DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

May 24, 2011

PUBLIC NOTICE OF A SCOPING MEETING
DRAFT ENVIRONMENTAL IMPACT STATEMENT
(CEQR No. 10DCP003M)

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 (DCP), acting on behalf of the City Planning Commission (CPC) as CEQR lead agency, has determined that a Draft Environmental Impact Statement (DEIS) is to be prepared for the Saint Vincents Campus Redevelopment project (CEQR No. 10DCP003M).

The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A Draft Scope of Work for the proposed action was issued on November 6, 2009, and a public scoping hearing on the proposed action was held on December 8, 2009, at New York City Department of City Planning's Spector Hall, 22 Reade Street, New York, New York. Written comments were accepted by the lead agency through December 22, 2009. Subsequently, the previous applicant for the proposed action, Saint Vincents Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC), filed for bankruptcy. The current applicant for the proposed action, RSV, LLC, has modified the proposed project as described in a revised Draft Scope of Work dated May 23, 2011, which supersedes the November 6, 2009 document. The May 2011 Draft Scope of Work also reflects compliance with the *City Environmental Quality Review (CEQR) Technical Manual*, which was revised in May 2010.

A second public scoping meeting has been scheduled for Tuesday, June 28, 2011, and will be held at the New York City Department of City Planning's Spector Hall, 22 Reade Street, New York, New York, 10007. The meeting will begin at 2:00 PM. Written comments will be accepted by the lead agency until Monday, July 11, 2011.

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, AICP,

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Director (212) 720-3423; or from the Office of Environmental Coordination, 253 Broadway, 14th Floor, New York, New York 10007, 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.

The Saint Vincents Campus Redevelopment project site comprises three tax lots located along Seventh Avenue: the "East Site" (Block 617, Lot 1), which is located on the east side of Seventh Avenue between West 11th and West 12th Streets; the "O'Toole Building Site" (Block 607, Lot 55) on the west side of Seventh Avenue between West 12th and West 13th Streets; and the "Triangle Site" (Block 617, Lot 1) which is bounded by Seventh Avenue, West 12th Street and Greenwich Avenue. The project site is located within the Greenwich Village Historic District, which is both a City and State/National Register-designated historic district, in Manhattan, Community District 2.

To facilitate the development of the proposed Saint Vincents Campus Redevelopment project ("the proposed project"), the applicant, RSV, LLC, is seeking a number of discretionary actions from the CPC, including zoning map amendments, zoning text amendments, and special permits for the East Site and Triangle Site from the CPC. Although the comprehensive health care facility on the O'Toole Building Site would be as of right under the New York City Zoning Resolution and would not require any approvals from the CPC, it does require a Certificate of Need approval from New York State Department of Health (NYSDOH). In addition, the New York City Landmarks Preservation Commission (LPC) will also review certain aspects of the proposed project along with MTA-New York City Transit (relocation of a bus stop) and potentially the New York City Department of Transportation (revocable consent for reuse of an existing underground tunnel) as described in the Draft Scope of Work.

The now-vacant former hospital buildings occupy the East Site between West 11th and 12th Streets. On the Triangle Site the Materials Handling Facility, with loading bays and a connection to the East Site via a tunnel running beneath Seventh Avenue, is unused. It shares the Triangle Site with a fenced open space. Across Seventh Avenue a block to the north between West 12th and 13th Streets is the O'Toole Building. Completed in 1964 as a purpose-built union hiring hall and offices, the O'Toole Building was converted to medical use in the mid-1970s. The building continues to house ambulatory care programs as well as physicians' offices. There is also a below-grade parking garage.

With the proposed project the East Site would be redeveloped with primarily residential use in new buildings and in renovated and adapted existing buildings. In addition to the residential use, there would be retail space and medical office space along the Seventh Avenue frontage, accessory parking, mechanical, and below-grade and at-grade residential amenity space. T he number of dwelling units of the East Site would be limited to 450 under a large-scale general development (LSGD) special permit, substantially reducing the permitted residential density on the site.

On the Triangle Site the former Materials Handling Facility would be retained and reused for a yet-to-be-programmed community facility use. There is approximately 4,900 gross square feet (gsf) of above-grade space and 20,320 gsf of below grade space in the Materials Handling Facility that would be reused. Although a specific community facility use has not yet been

identified for the Materials Handling Facility, the Environmental Impact Statement (EIS) will consider potential uses for that space and will account for the environmental effects of its reuse, as appropriate. The trucks docks of the Materials Handling Facility would not be used, but the area for medical gas storage (approximately 1,100 gsf) and the adjacent driveway would be reused by NSLIJ. The open space on the eastern portion of the Triangle Site would be redesigned and opened to the public. The open space is expected to include planted areas, paved walkways, fixed and moveable seating, and a possible memorial to events in the history of St. Vincent's Hospital Manhattan.

The former O'Toole Building would be renovated to house a state-of-the-art emergency department on the ground floor and an ambulatory surgery center, imaging center and other health care services on the upper floors. The façade would be restored in a manner that is sensitive to the historic design, and the building would retain its unique architectural form.

It is anticipated that construction of the entire project would be completed by 2015, with the comprehensive health care facility completed in early 2014, the Triangle Site in late 2014, and the East Site at the beginning of 2015.

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