DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

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

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ENVIRONMENTAL COORDINATION

November 6, 2009

Robert Kulikowski, Director
New York City Office of Environmental Coordination
253 Broadway, 14th Floor
New York, NY 10007

NOTICE OF LEAD AGENCY DETERMINATION AND REVIEW

Re: Saint Vincent's Hospital Manhattan-
New Acute Care Hospital and Emergency Department and Residential Development
CEQR No. 10DCP003M
ULURP No. Pending
Manhattan, Community District 2
Type I Action

Dr. Kulikowski:

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

Pursuant to Sections 5.03 and 5.05 of the Rules of Procedure for City Environmental Quality Review (CEQR) as adopted June 26, 1991, the Department of City Planning, acting on behalf of the CPC, is assuming lead agency status for this application and is initiating the CEQR review. The New York State Department of Health (NYSDOH) and the Dormitory Authority of the State of New York (DASNY) will be involved agencies for the purposes of the environmental review.

The applicant, Saint Vincent's Catholic Medical Centers of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC), is seeking a number of discretionary actions from the CPC to facilitate the development of the proposed Saint Vincent's Hospital Manhattan – New Acute Care Hospital and Emergency Department and Residential Development project ("the proposed project"). The discretionary actions

Robert Dobruskin, AICP, *Director*
James P. Merani, R.A., *Deputy Director*
22 Reade Street, New York, N.Y. 10007-1216 Room 4E (212) 720-3420
FAX (212) 720-3495
rdobrus@planning.nyc.gov

consist of zoning map amendments, zoning text amendments, reduction of an existing large-scale community facility development plan, designation of a general large-scale development plan, several special permits and authorizations pursuant to the proposed text amendments and large-scale plans, a special permit to increase the number of permitted accessory parking spaces and a request for an extension of time to complete construction. The project site comprises three tax lots located along Seventh Avenue: the "East Site" (Block 607, Lot 1), which is located on the east side of Seventh Avenue between West 11th and West 12th Streets; the "New Hospital Site" (Block 617, 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.
The applicant currently owns and occupies the entire project site. The site is currently composed of hospital buildings and administrative offices on the East Site; ambulatory care facilities and physicians' offices (the O'Toole Building) on the New Hospital Site; and open space, which is currently fenced and inaccessible to the public, and a Materials Handling Facility, which includes truck loading bays and is connected to the East Site via a tunnel beneath Seventh Avenue, on the Triangle Site.

The proposed project involves the development of a new 19-story acute care hospital and emergency department on the New Hospital Site; a new 16-story residential building, a new 10-story residential building, five new 5-story townhouses, and the conversion of existing buildings for residential, community facility, retail use and accessory parking on the East Site; and a reconstructed Materials Handling Facility, including a reconfigured truck loading area, and a privately owned, publicly accessible open space area on the Triangle Site. Additionally, an underground service tunnel would be constructed beneath West 12th Street to connect the New Hospital Site to the loading bays and Materials Handling Facility on the Triangle Site. The O'Toole Building, which currently occupies the New Hospital Site, would be demolished. Of the seven existing buildings on the East Site, four buildings would be demolished and the new residential towers and townhouses would be constructed in their place.

Construction activities would begin with demolition of the O'Toole Building. Following completion of the new hospital building on the New Hospital Site and the transfer of medical functions to that building, the existing East Site buildings would be vacated and that site would be redeveloped with residential buildings with retail and medical office uses of the ground and basement floors.

In total, the project would result in the development of 670,449 square feet of hospital-related space (including 366 hospital beds and a reconstructed materials handling facility on the Triangle Site); 591,986 square feet (sf) of residential floor area; 11,200 sf of retail space; 21,094 sf of medical office space; and 250 spaces of accessory parking. The applicant has stated that the residential buildings are intended to contain up to 450 dwelling units. However, as a reasonable worst-case scenario for analysis purposes, the

Environmental Impact Statement (EIS) will consider 658 units, based on an average unit size of 850 sf.

In addition to the CPC approvals, the proposed project would involve several non-CPC discretionary and ministerial approvals. The applicant will seek a Certificate of Need from the New York State Department of Health (NYSDOH), and may seek discretionary financing from the Dormitory Authority of the State of New York (DASNY). Accordingly, these agencies will be acting as interested agencies in the environmental review. The ministerial approvals include a revocable consent from the New York City

Department of Transportation for the underground service tunnel beneath West 12th Street, and three Certificates of Appropriateness and a Notice to Proceed on the basis of Hardship from the New York City Landmarks Preservation Commission (LPC).

Construction of the proposed project would commence in 2011, contingent upon approval of the proposed discretionary actions, and would last approximately eight years.

Enclosed please find the Environmental Assessment Statement and the Draft Scope of Work for a Draft Environmental Impact Statement. If you have any questions regarding this application, please contact the Project Manager, Celeste Evans, at (212) 720-3321.

Sincerely,

Robert Dobruskin

Robert Dobruskin, AICP, Director
Environmental Assessment and Review Division
New York City Department of City Planning

cc: Jacquelyn Harris, Sam Voyages, Edith Hsu-Chen, James Merani, Pat Bussey, Susan Wong, Phil Sperling, Celeste Evans, Hannah Fischer-Baum