DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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Department of City Planning

March 25, 2013

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 13DCP080M)

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined that a draft environmental impact statement is to be prepared for the proposed actions related to the redevelopment of 606 West 57th Street, CEQR Number 13DCP080M. The SEQRA classification for this proposal is Type I.

A public scoping meeting has been scheduled for Thursday, April 25, 2013 and will be held in Spector Hall, at the New York City Department of City Planning, 22 Reade Street, New York, NY 10007. The meeting will begin at 10:00AM. Written comments will be accepted by the lead agency until the close of business on Monday, May 6, 2013.

The applicant, 606 W. 57 LLC, is proposing a zoning map amendment from M1-5 and M2-3 to C4-7 affecting a portion of a block located within the Clinton neighborhood of Manhattan, Community District 4 (Block 1104, Lots 25, 29, 31, 36, 40, 44 and 45). In addition, the proposed actions include:

1. A zoning text amendment pursuant to Zoning Resolution (ZR) §§ 23-933, 96-34 and Appendix F to designate the Rezoning Area an Inclusionary Housing designated area and to provide in the Rezoning Area:

   (i) A maximum of 12.0 FAR only through the provision of lower-income housing (with a limited amount of commercial uses above the ground floor being added to the base FAR of 9) and

   (ii) Automobile showrooms and automobile repair as a permitted use.

   It should be noted that the applicant may consider alternative mechanisms for providing inclusionary housing.

2. An authorization pursuant to ZR §13-553 to permit a curb cut on a wide street;

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3. A special permit pursuant to ZR §§13-562 and 74-52 to permit a public parking garage for up to 550 cars.

The proposed actions would facilitate a proposal by the applicant to develop an approximately 1.2 million gross square foot (gsf) mixed use structure, including 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage on the applicant-owned site (Block 1104, Lots 31, 40, 44 and 45).

Under the proposed actions, a range of new development could occur within the affected area and therefore, two Reasonable Worst Case Development Scenarios (RWCDS) analysis frameworks, referred to as the "Proposed Project" and "Mixed Use RWCDS", were identified for analysis purposes. As identified below, the "Proposed Project" analysis framework maximizes residential uses while the "Mixed Use RWCDS" analysis framework contains a mix of residential, hotel and commercial uses. In both scenarios, the applicant controlled lots (31, 40, 44 and 45) are collectively referred to as "Development Site 1" and the non-applicant owned lots (25 and 29) that are projected to be redeveloped under the proposed action, are referred to as "Development Site 2." Lot 36, the remaining lot in the rezoning area, is not projected for development in either scenario and would remain in its current conditions.

Per the "Proposed Project" analysis framework, Development Site 1 is projected to be developed with an approximately 1.2 million gsf mixed use structure containing 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage. Development Site 2 is projected to contain 117,612 gsf of hotel uses (181 hotel rooms).

Under the "Mixed Use RWCDS" analysis framework, Development Site 1 is projected to be improved with an approximately 1.2 million gsf mixed use building containing 848 dwelling units (170 of which would be affordable pursuant to the Inclusionary Housing Program), 185,000 gsf of hotel uses (285 hotel rooms), 110,000 gsf of commercial uses, 30,000 gsf of medical office uses and a 550-space below-grade parking garage. Development Site 2 is projected to be developed with a 117,612 gsf hotel (181 hotel rooms).

The affected area is currently zoned M2-3, with the exception of the southern portions of Lots 40, 44 and 55, which are zoned M1-5. M2-3 districts allow manufacturing and commercial uses up to a maximum FAR of 2.0. M1-5 districts allow manufacturing and commercial uses up to a maximum FAR of 5.0 and community facilities up to 6.5 FAR by special permit. Accessory signage of various sizes is permitted in both M1 and M2 zoning districts; residential uses are not allowed. The proposed C4-7 zoning district allows commercial uses up to 10.0 FAR (and a 20% FAR bonus with the provision of a public plaza). C4-7 districts also allow residential uses up to 10.0 FAR as well as a bonus of up to 2.0 additional FAR pursuant to the Inclusionary Housing Program.

The entire affected area is located in the Special Clinton District "Other Area" (Northern Subarea C1), established in the Zoning Resolution to preserve the community's existing mixed-uses while permitting new construction in character with the existing scale of the Clinton neighborhood.

Currently, the four lots comprising the applicant-owned site (Lots 31, 40, 44 and 45) are developed with commercial uses. Lot 31 contains a 21,800 gsf structure utilized for auto repair, sales and related services. Lot 40 contains an approximately 39,000 gsf structure containing auto related uses. Lot 44 contains a 1,000-space, four-story parking garage; lot 55 includes an approximately 3,500 gsf one-story auto repair structure. The three remaining sites (Lots 25, 29 and 36) are developed with commercial and automotive related uses. Lots 25 and 29 each contain office buildings, measuring approximately 16,200 gsf and 30,670, gsf respectively. Lot 36 contains an approximately 12,000 gsf office building with ground floor retail.

The Draft Scope of Work identifies one alternative that will be analyzed in the Environmental Impact Statement, the No Action Alternative, as well as other alternatives that may reduce project-related significant adverse impacts while substantively meeting the goals and objectives of the proposed actions.

Absent the proposed actions, the affected area would remain in its existing conditions.

The analysis year for the proposed action is 2017.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may be obtained from the Environmental Assessment and Review Division, New York City Department of City Planning, 22 Reade Street, 4E, New York, New York 10007, Robert Dobruskin, Director (212) 720-3423; or from the Office of Environmental Coordination, 100 Gold Street, 2nd Floor, New York, New York 10038, Robert Kulikowski, Ph.D., Director (212) 788-2937. The Draft Scope of Work and scoping protocol will also be made available for download at www.nyc.gov/planning.

Public comments are requested with respect to issues to be addressed in the draft environmental impact statement.