TECHNICAL MEMORANDUM
CEQR Number 10DCP003M: Saint Vincents Campus Redevelopment – TM005
Text Amendment and Modification to Declaration
February 17, 2015

Introduction

The purpose of this Technical Memorandum is to determine whether the proposed changes to the previously approved Saint Vincents Campus Redevelopment project (the "Project") would result in any significant adverse environmental impacts that were not previously identified in the January 2012 *Saint Vincents Campus Redevelopment Final Environmental Impact Statement* ("FEIS") and subsequent Technical Memoranda dated March 22, 2012, May 24, 2012, February 1, 2013, and August 18, 2014 (collectively, the "Technical Memoranda"). The requested actions consist of a text amendment to modify the open space requirement applicable to the Project and a modification of the Restrictive Declaration to accommodate the mapping of a portion of the Project's publicly accessible open space as parkland and its transfer to the City.

The Project involves a primarily residential redevelopment on the east side of Seventh Avenue between West 11th Street and West 12th Street and an expanded and improved publicly accessible open space on the triangular area to the west of Seventh Avenue and south of West 12th Street ("Triangle Site"). The Triangle Site component included the demolition of the existing structures on the site and the development of approximately 16,677 square feet of publicly accessible open space, with multiple entrances and amenities including seating, plantings, and a water feature. While the Triangle Site was originally contemplated and described in the FEIS as privately-owned, publicly accessible open space, the developer, West Village Residences LLC, has since agreed to convey the property to the City for use as public parkland.

This Technical Memorandum assesses whether a text amendment and modification to the Restrictive Declaration (defined in detail below), related to the mapping and conveyance of the Triangle Site to the City, would result in any new or different significant adverse environmental impacts that were not identified in the FEIS and subsequent Technical Memoranda. As set forth below, this Technical Memorandum concludes that the proposed text amendment and modification to the Restrictive Declaration would not result in any new or different significant adverse environmental impacts that were not already identified in the FEIS, and therefore the preparation of a Supplemental Environmental Impact Statement is not warranted.

Background

On January 12, 2012, the City Planning Commission ("CPC"), as lead agency, published notice of completion of the FEIS for the Project. The Project was subsequently approved by the CPC in its reports dated January 23, 2012 (C 120029 ZSM, C 120030 ZSM & C 120031 ZSM), and a Declaration of Large-Scale General Development was executed on March 26, 2012 and recorded in the Office of the City Register (the "Restrictive Declaration").

A Technical Memorandum dated March 22, 2012 ("TM-001"), reviewed project modifications involving the reuse of the existing Reiss building in lieu of demolition and construction of a new building; the reduction in the maximum number of dwelling units from 450 to 350; the reduction in retail signage and retention of existing window size along West 12th Street; and the reduction in the number of accessory parking spaces from 152 to 95. TM-001 concluded that significant adverse noise impacts due to construction activities would occur in connection with the proposed modifications although in different locations than the construction noise impacts identified in the FEIS, and that the same mitigation measures identified in the FEIS would be applicable to the modified project at the locations where the noise impacts were expected to occur.

A Technical Memorandum dated May 24, 2012 ("TM-002"), reviewed certain changes to construction methods involving the use of an additional street lane, mainly due to the increased width of construction noise barriers. TM-002 concluded that no new or different significant adverse impacts would result with the proposed modifications and that the same or similar significant adverse noise impacts due to construction activities would occur as were disclosed in the FEIS.

A Technical Memorandum dated December 17, 2012 and revised February 1, 2013 ("TM-003"), reviewed certain changes to construction methods involving the use of diesel cranes with dual drums in lieu of electric cranes. TM-003 concluded that there would not be any new or different significant adverse impacts, and that the same or similar significant adverse noise impacts due to construction activities would occur as were disclosed in the FEIS.

A Technical Memorandum dated August 18, 2014 ("TM-004"), reviewed a proposal to locate an AIDS memorial on the Triangle Site and related CPC Chair certifications (i) for a modification pursuant to the Restrictive Declaration to approve the design of the AIDS memorial within the Triangle Site; and (ii) a modification of the Restrictive Declaration to extend the time for substantial completion of the public access areas within the Triangle Site. TM-004 concluded that there would not be any new or different significant adverse impacts that were not already disclosed in the FEIS. The First Modification to the Restrictive Declaration was executed on November 26, 2014 and recorded in the Office of the City Register.

West Village Residences LLC and the New York City Department of Parks and Recreation ("Parks Department") have jointly filed applications requesting approval of a park mapping, text amendment and modification to the Restrictive Declaration, which will work in concert to allow for the open space being improved on the Triangle Site as part of the redevelopment project to be mapped as parkland and conveyed to the City.

As stated in Section 5-05(c)(9) of the Rules of the City of New York (62 RCNY), "park mapping, site selection or acquisition of less than ten (10) acres of existing open space or natural areas" is classified as a Type II action. Type II actions have been determined not to have significant impacts on the environment and are not subject to review under City Environmental Quality Review, the State Environmental Quality Review Act (Environmental Conservation Law, Article 8) or the SEQRA Regulations. As indicated in a memorandum dated December 3, 2014, the Parks Department has determined that the application for park mapping (which will include authority for acquisition of the Triangle Site by the City) is a Type II action because it involves the mapping and acquisition of an approximately 0.4 acre open space.

Assessment of Environmental Impacts

The construction of publicly accessible open space on the Triangle Site was previously analyzed in the FEIS. The current actions involve only the mapping and acquisition of the Triangle Site after its development as open space by the project sponsor. In order to reflect the mapping of the Triangle Site as parkland (i) the zoning text amendment would provide for a modification of the open space requirement applicable to the Project; and (ii) the modification to the Restrictive Declaration would permit revisions to the zoning calculations and drawings in the Restrictive Declaration and address the Parks Department's ownership of the Triangle Site. These actions would not involve any new physical development, use of the property or construction activities that were not previously considered in the FEIS and Technical Memoranda. Instead, these actions would merely reflect changes in the ownership and legal status of the Triangle Site and amend the Zoning Resolution and Restrictive Declaration to accommodate the mapping and transfer of the Triangle Site to the Parks Department. The text amendment and modification to the Restrictive Declaration would not result in any new or different significant environmental impacts that were not already identified in the FEIS and subsequent Technical Memoranda, and therefore preparation of a Supplemental Environmental Impact Statement is not warranted.