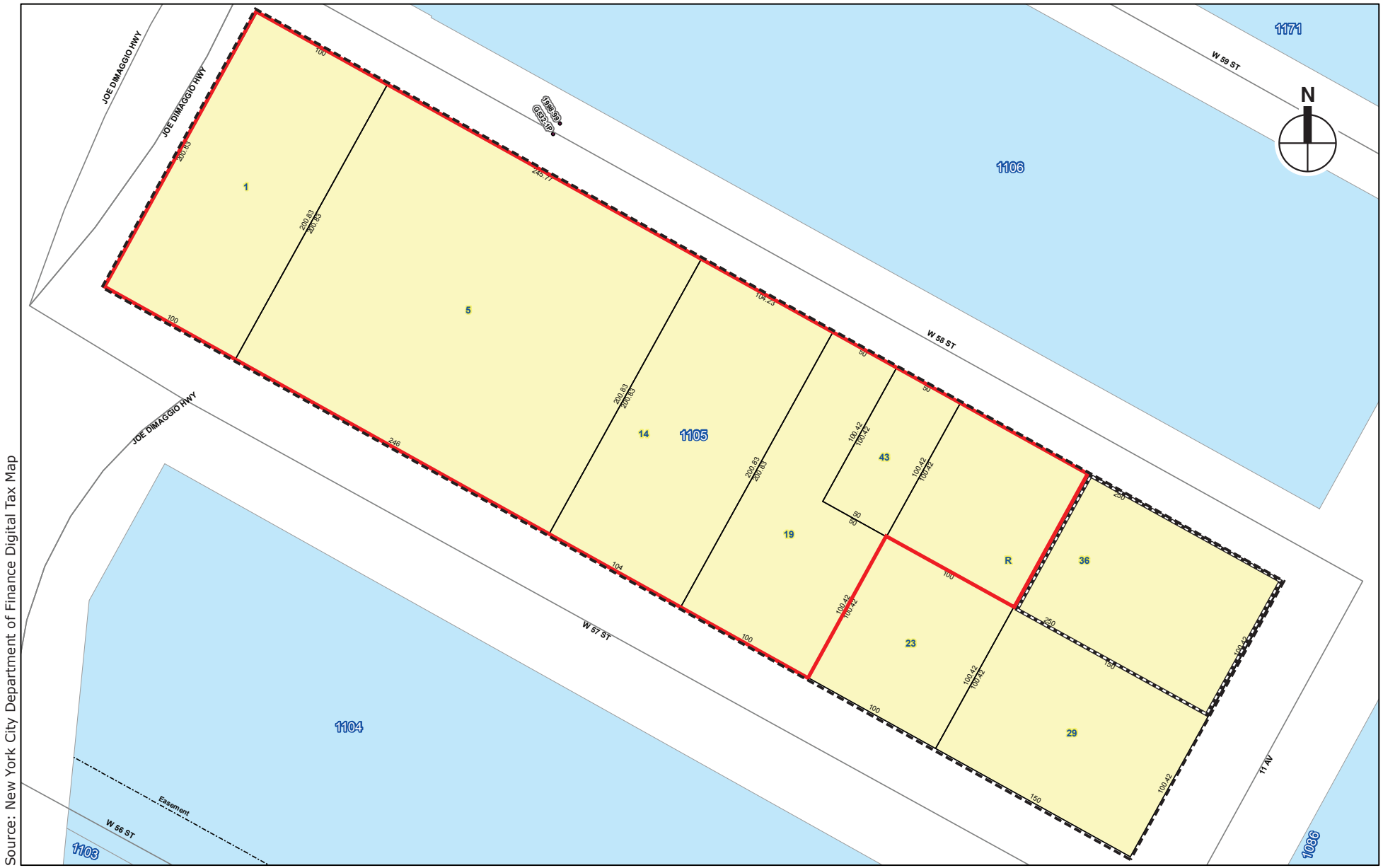


Source: New York City Department of Finance Digital Tax Map

Projected Development Site 1 Boundary

Projected Development Site 2 Boundary

Project Block

1105 Block Number

14 Lot Number

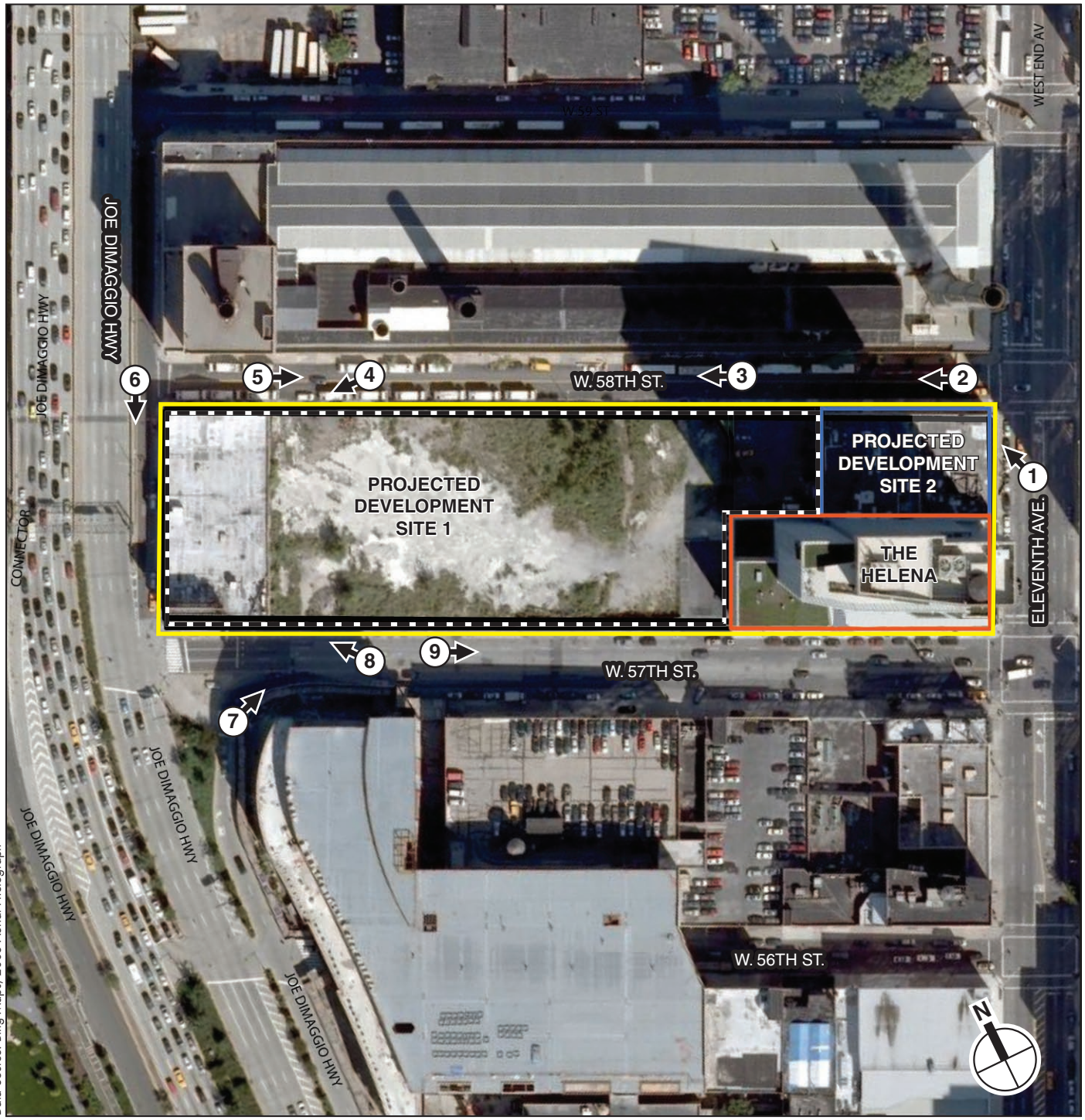
0 40 100 FEET

SCALE

625 WEST 57TH STREET

Tax Map

Figure 6



Projected Development Site 1 Boundary

Projected Development Site 2 Boundary

Project Block

1 Photo View Direction and Reference Number

0 100 200 FEET

SCALE

625 WEST 57TH STREET

Photograph Key

Figure 7



1



2

Views of Project Site

Figure 7a



3



4

Views of Project Site
Figure 7b



5



6

Views of Project Site

Figure 7c



7



8

Views of Project Site
Figure 7d



9

Views of Project Site
Figure 7e

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 (NO-ACTION TO WITH-ACTION)
Land Use				
Residential	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, specify the following	**See Page 3a**	**See Page 3a**	**See Page 3a**	
No. of dwelling units				**Projected Site 1: 753; Projected Site 2: 110**
No. of low- to moderate-income units				**151 (20 percent of the units on Projected Site 1)**
No. of stories				**22 (located on floors 11 through 33)**
Gross Floor Area (sq. ft.)				**Projected Site 1: ±673,682; Projected Site 2: ±76,425**
Describe Type of Residential Structures				**N/A**
Commercial	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, specify the following:	**See Page 3a**	**See Page 3a**	**See Page 3a**	
Describe type (retail, office, other)				**Office, retail**
No. of bldgs				**N/A**
GFA of each bldg (sq. ft.)				**-221,843 office; 17,494 retail**
Manufacturing/Industrial	Yes □ No ■	Yes □ No ■	Yes □ No ■	
If yes, specify the following:				
Type of use	**N/A**	**N/A**	**N/A**	**N/A**
No. of bldgs				**N/A**
GFA of each bldg (sq. ft.)				**N/A**
No. of stories of each bldg.				**N/A**
Height of each bldg				**N/A**
Open storage area (sq. ft.)				**N/A**
If any unenclosed activities, specify				**N/A**
Community Facility	Yes □ No ■	Yes □ No ■	Yes ■ No □	
If yes, specify the following	**See Page 3a**	**See Page 3a**	**See Page 3a**	
Type				**±27,600 sf TBD**
No. of bldgs				**N/A**
GFA of each bldg (sq. ft.)				**±27,600 total (Midblock building: ±12,800; Mixed-use building: ±14,800)**
No. of stories of each bldg				**Midblock community facility building: 1 story; other community facility: 2 stories (located on floors 1 and 2 of proposed mixed-use building)**
Height of each bldg				**N/A**
Vacant Land	Yes ■ No □	Yes □ No ■	Yes □ No ■	
If yes, describe	**Urban vacant lot**			**N/A**
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)	**N/A**	**N/A**	**N/A**	**N/A**
Other Land Use	Yes □ No ■	Yes □ No ■	Yes □ No ■	
If yes, describe				**N/A**
Parking				
Garages	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, specify the following:	**See Page 3a**	**See Page 3a**	**See Page 3a**	
No. of public spaces				**-139**
No. of accessory spaces				**125**
Operating hours				**N/A**
Attended or non-attended				**N/A**

Table 3
Summary of Existing, No Action, and With Action Development on the Project Block

	Existing			No Action[1]			With Action		
	Projected Development Site 1 (Lots 1, 5, 14, 19, 43, and p/o 36)	**Projected Development Site 2 (p/o lot 36)**	**Helena Apartment Building (Lots 23 and 29)**	**Projected Development Site 1 (Lots 1, 5, 14, 19, 43, and p/o 36)**	**Projected Development Site 2 (p/o lot 36)**	**Helena Apartment Building (Lots 23 and 29)**	**Projected Development Site 1 (Lots 1, 5, 14, 19, 43, and p/o 36)**	**Projected Development Site 2 (p/o lot 36)**	**Helena Apartment Building (Lots 23 and 29)**
Residential									
No. of dwelling units	0	0	597	0	Same as existing	Same as existing	753	110	Same as existing
No. of low- to moderate-income units	0	0	0	0			151	0	
No. of stories	N/A	N/A	38	N/A			Would be located on floors 11 through 33	6	
Gross Floor Area (sq. ft.)	0	0	±502,328	0			±673,682	±76,425	
Describe Type of Residential Structures	N/A	N/A	High-rise apartment building	N/A			High-rise apartment building	Conversion of existing building to residential use	
Commercial									
Describe type (retail, office, other)	None	Storage	Retail	Office, retail	Same as existing	Same as existing	Retail, office	Retail	Retail
No. of bldgs	0	1	1	2			1	1	1
GFA of each bldg (sq. ft.)	0	±98,414	±12,300	±331,275 office; ±67,505 retail;			±70,114 retail; ±109,342 office	±12,885	±14,300[4]
Community Facility									
Type	None	None	None	None	Same as existing	Same as existing	TBD	None	Same as existing
No. of bldgs	0	0	0	0			1	0	
GFA of each bldg (sq. ft.)	0	0	0	0			±27,600[3]	0	
No. of stories of each bldg	N/A	N/A	N/A	N/A			Would be located on floors 1 and 2	N/A	
Height of each bldg	N/A	N/A	N/A	N/A			N/A	N/A	
Parking Garages									
No. of public spaces	0	0	0	538	0	0	399	0	0
No. of accessory spaces	0	0	100	0	0	100	125	0	100
Operating hours	N/A	N/A	24 hours/day	24 hours/day	N/A	24 hours/day	24 hours/day	N/A	24 hours/day
Attended or non-attended	N/A	N/A	Attended	Attended	N/A	Attended	Attended	N/A	Attended
Parking Lots									
No. of public spaces	0	0	0	0	0	0	0	0	0
No. of accessory spaces	±20[2]	0	0	±20[2]	0	0	0[3]	0	0
Operating hours	24 hours/day	N/A	N/A	24 hours/day	N/A	N/A	N/A	N/A	N/A

Notes: [1] Absent the proposed actions, the project site would be developed with a No Build scenario building pursuant to the 2001 approvals.
[2] These spaces are located on the surface lot adjacent to the existing mini-storage facility.
[3] The proposed midblock community facility building would be constructed on the existing mini-storage facility's accessory parking area. It would contain 12,800 gsf of the community facility space. The remaining 14,800 gsf would be located in the mixed-used building on projected development site 1.
[4] The conversion of the Helena garage entry to retail space would create approximately 2,000 gsf of additional retail space.

Sources: DFR 57 LLC, SLCE Architects, West 57th Street Rezoning Project FEIS, NYC Department of Finance.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, specify the following:	**See Page 3a**	**See Page 3a**	**See Page 3a**	
No. of public spaces				**0**
No. of accessory spaces				**0**
Operating hours				**N/A**
Other (includes street parking)	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, describe	**Miscellaneous curbside parking**	**Same as existing**	**Same as existing**	**N/A**
Storage Tanks				
Storage Tanks	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If yes, specify the following:				
Gas/Service stations:	Yes □ No ■	Yes □ No ■	Yes □ No ■	
Oil storage facility:	Yes ■* No □	Yes ■ No □	Yes ■ No □	
Other; identify:	Yes □ No ■	Yes □ No ■	Yes □ No ■	
If yes to any of the above, describe:				
Number of tanks	**N/A***	**TBD**	**TBD**	**N/A**
Size of tanks	**N/A**	**TBD**	**TBD**	**N/A**
Location of tanks	**N/A**	**TBD**	**TBD**	**N/A**
Depth of tanks	**N/A**	**TBD**	**TBD**	**N/A**
Most recent FDNY inspection date	**N/A**	**N/A**	**N/A**	**N/A**
*** There are storage tanks associated with the Helena on the project block, but these would not be disturbed during construction.**				
Population				
Residents	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If any, specify number	**±979**	**±979**	**±2,394**	**±1,415**
Briefly explain how the number of residents was calculated	**Estimate of residents is based on number of residential units multiplied by average household size in Manhattan Community Board 4 (1.64 persons per household).**			
Businesses	Yes ■ No □	Yes ■ No □	Yes ■ No □	
If any, specify the following:				
No. and type	**4 (bank, deli, restaurant, mini-storage facility)**	**TBD**	**TBD**	**TBD**
No. and type of workers by business	**Bank, deli and restaurant: ±31 Storage: ±7 Residential: ±24**	**±1,567 Total (Office: ±1,325; Retail: ±200; Storage: ±7; Residential: ±24; Parking: ±11)**	**±775 Total (Office: ±438; Retail: ±243; Community facility: ±28; Residential: ±58; Parking: ±8)**	**-792 workers**
No. and type of non-residents who are not workers	**0**	**0**	**0**	**0**
Briefly explain how the number of businesses was calculated	**The employment estimates are based on the assumption of 1 full-time equivalent (FTE) employee per: 25 residential units; 250 sf office; 400 sf retail space; 15,000 sf storage; 1,000 sf community facility; and 1 per 50 public parking spaces.**			
Zoning*				
Zoning classification	**C4-7 and M1-5, Special Clinton District**	**No change**	**C4-7 and C6-2, Special Clinton District**	**N/A**
Maximum amount of floor area that can be developed (in terms of bulk)	**See footnote[1]**	**No change**	**See footnote[2]**	**N/A**
Predominant land use and zoning classification within a 0.25-radius of proposed project	**See footnote[3]**	**No change**	**No change**	**N/A**
Attach any additional information as may be needed to describe the project.				
If your project involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include the total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

**This section should be completed for all projects, except for such projects that would apply to the entire city or to areas that are so extensive that site-specific zoning information is not appropriate or practicable.*

[1] The maximum floor area that can be developed on the project block is governed by existing zoning and the existing special permits. The existing special permits limit the maximum floor area of the project block to 1,330,521 zoning square feet (zsf). Residential use is limited to 520,800 zsf and certain retail uses (use groups 6A, 6C, and 10A) are limited to 78,000 zsf. The maximum floor area for other uses under the existing zoning is as follows:
C4-7: ±105,437 sf x 10.0 floor area ratio (FAR) = ±1,054,370 zoning square feet (zsf) of commercial or community facility use
M1-5: ±55,229 sf x 5.0 FAR = ±276,145 zsf of manufacturing or commercial use
M1-5: ±55,229 sf x 6.5 FAR = ±358,989 zsf of community facility use
Total: ±1,330,515 zsf commercial use; ±1,413,359 zsf community facility use; ±276,145 zsf manufacturing use.

[2] The maximum floor area that can be developed under the proposed zoning is as follows:
C4-7: ±105,437 sf x 10.0 FAR = ±1,054,370 zsf of commercial, residential, or community facility use
C6-2: ±55,229 sf x 6.0 FAR = ±331,374 zsf of commercial use
C6-2: ±55,229 sf x 6.02 FAR = ±332,479 zsf residential use
C6-2: ±55,229 sf x 6.5 FAR = ±358,989 zsf of community facility use
Total: ±1,385,744 zsf commercial use; ±1,386,849 zsf residential use; ±1,413,359 zsf community facility use.

[3] The predominant land uses within ¼ mile of the project site include residential, commercial, industrial, transportation and utility, open space, and institutional. The zoning classifications within a ¼-mile radius of the project site include residential (R8, R8A, R9, R10), commercial (C2-5, C2-7, C4-7, C6-2, C6-3X), and manufacturing (M1-5, M1-6, M2-3, M3-2).

PART II: TECHNICAL ANALYSES

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, answer the subsequent questions for that technical area and consult the relevant chapter of the *CEQR Technical Manual* for guidance on providing additional analyses (and attach supporting information, if needed) to determine whether the potential for significant impacts exists. Please note that a 'Yes' answer does not mean that EIS must be prepared—it often only means that more information is required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either 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 or zoning that is different from surrounding land uses and/or zoning? Is there the potential to affect an applicable public policy? If 'Yes,' complete a preliminary assessment and attach. **See "Land Use, Zoning, and Public Policy" section of the attached "Additional Technical Information for EAS Part II"**	✓	
(b)	Is the project a large, publicly sponsored project? If 'Yes,' complete a PlaNYC assessment and attach.		✓
(c)	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 200 or more residential units?	✓	
	• Generate a net increase of 200,000 or more square feet of commercial space?		✓
	• Directly displace more than 500 residents?		✓
	• Directly displace more than 100 employees?		✓
	• Affect conditions in a specific industry?		✓
(b)	If 'Yes' to any of the above, attach supporting information to answer the following questions, as appropriate. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered. **See "Socioeconomic Conditions" section of the attached "Additional Technical Information for EAS Part II"**		
(1)	***Direct Residential Displacement***		
	If more than 500 residents would be displaced, would these displaced 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?		
(2)	***Indirect Residential Displacement***		
	Would the expected average incomes of the new population exceed the average incomes of the study area populations? **See "Socioeconomic Conditions" section of the attached "Additional Technical Information for EAS Part II"**		✓
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions?		
	If 'Yes,' would the study area have a significant number of unprotected rental units?		
	Would more than 10 percent of all the housing units be renter-occupied and unprotected?		
	Or, would more than 5 percent of all the housing units be renter-occupied and unprotected where no readily observable trend toward increasing rents and new market rate development exists within the study area?		

		YES	NO
(3)	***Direct Business Displacement***		
	Do any of the displaced businesses provide goods or service that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Do any of the displaced businesses provide goods or services that otherwise could not be found within the trade area, either under existing conditions or in the future with the proposed project?		
	Or is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?		
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area?		
	Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated as a result, potential resulting in vacancies and disinvestment on neighborhood commercial streets?		
(5)	***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)	Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals and other health care facilities, day care centers, police stations, or fire stations?		✓
(b)	Would the project exceed any of the thresholds outlines in Table 6-1 in Chapter 6?	✓	
(c)	If 'No' was checked above, the remaining questions in this technical area do not need to be answered. If 'Yes' was checked, attach supporting information to answer the following, if applicable. **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		
(1)	***Child Care Centers***		
	Would the project result in a collected utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario?		
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
	If 'Yes,' would the additional population impair the delivery of library services in the study area?		
(3)	***Public Schools***		
	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 105 percent? **To be determined based on DSEIS analysis.**	**TBD**	
	If 'Yes,' would the project increase this collective utilization rate by 5 percent from the No-Action scenario? **To be determined based on DSEIS analysis.**	**TBD**	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area? **See "Community Facilities and Services" section of the attached "Additional Technical Information for EAS Part II"**		✓
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 underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?		✓
(c)	If 'Yes,' would the proposed 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 not located within an underserved or well-served area, would it generate more than 200 additional residents or 500 additional employees?	✓	
(g)	If 'Yes' to any of the above questions, attach supporting information to answer the following: • Does the project result in a decrease in the open space ratio of more than 5%? **To be determined based on DSEIS analysis.**	**TBD**	
	• If the project site is within an underserved area, is the decrease in open space between 1% and 5%?		
	• If 'Yes,' are there qualitative considerations, such as the quality of open space, that need to be considered? **To be determined based on DSEIS analysis.**	**TBD**	

		YES	NO
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 reach any sunlight-sensitive resource at any time of the year. **See "Shadows" section of the attached "Additional Technical Information for EAS Part II"**		
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; is listed or eligible for listing on the New York State or National Register of Historic Places; or is within a designated or eligible New York City, New York State, or National Register Historic District? If "Yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. **See "Historic and Cultural Resources" section of the attached "Additional Technical Information for EAS Part II"**		✓
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 that is not currently allowed by existing zoning? **To be determined based on DSEIS analysis.**	**TBD**	
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10. **See "Urban Design and Visual Resources" section of the attached "Additional Technical Information for EAS Part II"**		
8.	***NATURAL RESOURCES:*** *CEQR Technical Manual, Chapter 11*		
(a)	Is any part of the directly affected area within the Jamaica Bay Watershed? If "Yes," complete the Jamaica Bay Watershed Form.		✓
(b)	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: Attach supporting information on whether the proposed project would affect any of these resources.		✓
9.	***HAZARDOUS MATERIALS:*** *CEQR Technical Manual, Chapter 12*		
(a)	Would the proposed project allow commercial or residential use 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) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts? **The western portion of the project block is subject to an existing Consent Order and Stipulation Agreement (COSA) with the New York State Department of Environmental Conservation (NYSDEC) requiring site investigation and remediation. In addition, the midblock portion of the site is undergoing investigation and remediation pursuant to the voluntary NYSDEC Brownfield Cleanup Program.**	✓	
(c)	Does the project require soil disturbance in a manufacturing zone or any development on or near a manufacturing zone or existing/historic facilities listed in Appendix 1 (including nonconforming uses)?	✓	
(d)	Does 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 or unknown origin?	✓	
(e)	Does the project result in development where underground and/or aboveground storage tanks (e.g., gas stations) are or were on or near the site?	✓	
(f)	Does the project result in renovation of interior existing space on a site with potential compromised air quality, vapor intrusion from on-site or off-site sources, asbestos, PCBs or lead-based paint?		✓
(g)	Does the project result in development on or near a government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, municipal incinerators, coal gasification or gas storage sites, or railroad tracks and rights-of-way?	✓	
(h)	Has a Phase I Environmental Site Assessment been performed for the site? If 'Yes,' were RECs identified? Briefly identify: **Petroleum products and underground storage tanks, contaminated groundwater, elevated levels of polycyclic aromatic hydrocarbons (PAHs), some heavy metals (specifically lead, mercury, and arsenic) in samples of fill material, and chlorinated solvents (PCE) in soil and soil vapors onsite. For the western portion of the site, remediation will occur under the COSA with NYSDEC. For the midblock portion, remediation will occur under NYSDEC supervision as part of the Brownfield Cleanup Program.**	✓	
(i)	Based on a Phase I Assessment, is a Phase II Assessment 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? **See "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"**		✓
(b)	Is the proposed project located in a combined sewer area and result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens? **See "Water and Sewer Infrastructure" section of the attached "Additional Technical Information for EAS Part II"**		✓
(c)	Is the proposed project located in a separately sewered area and result in the same or greater development than that listed in Table 13-1 in Chapter 13?		✓
(d)	Does the proposed project involve development on a site five acres or larger where the amount of impervious surface would increase?		✓
(e)	Would the proposed project involve development on a site one acre or larger where the amount of impervious surface would increase and 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?		✓
(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 WWTP and/or generate contaminated stormwater in 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 attached supporting documentation.		

		YES	NO
11.	***SOLID WASTE AND SANITATION:*** *CEQR Technical Manual, Chapter 14*		
(a)	Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week? **See "Solid Waste and Sanitation" section of the attached "Additional Technical Information for EAS Part II"**		✓
(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?		✓
12.	***ENERGY:*** *CEQR Technical Manual, Chapter 15*		
(a)	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? **See "Transportation" section of the attached "Additional Technical Information for EAS Part II"**	✓	
(b)	If "Yes," conduct the screening analyses, attach appropriate back up data as needed for each stage, and answer the following questions:		
	(1) 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 in Chapter 16 for more information.	✓	
	(2) 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 trips per station or line?		✓
	(3) 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? **To be determined based on DSEIS analysis.**	**TBD**	
(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 the Figure 17-3, Stationary Source Screen Graph? (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) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?		✓
(f)	If "Yes," 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, a power plant, or would fundamentally change the City's solid waste management system?		✓
(b)	If "Yes," would the proposed project require a GHG emissions assessment based on the guidance in Chapter 18? **Although the proposed project did not answer "Yes" to (a), CEQR recommends a GHG analysis for projects resulting in the development of 350,000 sf or more. The proposed project would exceed that threshold.**	✓	
(c)	If "Yes," attach supporting documentation to answer the following; Would the project be consistent with the City's GHG reduction goal? **To be determined based on DSEIS analysis.**	**TBD**	
16.	***NOISE:*** *CEQR Technical Manual, Chapter 19*		
(a)	Would the proposed project generate or reroute the 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 sight 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-designations or a Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	✓	
(e)	If "Yes," conduct the appropriate analyses and attach any supporting documentation. **See "Noise" section of the attached "Additional Technical Information for EAS Part II"**		
17.	***PUBLIC HEALTH:*** *CEQR Technical Manual, Chapter 20*		
(a)	Would the proposed project warrant a public health assessment based upon the guidance in Chapter 20? **To be determined based on DSEIS analysis.**	**TBD**	
18.	***NEIGHBORHOOD CHARACTER:*** *CEQR Technical Manual, Chapter 21*		
(a)	Based upon the analyses conducted for the following technical areas, check 'Yes' if any of the following technical areas required 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 here why or why not an assessment of neighborhood character is warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary. **See "Neighborhood Character" section of the attached "Additional Technical Information for EAS Part II"**		

19. *CONSTRUCTION IMPACTS:* *CEQR Technical Manual, Chapter 22* Would the project's construction activities involve (check all that apply):	YES	NO
• Construction activities lasting longer than two years;	✓	
• Construction activities within a Central Business District or along an arterial or major thoroughfare;	✓	
• Require 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 community facilities or disruption in its service;		✓
• Activities within 400 feet of a historic or cultural resource; or	✓	
• Disturbance of a site containing natural resources.		✓

If any boxes are checked, explain why or why not a preliminary construction assessment is warranted based on the guidance of in Chapter 22, "Construction." It should be noted that the nature and extent or 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.
See "Construction" section of the attached "Additional Technical Information for EAS Part II"

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 pertinent books and records and/or after inquiry of persons who have personal knowledge or 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

Counsel (APPLICANT/SPONSOR) of DFR 57 LLC (NAME OF THE ENTITY OR OWNER)

the entity which seeks the permits, approvals, funding or other governmental action described in this EAS.

Check if prepared by: ☑ APPLICANT/REPRESENTATIVE or ☐ LEAD AGENCY REPRESENTATIVE (FOR CITY-SPONSORED PROJECTS)

Richard G. Leland, Partner
Fried, Frank, Harris, Shriver & Jacobson LLP
APPLICANT/SPONSOR NAME:

LEAD AGENCY REPRESENTATIVE NAME:

SIGNATURE:

DATE:

PLEASE NOTE THAT APPLICANT 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.

Additional Technical Information for EAS Part II

A. LAND USE, ZONING, AND PUBLIC POLICY

Under New York City Environmental Quality Review (CEQR), a land use analysis characterizes the uses and development trends in the area that may be affected by a proposed project. The analysis also considers the project's compliance with and effect on the area's zoning and other applicable public policies. Even when there is little potential for an action to be inconsistent or affect land use, zoning, or public policy, a description of these issues is appropriate to establish conditions and provide information for use in other technical areas. A detailed assessment of land use is appropriate if the action would result in a significant change in land use or would substantially affect regulation or policies governing land use.

Because the proposed project would require a zoning map amendment and other land use approvals and would change the land use on the project site, a land use analysis has been proposed for the SEIS to analyze potential land use and zoning impacts and to provide baseline conditions for other analyses in the SEIS to be completed for the proposed project (see Draft SEIS Scope).

B. SOCIOECONOMIC CONDITIONS

The purpose of the socioeconomic assessment is to identify changes that would be created by the proposed project and identify whether they rise to a significant level. According to the *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on a specific industry. The *CEQR Technical Manual* further states that residential development of 200 units or more or commercial development of 200,000 square feet or more should be assessed for their potential to cause significant adverse socioeconomic impacts.

The proposed project would not result in a commercial development that exceeds the CEQR threshold of 200,000 square feet, nor would it directly displace any residences or have the potential to affect conditions within a specific industry. Therefore, no further analysis of indirect business displacement, direct residential displacement, or adverse effects on specific industries is warranted.

The proposed project would displace the mini-storage business currently located on projected development site 2, which is estimated to contain approximately 7 employees. According to the CEQR Technical Manual, if a proposed project would directly displace more than 100 employees, an assessment of direct business displacement should be conducted. Because the proposed project would not displace more than 100 employees, no further analysis of direct business displacement is warranted.

The proposed project would introduce more than 200 residential units, which is the *CEQR Technical Manual* threshold for assessing the potential for indirect residential displacement. However, as discussed in the screening analysis below, the proposed project would not have the potential to result in any significant adverse impacts due to indirect residential displacement, and no further analysis is warranted.

SCREENING ANALYSIS FOR INDIRECT RESIDENTIAL DISPLACEMENT

According to the *CEQR Technical Manual*, a preliminary analysis of indirect residential displacement comprises three steps, the first of which is to determine whether the proposed project would introduce a new population with higher average incomes compared to the average incomes of the existing populations in the ¼-mile study area and any new population expected in the No Build condition.

The CEQR Technical Manual states that if a project would introduce a more costly type of housing compared to existing housing and the housing built in the No Build condition, then the new population may be expected to have higher incomes. The proposed project would introduce a mix of affordable and market-rate housing. Under the development program described above, up to 753 residential units would be constructed on projected development site 1, of which 602 would be market-rate (80 percent) and up to 151 would be affordable (20 percent of the units), as well as up to an additional 110 market-rate residential units resulting from the conversion of the mini-storage facility on projected development site 2. The affordable housing units would rent at prices comparable to or below most existing rents in the study areas, while the market-rate units would likely rent at the high end of the market. Although their price-point would likely be more costly than that for older housing stock in the ¼-mile study area, it would be comparable to the price-point for the recently built market-rate residential units in the study area, as well as new developments that are planned to be in place by 2015.

Recently built high end residential developments nearby include the Helena on the project block, 10 West End Avenue, the Element at 555 West 59th Street, Archstone Clinton at 505 West 54th Street, the Adagio at 239 West 60th Street, the Sessanta at 229 West 60th Street, and ongoing development as part of the Riverside South project. According to data from CitiHabitats, a leading rental brokerage in New York City, current average rents in the Midtown West and Upper West Side submarkets, which include the study area, range from $1,787 for studios to $5,745 for three-bedroom units.[1] Data from Miller Samuel, Inc., a respected New York City real estate appraiser, indicates that condominium and cooperative units sold in the fourth quarter of 2010 in the Lincoln Center and Midtown West submarkets (which include the study area) had average sales prices of approximately $1,818,000 and $1,240,000, respectively, and median sales prices of $1,150,000 and $800,000, respectively.[2]

The recently built high end residential developments in the study area indicate that the area is currently experiencing an ongoing trend toward residential development and new market-rate construction. The proposed project would represent a continuation of this trend. The proposed project would introduce market-rate housing comparable to existing residential developments and developments expected in the No Build condition. Furthermore, the proposed project's affordable housing component would help ensure that a portion of the new population would have incomes that more closely reflect those of lower income households in the study area. Therefore, the project would not introduce a population with higher average incomes compared to the average incomes in the study area, and no further analysis of indirect residential displacement is warranted. The proposed project would not result in any significant adverse impacts due to indirect residential displacement.

C. COMMUNITY FACILITIES AND SERVICES

As defined for CEQR analysis, community facilities are public or publicly funded schools, libraries, child care centers, health care facilities and fire and police protection. A project can affect facility services directly, when it physically displaces or alters a community facility; or indirectly, when it causes a change in population that may affect the services delivered by a community facility.

The proposed project would not have direct effects on community facilities, because it would not physically displace or alter any community facilities. Although the proposed project includes community facility space, it is currently expected that it would be occupied by medical office uses, and therefore would not affect publicly-funded community facility services. The proposed project would introduce new residential units, which would increase demand for various community facilities. For certain community facilities, however, the proposed project would not introduce enough new residential units to exceed the CEQR thresholds for a detailed analysis of indirect effects. The proposed project could introduce up to 863 units, of which up to 151 would be affordable units. This number of units would not exceed the CEQR threshold of 2,462 units in Manhattan for an analysis of public high schools, nor would it exceed the CEQR threshold of 170 affordable units in Manhattan for an analysis of publicly funded child care facilities. It would also not exceed the CEQR threshold of 901 units in Manhattan for an analysis of public libraries. For police and fire services and

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[1] CitiHabitats; *Rental Market Analysis December 2010.* http://www.citi-habitats.com/media/pdf/RMA_12-10.pdf. CitiHabitats defines Midtown West as the area bounded by West 59th Street, West 42nd Street, Fifth Avenue, and the Hudson River. The Upper West Side is defined as the area west of Central Park from West 59th to West 110th Street.

[2] Miller Samuel Aggregate Data Search Engine; http://aggregate-data.millersamuel.com/. Accessed January 21, 2011.

health care facilities, the number of units introduced by the proposed project would not constitute a "sizeable new neighborhood" in Manhattan. Therefore, the proposed project would not have the potential to result in any significant adverse impacts to public high schools, publicly funded child care facilities, public libraries, police and fire services, or health care facilities, and no further analysis is warranted.

The number of units introduced by the proposed project would exceed the CEQR threshold for an analysis of public elementary and intermediate schools. Therefore, an assessment of potential effects on public elementary and intermediate schools will be provided in the SEIS (see Draft SEIS Scope).

D. OPEN SPACE

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space or an indirect effect through increased population size. The threshold for an analysis of indirect effects varies depending on whether the project site is located in an area identified as well-served by open space, underserved, or neither. The project block is not located within an area that has been identified as either underserved or well-served; therefore, an assessment should be conducted if the proposed project would increase the study area population by 200 residents or 500 employees. The proposed project would introduce more than 200 residents, therefore an open space assessment will be provided in the SEIS (see Draft SEIS Scope).

E. SHADOWS

The *CEQR Technical Manual* requires a shadow assessment for proposed projects that would result in new structures (or additions to existing structures) greater than 50 feet in height and/or adjacent to an existing sunlight-sensitive resource. Such resources include publicly accessible open spaces, important natural features, or historic resources with sun-sensitive features.

At a maximum height of approximately 467 feet, the proposed project would be more than 50 feet taller than the No Build scenario building. Further, the project site is located across from the Route 9A Bikeway along Hudson River Park, and the waters of the Hudson River, with no intervening structures. Therefore, the SEIS will include an assessment of shadows (see Draft SEIS Scope).

F. HISTORIC AND CULTURAL RESOURCES

The *CEQR Technical Manual* outlines an assessment of archaeological resources for projects that would result in any in-ground disturbance. The Manual also outlines that architectural resources should be surveyed and assessed if a proposed project would result in any of the following, whether or not any known historic resources are located near the project site: 1) new construction, demolition, or significant physical alteration to any building, structure, or object; 2) a change in scale, visual prominence, or visual context of any building, structure, or object or landscape feature; 3) screening or elimination of publicly-accessible views; 4) additions to or significant removal, grading, or replanting of significant historic landscape features; 5) or the introduction of significant new shadows or significant lengthening of the duration of existing shadows on a historic landscape or on a historic structure if the features that make the structure significant depend on sunlight.

ARCHAEOLOGICAL RESOURCES

As part of the 2001 *FEIS*, to evaluate the possibility that archaeological resources might exist on the project block, a cultural resources assessment report was prepared by Historical Perspectives, Inc. This report concluded that the project block was not sensitive for pre-contact or historic-period archaeological resources. Since the boundaries of the project site have not changed since 2001, the assessment in the SEIS will summarize the conclusions of the cultural resources assessment report and the 2001 *FEIS* for the analysis of archaeological resources (see Draft SEIS scope).

ARCHITECTURAL RESOURCES

There are no known architectural resources (properties listed on or determined eligible for listing on the State and National Registers of Historic Places [S/NR, S/NR-eligible], National Historic Landmarks, New York City Landmarks [NYCLs] and New York City Historic Districts [NYCHD], or properties pending such designation) or potential architectural resources on the project block. As described in the 2001 *FEIS*, the closest known architectural resource to the project site is the Consolidated Edison Power House (former Interborough Rapid Transit [IRT] Power House), which has

been determined S/NR-eligible, has been heard for NYCL designation, and is located on the block to the north of the project block. The proposed project would result in new construction on the project block different than the No Build scenario. The SEIS will include an analysis of potential impacts of the proposed project on architectural resources in comparison to future conditions without the proposed actions (see Draft SEIS scope).

G. URBAN DESIGN AND VISUAL RESOURCES

The *CEQR Technical Manual* outlines an assessment of urban design when a project may have effects on one or more of the elements that contribute to a pedestrian's experience of public space. These elements include streets, buildings, visual resources, open spaces, natural resources, wind, and sunlight. A preliminary assessment of urban design and visual resources is considered to be appropriate when there is the potential for a pedestrian to observe, from the street level, a physical alteration beyond that allowed by existing zoning, such as projects that permit the modification of yard, height, and setback requirements, and projects that result in an increase in built floor area beyond what would be allowed "as-of-right" or in the future without the proposed project. A detailed analysis of urban design and visual resources should be prepared if warranted based on the conclusions of the preliminary assessment.

Furthermore, a study of wind conditions and their effect on pedestrian level safety may be warranted under certain circumstances for projects involving the construction of large buildings. Although the proposed project would result in a new building near, but not along, the waterfront, the proposed project would be designed to minimize the potential for downwashing of winds because of the pyramid-shaped massing configuration and because the façade closest to the Hudson River would be much shorter than the overall height of the building. The shape and orientation of the mixed-use building of the proposed project would result in similar or possibly better wind conditions compared to the No Build scenario building, which will be a more traditional tower design. In addition, the proposed project would involve the construction of a single new main building, rather than multiple tower buildings which can result in the channeling of winds, and the courtyard space in the center of the proposed building would be sheltered on all four sides from winds. The one-story midblock community facility use building and the one-story addition to projected development site 2 would have a negligible effect on pedestrian level wind conditions. Therefore, a study of wind conditions and their effect on pedestrian level safety is not warranted.

The proposed project would have the potential to change the urban design and visual character of the project site and surrounding area, in comparison to the No Build scenario. In addition, the proposed project could change or restrict significant views of visual resources that are currently available from the project site and surrounding area. Therefore, the SEIS will include an assessment of urban design and visual resources (see Draft SEIS Scope).

H. NATURAL RESOURCES

According to the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. The project block is located in a fully developed area of Manhattan. There are no natural resources located on or near the projected development sites, and thus the proposed project would not have the potential to disturb natural resources. Therefore, the proposed project would not result in any significant adverse impacts to natural resources and no further analysis is required.

I. HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous material assessment is conducted when elevated levels of hazardous materials exist on a site, when a project would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. An analysis should be conducted for any site with the potential to contain hazardous materials or if any future redevelopment of the property is anticipated. Therefore, the SEIS will include an assessment of hazardous materials (see Draft SEIS Scope).

J. INFRASTRUCTURE

The 2010 *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system is warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than 1 million gallons per day [gpd]) or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces.

WATER SUPPLY

Compared to the No Build scenario, the proposed project would generate an incremental demand for water of approximately 197,170 gpd based on the water usage rates presented in Table 13-2 of the 2010 *CEQR Technical Manual*. This rate of water usage would not exceed the CEQR threshold of 1 million gpd, and the proposed project would not be located in an area that experiences low water pressure. Therefore, the proposed project would not result in any significant adverse impacts to water supply and no further analysis is warranted.

WASTEWATER AND STORMWATER

For projects in Manhattan, the *CEQR Technical Manual* indicates that if a project is located in a combined sewer area and would exceed 1,000 residential units or 250,000 square feet of commercial space above the predicted No Build scenario, a preliminary assessment of wastewater and stormwater infrastructure is required. The proposed project would not exceed those thresholds. Therefore, the proposed project would not result in any significant adverse impacts to wastewater and stormwater infrastructure and no further analysis is required.

K. SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the City's Solid Waste Management Plan (SWMP or Plan) or with state policy related to the City's integrated solid waste management system. The City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal.

The proposed rezoning would result in new development that would require sanitation services. According to the 2010 *CEQR Technical Manual*, if a proposed project would generate less than 50 tons per week of solid waste, further analysis is generally not required. Based on Citywide solid waste generation rates identified in Table 14-1 of the *CEQR Technical Manual*, the proposed project would generate approximately 14 tons per week of solid waste compared to the No Build scenario. Therefore, the proposed project would not result in any significant adverse impacts to solid waste and sanitation services and no further analysis is required.

L. ENERGY

According to the *CEQR Technical Manual*, a detailed assessment of energy impacts would be limited to actions that could significantly affect the transmission or generation of energy or that generate substantial indirect consumption of energy (such as a new roadway). Therefore, in accordance with CEQR guidelines, this environmental assessment statement will disclose the proposed project's energy consumption.

Based on the rates presented in Table 15-1 of the *CEQR Technical Manual*, the proposed project would result in an annual energy consumption of approximately 210,319 million BTUs. This would represent a net increase in energy use on the project block of approximately 36,500 million BTUs annually compared to the No Build scenario. Compared with the approximately 327 trillion BTUs of energy consumed annually within Con Edison's New York City and Westchester County service area, the incremental increase from the proposed project would be considered a negligible increment. Therefore, the proposed project would not result in any significant adverse impacts to energy and no further analysis is required.

M. TRANSPORTATION

The *CEQR Technical Manual* states that a quantified transportation analysis may be warranted if a Proposed Project is expected to generate more than 50 peak hour vehicle trips at an intersection, 200 peak hour subway, bus, or railroad riders on a transit facility, and 200 peak hour person trips on a pedestrian element. The proposed project would generate additional vehicular travel and increase demand for parking, as well as pedestrian traffic and subway and bus riders. These new trips have the potential to affect the area's transportation systems. Therefore, the SEIS will include an analysis of transportation (see Draft SEIS Scope).

N. AIR QUALITY

Under CEQR, an air quality analysis determines whether a Proposed Project would result in stationary or mobile sources of pollutant emissions that could have a significant adverse impact on ambient air quality, and also considers the potential of existing sources of air pollution to impact the proposed uses.

The proposed project is not expected to exceed the *CEQR Technical Manual* mobile source screening threshold of 140 new vehicle trips during a peak traffic hour at a single intersection. The proposed project is also unlikely to exceed the particulate matter (PM) emission screening thresholds discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual.* However, the change in use of the project to primarily residential development will necessitate an analysis of the potential impact of the proposed parking garage on air quality.

The SEIS will include a mobile source screening analysis and a mobile source analysis of the proposed parking garage, as well as an analysis of stationary sources (see Draft SEIS Scope).

O. GREENHOUSE GAS EMISSIONS

The *CEQR Technical Manual* recommends a greenhouse gas (GHG) assessment for projects over 350,000 sf. The manual also outlines the consideration of projected climate change impacts on a proposed project on a case-by-case basis and in close coordination with City agencies. The proposed project would exceed 350,000 sf. In addition, portions of projected development site 1 are located within the 100-year floodplain and could potentially be affected by climate change. Therefore, the SEIS will include an analysis of GHG emissions and climate change (see Draft SEIS Scope).

P. NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. Since the proposed project is not expected to double the volume of traffic on any roadway, it is not expected to result in significant noise impacts from mobile sources, and a mobile source noise analysis is not required under CEQR. In addition, a detailed analysis of potential noise impacts due to outdoor mechanical equipment is not required because the project's outdoor mechanical equipment would be designed to meet applicable regulations. The SEIS will include an analysis of building attenuation necessary to meet CEQR interior noise level requirements (see Draft SEIS Scope).

Q. PUBLIC HEALTH

According to the guidelines of the *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided for that specific technical area (see Draft SEIS Scope).

R. NEIGHBORHOOD CHARACTER

According to the guidelines of the 2010 *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a Proposed Project has the potential to result in significant adverse impacts in one of the elements that define a neighborhood's character, or when a project may have moderate effects on several of the elements. Neighborhood character is determined by a number of factors, such as land use, urban design, visual resources, historic resources,

socioeconomic conditions, traffic, and noise. The SEIS will include an analysis of neighborhood character (see Draft SEIS Scope).

S. CONSTRUCTION

The *CEQR Technical Manual* recommends for an assessment of construction-related impacts, with a focus on transportation, air quality, and noise, as well as consideration of other technical areas such as historic and cultural resources, hazardous materials, and natural resources. The SEIS will include an analysis of potential construction impacts (see Draft SEIS Scope).

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 of 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 effect on the environment. 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.

	Potential Significant Adverse Impact	
IMPACT CATEGORY	**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 Impacts	✓	

2. Are there any aspects of the project relevant to the determination 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? If there are such impacts, explain them and state where, as a result of them, the project may have a significant impact on the environment.

3. ***LEAD AGENCY CERTIFICATION***

Deputy Director, Environmental Assessment and Review Division
TITLE

NYC Department of City Planning
LEAD AGENCY

Celeste Evans
NAME

Celeste Evans
SIGNATURE

☐ **Check this box if the lead agency has identified one or more potentially significant adverse impacts that MAY occur.**

☐ **Issue *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 in 6 NYCRR Part 617.

☐ **Issue *Positive Declaration* and proceed to a draft scope of work for the Environmental Impact Statement.**

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.

NEGATIVE DECLARATION (To Be Completed By Lead Agency)

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6NYCRR, Part 617, State Environmental Quality Review, the **[ ]** assumed the role of lead agency for the environmental review of the proposed project. Based on a review of information about the project contained in this environmental assessment statement and any attachments hereto, which are incorporated by reference herein, the **[ ]** has determined that the proposed project would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS that finds, because the proposed project:

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA).

TITLE	LEAD AGENCY
NAME	SIGNATURE