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 Hudson Square Rezoning

1. *Reference Numbers*

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency)	BSA REFERENCE NUMBER (If Applicable)
12DCP045M	
ULURP REFERENCE NUMBER (If Applicable)	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)

2a. *Lead Agency Information*

NAME OF LEAD AGENCY: **NYC Department of City Planning**

NAME OF LEAD AGENCY CONTACT PERSON: **Robert Dobruskin**

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.gov**

2b. *Applicant Information*

NAME OF APPLICANT: **The Rector, Church Wardens, and Vestrymen of Trinity Church in the City of New York**

NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON: **Richard G. Leland, Esq., 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):* **§617.4(b)(2), §617.4(b)(5)(v), §617.4(b)(9)**

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.

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

ADDRESS: **Not Applicable; project location includes multiple sites** NEIGHBORHOOD NAME:

TAX BLOCK AND LOT: BOROUGH: COMMUNITY DISTRICT:

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS:

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY: **M1-6** ZONING SECTIONAL MAP NO: **12a**

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.)*

The Proposed Action would rezone an approximately 18-block area in the Hudson Square section of Manhattan (the "Rezoning Area"), located within Community District 2. The proposed Rezoning Area is generally bounded by West Houston and Vandam Streets to the north, Avenue of the Americas and approximately 100 feet east of Varick Street to the east, Canal and Spring Streets to the south, and Hudson and Greenwich Streets to the west. The blocks and lots included within the proposed Rezoning Area are listed in Table 1.

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

City Planning Commission: YES ☑ NO ☐

- ☐ CITY MAP AMENDMENT
- ☑ ZONING MAP AMENDMENT
- ☑ ZONING TEXT AMENDMENT
- ☑ UNIFORM LAND USE REVIEW PROCEDURE (ULURP)
- ☐ CONCESSION
- ☐ UDAAP
- ☐ REVOCABLE CONSENT
- ☐ ZONING CERTIFICATION
- ☐ ZONING AUTHORIZATION
- ☐ HOUSING PLAN & PROJECT
- ☐ SITE SELECTION—PUBLIC FACILITY
- ☐ FRANCHISE
- ☐ DISPOSITION—REAL PROPERTY

ZONING SPECIAL PERMIT, SPECIFY TYPE

Board of Standards and Appeals: YES ☐ NO ☑

- ☐ SPECIAL PERMIT

EXPIRATION DATE MONTH DAY YEAR

- ☐ VARIANCE (USE)
- ☐ VARIANCE (BULK)

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

- ☐ MODIFICATION OF
- ☐ RENEWAL OF
- ☐ OTHER

Table 1
Proposed Rezoning Area - Existing Land Use

SITE DESCRIPTION				EXISTING CONDITIONS																
Site No.	Block	Lot	Address	Land Use Category	Lot Area	Gross Floor Area (sf)	No. Bldgs	No. Stories	Bldg Height (ft)	Residential (sf)	Dwelling Units	Commercial (sf)	Office (sf)	Retail (sf)	Garage (sf)	Storage (sf)	Factory (sf)	Other (sf)	Built FAR	Public Parking
APPLICANT'S PROJECTED DEVELOPMENT SITES																				
Projected 1	227	63	417 Canal Street	Vacant land	7,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	69	74 Varick Street	Vacant land	5,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	70	76 Varick Street	Vacant land	5,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	76	11 Grand Street	Vacant land	5,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	80	87 Avenue Of The Am	Vacant land	9,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 2	491	3	114 Varick Street	parking lot	12,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	86
Projected 3	579	60	50 Vandam Street	Office	11,122	23,618	1	2	40	0	0	23,618	23,618	0	0	0	0	0	2.12	0
	579	68	143 Varick Street	Office/GF retail	12,359	32,896	1	2	40	0	0	32,896	32,896	0	0	0	0	0	2.66	0
	579	70	137 Varick Street	Office/GF retail	11,544	92,406	1	8	103	0	0	92,406	89,406	3,000	0	0	0	0	8.00	0
	579	74	275 Spring Street	parking/loading	13,287	0	1	4	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 4	598	42	551 Greenwich Street	Garage	12,500	12,523	1	1	23	0	0	12,523	0	0	12,523	0	0	0	1.00	91
	598	48	561 Greenwich Street	parking lot	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	51
Enlargement 1	579	47	304 Hudson Street	Office/GF retail	37,713	229,720	1	8	105	0	0	229,720	226,720	3,000	0	0	0	0	6.09	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL					**151,041**	**391,163**	**6**	**NA**	**NA**	**0**	**0**	**391,163**	**372,640**	**6,000**	**12,523**	**0**	**0**	**0**	**NA**	**228**
OTHER PROJECTED DEVELOPMENT SITES																				
Projected 5	477	35	94 Varick Street	Vacant	4,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	42	104 Varick Street	Vacant	2,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	44	557 Broome Street	Vacant	1,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	76	66 Watts Street	Vacant	1,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 6	580	52	82 King Street	Verizon garage	20,325	40,740	1	2	37	0	0	40,740	0	0	40,740	0	0	0	2.00	0
Projected 7	580	19	163 Varick Street	Office/GF Retail	7,500	45,000	1	6	75	0	0	45,000	6,000	7,500	0	31,500	0	0	6.00	0
Projected 8	597	10	92 Vandam Street	Storage	5,716	14,700	1	6	80	0	0	14,700	0	0	0	14,700	0	0	2.57	0
Projected 9	597	1	515 Greenwich Street	Storage/Office/GF Retail	13,687	59,615	1	5	65	0	0	59,615	0	10,000	0	49,615	0	0	4.36	0
	597	5	523 Greenwich Street	Vacant building	5,000	4,979	1	1	18	0	0	0	0	0	0	0	0	0	1.00	0
Projected 10	579	1	282 Hudson Street	Res/GF Retail	1,110	4,440	1	4	48	3,240	3	1,200	0	1,200	0	0	0	0	4.00	0
	579	2	284 Hudson Street	Res/GF Retail	1,018	550	1	2	36	275	1	275	0	275	0	0	0	0	0.54	0
	579	3	286 Hudson Street	parking lot	2,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	579	44	49 Dominick Street	parking lot	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 11	579	5	290 Hudson Street	Office/GF Retail	4,237	24,257	1	6	72	0	0	24,257	20,257	4,000	0	0	0	0	5.73	0
Projected 12	579	35	Spring Street	parking lot	16,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	63
Projected 13	477	57	6 Avenue	Retail	253	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	64	113 Avenue Of The Ar	Retail	232	232	1	1	NA	0	0	232	0	232	0	0	0	0	1.00	0
	477	66	48 Watts Street	Office	5,380	6,891	1	2	25	0	0	6,891	3,446	3,445	0	0	0	0	1.28	0
Projected 14	580	11	74 Charlton Street	Vacant land	15,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 15	578	75	568 Broome Street	CF (Church)	3,803	3,312	1	1	40	0	0	3,312	0	0	0	0	0	3,312	0.87	0
Projected 16	505	14	30 Vandam Street	Office/GF Retail	5,000	27,286	1	6	72	0	0	27,286	22,286	5,000	0	0	0	0	5.46	0
PROJECTED DEVELOPMENT SITES TOTAL					**117,215**	**232,002**	**12**	**NA**	**NA**	**3,515**	**4**	**223,508**	**51,989**	**31,652**	**40,740**	**95,815**	**0**	**3,312**	**NA**	**63**
PROJECTED ENLARGEMENT SITES																				
Enlargement 2	505	1	150 Varick Street	Office/GF Retail	26,860	214,110	1	10	134	0	0	214,110	192,699	21,411	0	0	0	0	7.97	0
Enlargement 3	579	11	278 Spring Street	Institutional (NYC Fire Museum)	6,300	14,901	1	3	54	0	0	14,901	0	0	14,901	0	0	0	2.37	0
Enlargement 4	597	45	547 Greenwich Street	Res/GF Retail	3,750	20,068	1	6	72	17,068	9	3,000	0	3,000	0	0	0	0	5.35	0
Enlargement 5	597	39	537 Greenwich Street	Storage/Industrial	10,000	70,000	1	6	80	0	0	70,000	0	0	0	70,000	0	0	7.00	0
PROJECTED ENLARGEMENTS TOTAL					**46,910**	**319,079**	**4**	**NA**	**NA**	**17,068**	**9**	**302,011**	**192,699**	**24,411**	**14,901**	**70,000**	**0**	**0**	**NA**	**0**
POTENTIAL DEVELOPMENT SITES																				
Potential 17	597	46	108 Charlton Street	Office/Distribution	3,683	22,519	1	6	75	0	0	22,519	3,217	0	0	6,434	12,868	0	6.11	0
Potential 18	597	7	100 Vandam Street	Office	6,417	40,600	1	6	80	0	0	40,600	40,600	0	0	0	0	0	6.33	0
Potential 19	477	72	58 Watts Street	Residential	1,645	3,520	2	3	35	2,520	7	1,000	0	1,000	0	0	0	0	2.14	0
	477	73	60 Watts Street	Residential	1,704	2,940	1	3	35	2,940	3	0	0	0	0	0	0	0	1.73	0
	477	74	62 Watts Street	Residential	1,717	3,780	1	3	NA	3,780	3	0	0	0	0	0	0	0	2.20	0
	477	75	64 Watts Street	Residential	1,680	3,042	1	3	35	2,835	5	207	207	0	0	0	0	0	1.81	0
Potential 20	578	77	572 Broome Street	Residential	1,900	3,816	1	3	52	3,816	4	0	0	0	0	0	0	0	2.01	0
	578	78	574 Broome Street	Residential	1,899	5,355	1	4	52	3,060	2	2,295	2,295	0	0	0	0	0	2.82	0
	578	79	576 Broome Street	Residential	1,897	4,849	1	4	52	4,849	4	0	0	0	0	0	0	0	2.56	0
POTENTIAL DEVELOPMENT SITES TOTAL					**22,542**	**90,421**	**10**	**NA**	**NA**	**23,800**	**28**	**66,621**	**46,319**	**1,000**	**0**	**6,434**	**12,868**	**0**	**NA**	**0**
POTENTIAL ENLARGEMENT SITES																				
Enlargement 6	505	16	26 Vandam Street	Residential	2,500	9,385	1	5	60	9,385	18	0	0	0	0	0	0	0	3.75	0
Enlargement 7	505	26	169 Avenue Of The Ar	Residential	3,755	13,500	1	6	62	13,500	24	0	0	0	0	0	0	0	3.60	0
Enlargement 8	597	32	305 Spring Street	Res/GFR	2,516	10,190	1	5	62	8,932	16	1,258	0	1,258	0	0	0	0	4.05	0
Enlargement 9	597	33	307 Spring Street	Res/GFR	2,500	8,700	1	5	57	8,700	8	0	0	0	0	0	0	0	3.48	0
Enlargement 10	597	50	102 Charlton Street	Residential	2,500	6,850	1	4	48	6,850	16	0	0	0	0	0	0	0	2.74	0
Enlargement 11	597	52	98 Charlton Street	Residential	2,500	11,388	1	6	60	11,388	26	0	0	0	0	0	0	0	4.56	0
Enlargement 12	597	51	100 Charlton Street	Residential	2,400	6,656	1	4	48	6,656	16	0	0	0	0	0	0	0	2.77	0
Enlargement 13	491	1	558 Broome Street	Res/GFR	3,120	14,737	1	6	75	12,772	20	1,965	0	1,965	0	0	0	0	4.72	0
Enlargement 14	491	26	550 Broome Street	Residential	2,113	8,470	1	5	60	8,470	18	0	0	0	0	0	0	0	4.01	0
Enlargement 15	491	27	552 Broome Street	Residential	2,113	8,470	1	5	60	8,470	11	0	0	0	0	0	0	0	4.01	0
Enlargement 16	578	70	117 Varick Street	Residential	2,685	10,550	1	5	60	10,550	11	0	0	0	0	0	0	0	3.93	0

Table 1
Proposed Rezoning Area - Existing Land Use

SITE DESCRIPTION					EXISTING CONDITIONS															
Site No.	Block	Lot	Address	Land Use Category	Lot Area	Gross Floor Area (sf)	No. Bldgs	No. Stories	Bldg Height (ft)	Residential (sf)	Dwelling Units	Commercial (sf)	Office (sf)	Retail (sf)	Garage (sf)	Storage (sf)	Factory (sf)	Other (sf)	Built FAR	Public Parking
Enlargement 17	597	37	533 Greenwich Street	Residential	2,500	17,542	1	7	80	12,530	10	5,012	0	0	0	0	5,012	0	7.02	0
POTENTIAL ENLARGEMENT SITES TOTAL					**31,202**	**126,438**	**12**	**NA**	**NA**	**118,203**	**194**	**8,235**	**0**	**3,223**	**0**	**0**	**5,012**	**0**	**NA**	**0**
REMAINING PROPERTIES IN THE REZONING AREA																				
	226	1	431 Canal Street	Office/GF Retail	62,500	993,903	1	20	216	0	0	993,903	933,903	60,000	0	0	0	0	15.90	0
	226	21	Canal Street	NA	861	0	0	0	NA	0	0	0	0	0	0	0	0	0	0.00	0
	226	24	Canal Street	NA	3,595	0	0	0	NA	0	0	0	0	0	0	0	0	0	0.00	0
	477	1	80 Varick Street	Res/Com/GF Retail	11,375	125,235	1	10	135	91,262	61	33,973	22,973	11,000	0	0	0	0	11.01	0
	477	11	57 Watts Street	Office	30,912	400,000	1	23	231	0	0	400,000	400,000	0	0	0	0	0	12.94	0
	477	68	52 Watts Street	Hotel	5,432	54,375	1	18	192	0	0	54,375	0	0	0	0	0	54,375	10.01	0
	477	71	Na	Hotel	0	0	0	0	192	0	0	0	0	0	0	0	0	0	NA	0
	477	7501	121 Avenue Of The Ar	CF	18,727	157,898	1	6	NA	0	0	157,898	0	73,533	0	0	0	84,365	8.43	0
	491	16	137 Avenue Of The Ar	CF (School)	21,727	84,619	1	5	60	0	0	84,619	0	0	0	0	0	84,619	3.89	0
	491	36	246 Spring Street	Hotel	24,594	386,736	1	42	454	0	0	386,736	0	0	0	0	0	386,736	15.72	0
	491	46	151 Avenue Of The Ar	Office/GF Retail	12,588	182,655	1	15	NA	0	0	182,655	170,478	12,177	0	0	0	0	14.51	0
	491	7501	554 Broome Street	Residential	2,113	12,296	1	7	60	12,296	6	0	0	0	0	0	0	0	5.82	0
	505	24	24 Vandam Street	parking lot	2,500	225	1	1	0	0	0	225	0	0	0	0	0	225	0.09	0
	505	31	161 Avenue Of The Ar	Office/GF Retail	18,562	283,860	1	15	204	0	0	283,860	273,383	10,477	0	0	0	0	15.29	0
	505	35	231 Spring Street	Garage	4,321	4,229	1	1	32	0	0	4,229	0	0	4,229	0	0	0	0.98	0
	505	36	233 Spring Street	Office/GF Retail	24,532	249,148	1	10	137	0	0	249,148	231,336	3,000	0	14,812	0	0	10.16	0
	506	7501	160 Varick Street	Office/GF Retail	23,365	311,477	1	12	165	0	0	311,477	294,741	16,736	0	0	0	0	13.33	0
	519	70	180 Varick Street	Office/GF Retail	19,575	329,116	1	17	253	1,192	1	327,924	308,564	19,360	0	0	0	0	16.81	0
	520	1	200 Varick Street	Office/GF Retail	35,532	436,629	1	12	162	0	0	436,629	400,629	36,000	0	0	0	0	12.29	0
	578	1	Hudson Street	(Tunnel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA	0
	578	47	250 Hudson Street	Office/GF Retail	21,862	340,618	1	14	192	0	0	340,618	6,000	12,926	0	321,692	0	0	15.58	0
	578	67	119 Varick Street	Office	10,207	120,592	1	12	168	0	0	120,592	0	3,500	0	117,092	0	0	11.81	0
	578	80	578 Broome Street	(Tunnel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA	0
	579	9	292 Hudson Street	parking lot	6,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	43
	579	30	131 Varick Street	Storage	25,460	281,387	1	11	127	0	0	281,387	127,835	0	0	153,552	0	0	11.05	0
	579	43	43 Dominick Street	parking lot	0	0	1	0	0	0	0	0	0	0	0	0	0	0	NA	49
	580	15	66 Charlton Street	Hotel	5,145	51,420	1	20	210	0	0	51,420	0	0	0	0	0	51,420	9.99	0
	580	22	157 Varick Street	Storage	17,555	164,791	2	16	94	0	0	164,791	0	0	0	164,791	0	0	9.39	0
	580	39	348 Hudson Street	Office/GF Retail	30,057	259,427	1	9	129	0	0	259,427	218,377	13,750	0	0	0	27,300	8.63	0
	580	60	183 Varick Street	Office/GF Retail	12,590	68,476	1	6	88	0	0	68,476	66,476	2,000	0	0	0	0	5.44	0
	580	63	179 Varick Street	Hotel	4,375	52,155	1	19	189	0	0	52,155	0	0	0	0	0	52,155	11.92	0
	580	65	171 Varick Street	Office/GF Retail	13,220	130,240	1	10	131	0	0	130,240	66,896	4,144	0	17,760	41,440	0	9.85	0
	581	1	189 Varick Street	Office	80,000	930,680	1	12	165	0	0	930,680	930,680	0	0	0	0	0	11.63	0
	597	12	78 Vandam Street	Office/GF Retail	37,608	374,584	1	10	129	0	0	374,584	371,584	3,000	0	0	0	0	9.96	0
	597	55	333 Hudson Street	Office/GF Retail	10,066	101,290	1	10	117	0	0	101,290	99,790	1,500	0	0	0	0	10.06	0
	597	62	323 Hudson Street	Com/CF/GF Retail	19,470	185,303	1	10	141	0	0	185,303	185,303	0	0	0	0	0	9.52	0
	597	7501	95 Vandam Street	Residential	4,965	27,356	1	6	170	19,533	10	7,823	0	7,823	0	0	0	0	5.51	0
	597	7502	104 Charlton Street	Residential	5,474	34,976	1	8	92	31,930	14	3,046	0	3,046	0	0	0	0	6.39	0
	598	58	341 Hudson Street	Office/GF Retail	49,755	797,477	1	17	253	0	0	797,477	750,567	46,910	0	0	0	0	16.03	0
	599	64	363 Hudson Street	Office/GF Retail	69,096	907,938	1	18	266	0	0	907,938	785,011	15,702	20,000	0	0	87,225	13.14	0
	491	7502	145 Avenue Of The Ar	Office/GF Retail	9,375	60,725	1	8	NA	0	0	60,725	60,725	0	0	0	0	0	6.48	0
	597	38	535 Greenwich Street	Vacant Building	2,500	4,725	1	2	32	2,400	1	2,325	63	2,262	0	0	0	0	1.89	0
	578	71	111 Varick Street	Garage	5,715	34,290	1	6	78	0	0	34,290	0	0	34,290	0	0	0	6.00	183
	491	29	556 Broome Street	Commercial	2,113	10,350	1	5	60	0	0	10,350	8,100	0	2,025	225	0	0	4.90	0
	580	1	326 Hudson Street	Vacant building, no systems	35,227	226,119	1	8	105	0	0	0	0	0	0	0	0	0	6.42	0
	578	61	38 Dominick Street	Residential	1,700	4,800	1	3	43	3,200	2	1,600	0	1,600	0	0	0	0	2.82	0
	578	62	36 Dominick Street	Residential	1,700	3,272	1	3	43	3,272	3	0	0	0	0	0	0	0	1.92	0
	578	63	34 Dominick Street	Residential	1,700	3,380	1	3	43	3,380	2	0	0	0	0	0	0	0	1.99	0
	578	64	32 Dominick Street	Institutional	1,700	1,600	1	2	43	0	0	1,600	1,600	0	0	0	0	0	0.94	0
REMAINING PROPERTIES TOTAL					**807,484**	**9,190,372**	**44**	**NA**	**NA**	**168,465**	**100**	**8,795,788**	**6,715,014**	**360,446**	**60,544**	**789,924**	**41,440**	**828,420**	**NA**	**275**
REZONING AREA TOTAL					**1,176,394**	**10,349,475**	**88**	**652**	**7,968**	**331,051**	**335**	**9,787,326**	**7,378,661**	**426,732**	**128,708**	**962,173**	**59,320**	**831,732**	**NA**	**566**

NOTES: sf = gross square feet; GF Retail = ground-floor retail; Res = residential; Com = commercial; CF = community facility

SOURCES:

MapPluto 10v1 (2010). Land use category information based on AKRF field visits. Building heights provided by SHoP Architects.

Source for the lot area of block 597 lot 38 is Sanborn map measurements by SHoP Architects

4. *Project Description:*

INTRODUCTION

Trinity Real Estate, a division of the Parish of Trinity Church, is requesting a zoning map amendment and zoning text amendment to permit a wider range of uses in an approximately 18-block area of the Hudson Square section of Manhattan, located within Community District 2 (the "Rezoning Area"). The proposed Rezoning Area is generally bounded by West Houston and Vandam Streets to the north, Avenue of the Americas and approximately 100 feet east of Varick Street to the east, Canal and Spring Streets to the south, and Hudson and Greenwich Streets to the west (see **Figure 1**). The blocks and lots included within the proposed Rezoning Area are listed in Table 1.

DESCRIPTION OF THE PROPOSED ACTION

OVERVIEW

The Applicant seeks approval from CPC for a zoning text amendment and zoning map amendment to create a Special Purpose zoning district, the Special Hudson Square District, over an underlying M1-6 District within the Rezoning Area (the Proposed Action). The proposed Special Hudson Square District would contain two subdistricts: Subdistrict A and Subdistrict B. Subdistrict A is bounded by Grand Street, Avenue of the Americas, Canal Street, and Varick Street and includes all of tax block 227. Subdistrict B is bounded roughly by Dominick Street to the north, midblock between Varick Street and Avenue of the Americas to the east, Watts Street to the South, and the Holland Tunnel entrance to the west, and includes portions of tax blocks 477, 491, and 578.

The current M1-6 zoning district allows manufacturing and commercial uses, but prohibits residential, educational and most cultural uses, and places no height restriction on buildings. The Proposed Action would allow new residential development to occur in the Special Hudson Square District, with incentives to provide affordable housing, while instituting provisions to limit conversions of non-residential buildings to residential use and retain certain commercial uses. For development sites containing existing buildings with 50,000 zoning square feet (zsf) or more of non-residential floor area, new residential floor area would be permitted only upon certification by the Chairperson of the City Planning Commission that the non-residential floor area would be replaced at a one-to-one ratio with future non-residential uses on the zoning lot, a powerful disincentive to demolition.

Overall, the proposed special district would create a unique set of use regulations that would (1) allow the full range of commercial and light manufacturing uses appropriate in a mixed-use environment; (2) provide protections for existing concentrations of commercial and light manufacturing uses; (3) allow infill residential development; (4) allow a broad range of community facility uses; (5) require ground floor retail uses and transparency to enliven the street; and (6) require a special permit for hotels with more than 100 rooms to ensure that hotel development does not preclude the goal of encouraging residential uses and affordable housing.

Whereas the existing M1-6 zoning permits commercial and manufacturing uses at 10 FAR, bonusable to 12 FAR with plaza or arcade, and does not include limits on building height, the Special Hudson Square District would reduce the maximum permitted floor area in certain areas, and mandate building height limits and streetwall and setback regulations throughout the district. The proposed special district would allow non-residential development at 10 FAR and residential development at 9 FAR (bonusable to 12 FAR through the provision of affordable housing pursuant to the City's Inclusionary Housing Program). On wide streets,[1] the proposed special district would restrict building heights to 320 feet (ft). On narrow streets beyond 100 feet of their intersection with a wide street, the maximum building height would be 185 ft.

Within the one-block Subdistrict A, with frontage on three wide streets (Avenue of the Americas, Canal Street, and Varick Street), the maximum building height would be 430 ft. Maximum floor area ratio would be 9.0 FAR for residential use and 10 FAR for non-residential use. Within this subdistrict, floor space used for a public school would be exempt from the calculation of zoning floor area.

[1] Within the Special Hudson Square District, the following streets are subject to the floor area regulations applicable to wide streets: Greenwich Street, Hudson Street, Varick Street, Canal Street, and Avenue of the Americas.

Within Subdistrict B, development would be permitted at 5.4 FAR (bonusable to 7.2 FAR pursuant to the Inclusionary Housing Program), and building heights would be limited to 120 ft.

The purpose of the proposed rezoning is to create a vibrant, mixed-use district that can attract and sustain an active street life and retail uses. Over the past several years, the neighborhood has managed to attract many creative commercial companies that have the potential to generate significant job growth. However, commercial vacancy rates have historically been persistently high and retail vacancy rates have historically been among the highest in the City. By introducing a limited residential population, the rezoning will create a demand for retail uses that will not only meet the needs of the new residential population, but help attract and retain the creative commercial tenants that are so important to the city's economic future. The proposed zoning requirements are discussed in greater detail below.

PROPOSED ZONING

Special Hudson Square District

Specifically, the proposed Special Hudson Square District would include the following zoning controls.

1. In the proposed special district, the following would apply (except where modified within subdistricts):
    a) Use—Residential, commercial, community facility, and light manufacturing uses permitted
    b) FAR—10 FAR for non-residential use; 9 FAR (bonusable to 12 FAR pursuant to the Inclusionary Housing Program) for residential use
    c) Building Height—Maximum 320 ft (wide street); maximum 185 ft (narrow street)
    d) Base Height and Setback—

    On wide streets: base height minimum 125 ft and maximum 150 ft; up to base height, street wall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 10 ft

    On narrow streets: base height minimum 60 ft and maximum 125 ft; up to base height, street wall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 15 ft
2. For development sites containing existing buildings with 50,000 zoning square feet (zsf) or more, new residential floor area would be permitted only upon certification by the Chairperson of the City Planning Commission that the amount of non-residential floor area in the existing building would be replaced at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded, requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include office, retail, storage, community facility (except community facility uses with sleeping accommodations), warehouse, light and industrial manufacturing.
3. Ground floor retail would be permitted throughout the entire district, but to restrict so-called "big box" stores, retail would be limited to 10,000 zsf of floor area per establishment on the ground floor. Food stores would be permitted with no floor area limitation. Eating and drinking establishments with dancing would be permitted only by BSA special permit.
4. A special permit would be required for hotels with more than 100 sleeping units. (Hotels with more than 100 sleeping units would be permitted as-of-right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario—the "residential development goal"—have been constructed and issued certificates of occupancy.)
5. Buildings containing residential uses would have a sliding scale base FAR from 9 FAR to 10 FAR depending on the extent of non-residential use, allowing an additional 0.25 total FAR for each 1.0 FAR of non-residential use (e.g., 9 FAR maximum for 0 FAR non-residential use, 9.25 FAR for 1 FAR non-residential use, 9.5 for 2 FAR non-residential use, 9.75 for 3 FAR non-residential use, 10 FAR for 4 FAR non-residential use).

Subdistrict A

Subdistrict A is bounded by Grand Street, Avenue of the Americas, Canal Street, and Varick Street and includes all of tax block 227. The following zoning controls would apply:

a) Use—Special Hudson Square District regulations (noted above) apply

b) FAR—Maximum 9.0 FAR residential, 10 FAR non-residential. Floor space used by a public school exempt from definition of floor area.

c) Building Height—Maximum building height 430 ft

d) Lot Coverage—below a height of 290 ft at least 30 percent required; above a height of 290 ft at least 20 percent required

e) Streetwall—Special Hudson Square District regulations (noted above) apply, with exceptions for lot lines coinciding with the boundary of a public park.

Subdistrict B

Subdistrict B is bounded roughly by Dominick Street to the north, midblock between Varick Street and Avenue of the Americas to the east, Watts Street to the South, and the Holland Tunnel entrance to the west, and includes portions of tax blocks 477, 491, and 578. The following zoning controls would apply:

a) Use— Special Hudson Square District regulations (noted above) apply

b) FAR—5.4 FAR (bonusable to 7.2 FAR with Inclusionary Housing)

c) Building Height and Setback—C6-2A regulations apply: maximum building height 120 ft; base height minimum 60 ft and maximum 85 ft; above 85 ft, setback minimum 10 ft on a wide street or 15 ft on a narrow street

OTHER ACTIONS

Inclusionary Housing

It is expected that the applicant and future developers of sites in the Rezoning Area not controlled by the applicant may seek financing from City or State agencies for the affordable housing component of the Proposed Action. However, no specific program has been selected by the applicant or by owners of sites in the Rezoning Area not controlled by the applicant and, therefore, the Proposed Action will not undergo coordinated review with agencies responsible for affordable housing financing programs.

Public School

It is anticipated that the Proposed Action would include a new public school (pre-kindergarten through fifth grades), subject to the approvals and requirements of the New York City School Construction Authority (SCA), including site selection for the school by the SCA and site plan approval by the Mayor and City Council pursuant to the requirements of the New York City School Construction Authority Act. The SCA will be an involved agency in this environmental review.

PURPOSE OF THE PROPOSED REZONING

The purpose of the proposed rezoning is to create a 24-hour mixed-use neighborhood in Hudson Square by addressing the neighborhood's significant challenges while preserving its essential character. The rezoning would support this objective by encouraging Hudson Square's evolution from a neighborhood with historically high retail vacancy rates and little street activity into a true mixed-use community where New Yorkers work and live. By allowing residential use and promoting local retail and cultural activity that responds to genuine community demand, Hudson Square would gain street life and services that it currently lacks. The transformed Hudson Square would help preserve and increase employment in the City of New York by enhancing the appeal of the Hudson Square neighborhood as a place where the creative industry's highly mobile workers and businesses want to locate. Protecting the neighborhood's large-scale manufacturing buildings will provide the infrastructure for the creative industry's growth, while helping to preserve Hudson Square's overall character. Such a rezoning would help sustain Trinity Church's core mission by ensuring the long-term health of Hudson Square.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

To assess the possible short- and long-term effects of the Proposed Action, two reasonable worst-case development scenarios (RWCDS) were developed to reflect a range of possible development under the proposed zoning. To produce a reasonably conservative estimate of future growth, identified development sites in the Rezoning Area have been divided into two categories: "projected development sites" and "potential development sites". The projected development sites are considered more likely to be developed within the foreseeable future because they are larger sites or are built to a relatively low density. Potential development sites are less likely to be developed within a ten-year period because they are not as easily assembled into single ownership, have an irregular shape, are in active use, reflect a significant amount of relatively recent renovation or alteration or have some combination of these features. Projected development sites include anticipated new construction sites, and sites anticipated to convert and/or be enlarged as a result of the Proposed Action within the next ten years. Likewise, potential development sites include anticipated new construction sites as well as sites anticipated to convert and/or be enlarged. However, as noted above, potential sites are considered less likely to be developed within the next ten-year period.

A detailed description of the factors considered in identifying projected and potential development sites is included in the attached Draft Scope of Work.

For the projected development sites, the DEIS will assess all possible density-related impacts (such as socioeconomic conditions, community facilities, open space, and traffic and parking, and transit and pedestrians) and all possible site specific impacts (such as shadows, historic resources, urban design, hazardous materials, air quality, and noise) resulting from the increment of the Proposed Action. The projected enlargement sites are included in the assessment for all possible density-related impacts, as well as for some site-specific impacts, including historic resources, air quality, and noise impacts.

The potential development sites included in both development scenarios will be assessed for site-specific impacts only, such as those related to shadows, historic resources, urban design, hazardous materials, air quality (stationary sources), and noise (building attenuation). The potential enlargement sites are assessed for some site specific impacts, including historic resources, air quality and noise impacts.

The Future With-Action scenario identifies a total of 21 projected development sites (including 5 sites owned or controlled by the Applicant) and 16 potential development sites have been identified in the Rezoning Area on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged. Of the 21 projected development sites, 15 are projected new construction sites, 1 is a projected conversion sites, and 5 are projected enlargement sites on which additional floors could be constructed above the existing structures. Of the 16 potential development sites, 2 are potential new construction development sites, 2 are potential conversion sites, and 12 are potential enlargement sites.

As noted above, the Proposed Action would permit a range of different types of development within the rezoning area. Therefore, two Future With-Action development scenarios—RWCDS 1 and RWCDS 2—have been developed to represent potential development scenarios that could result from the Proposed Action for analysis purposes. Under RWCDS 1, it is assumed that the maximum permitted residential development would occur on each of the development sites. Under RWCDS 2, it is assumed that community facility uses with sleeping accommodations (i.e., dormitories), rather than residential buildings, would be developed on Projected Development Sites 6 and 16. It should be noted that the Applicant does not intend to develop dormitory uses on its sites, but these uses could be developed under the proposed zoning on sites not controlled by the Applicant. This scenario is intended to provide a conservative assessment of the potential impacts resulting from any future development of dormitory uses in the rezoning area. The EIS will identify the maximum potential impacts of the Proposed Action based on these two scenarios.

RWCDS 1 and 2 are described in greater detail in the attached Draft Scope of Work.

REASONABLE WORST CASE DEVELOPMENT SCENARIO 1

In RWCDS 1, new residential construction with ground floor retail uses and residential conversions and enlargements are expected to occur on a number of sites throughout the Rezoning Area. The Future With-Action development scenarios for each of the projected and potential development sites under RWCDS 1 are summarized in Table 2. Under RWCDS 1, it is assumed that the maximum permitted residential development (based on the development site assumptions outlined above) would occur on each of the development sites.

Table 2
Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

SITE DESCRIPTION					NO ACTION CONDITIONS											WITH ACTION CONDITIONS													INCREMENT (NO ACTION TO WITH ACTION)									
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Zoning Floor Area (zsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Zoning Floor Area (zsf) [1]	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Community Facility (sf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (sf)	Office (sf)	Hotel (sf)	Other Commercial (sf)	Community Facility (sf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces
PROJECTED DEVELOPMENT SITES																																						
APPLICANT'S PROJECTED DEVELOPMENT SITES																																						
Projected 1	227	63	417 Canal Street																																			
	227	69	74 Varick Street																																			
	227	70	76 Varick Street																																			
	227	76	11 Grand Street																																			
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	10.1	333,468	14,917	0	272,491	419	46,060	0	0	0	78	Subdistrict A	new construction	9.0	371,640 *	6,613 [2]	0	0	0	0	75,000 [5]	290,027	341	0	0	70	-8,304	0	-272,491	-46,060	75,000	290,027	341	0	0	-8
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.0	24,232	12,116	0	0	0	12,116	0	0	0	6	SPD-WideSt	new construction	12.0	258,898 *	10,299	0	0	0	0	0	248,599	305	71	0	64	-1,817	0	0	-12,116	0	248,599	305	71	0	58
Projected 3	579	60	50 Vandam Street																																			
	579	68	143 Varick Street																																			
	579	70	137 Varick Street																																			
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.0	337,168	11,000	0	247,790	381	78,378	0	0	0	79	SPD-WideSt	new construction	12.0	579,744	41,065	51,341	0	0	0	0	487,338	598	139	0	143	30,065	51,341	-247,790	-78,378	0	487,338	598	139	0	64
Projected 4	598	42	551 Greenwich Street																																			
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.0	39,880	19,940	0	0	0	19,940	0	0	0	10	SPD-WideSt	new construction	12.0	239,280	16,949	0	0	0	0	0	222,331	273	64	0	59	-2,991	0	0	-19,940	0	222,331	273	64	0	49
Enlargement 1	579	47	304 Hudson Street	37,713	No change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	SPD-WideSt	Office Enlargement	10.0	377,130	3,000	374,130	0	0	0	0	0	0	0	0	0	0	147,410	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**964,468**	**60,973**	**226,720**	**520,281**	**800**	**156,494**	**0**	**0**	**0**	**173**	**NA**	**NA**	**NA**	**1,826,692**	**77,926**	**425,471**	**0**	**0**	**0**	**75,000**	**1,248,295**	**1,517**	**274**	**0**	**336**	**16,953**	**198,751**	**-520,281**	**-156,494**	**75,000**	**1,248,295**	**1,517**	**274**	**0**	**163**
OTHER PROJECTED DEVELOPMENT SITES																																						
Projected 5	477	35	94 Varick Street																																			
	477	42	104 Varick Street																																			
	477	44	557 Broome Street																																			
	477	76	66 Watts Street	9,585	Residential (Lots 35, 42) / No Change (Lots 44, 76)	5.5	52,648	0	0	0	0	0	52,648	61	0	12	Subdistrict B	new construction	7.2	69,012	8,147	0	0	0	0	0	60,865	74	17	0	17	8,147	0	0	0	0	8,217	13	17	0	5
Projected 6	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	SPD-NarrowSt	new construction	10.8	220,260 [3]	17,276	0	0	0	0	0	202,984	249	58	0	54	17,276	0	0	-40,740	0	202,984	249	58	0	54
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	SPD-WideSt	new construction	12.0	135,869 *	6,375	0	0	0	0	0	129,494	159	37	0	34	-1,125	-6,000	0	-31,500	0	129,494	159	37	0	34
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	0	14,700	0	0	0	0	SPD-NarrowSt	new construction	12.0	68,592	4,859	0	0	0	0	0	63,733	78	18	0	17	4,859	0	0	-14,700	0	63,733	78	18	0	17
Projected 9	597	1	515 Greenwich Street																																			
	597	5	523 Greenwich Street	18,687	No Change	3.5	64,594	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	12.0	224,244	15,884	0	43,731	67	0	0	164,629	202	47	0	55	5,884	0	43,731	-49,615	0	164,629	202	47	0	55
Projected 10	579	1	282 Hudson Street																																			
	579	2	284 Hudson Street																																			
	579	3	286 Hudson Street																																			
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	SPD-WideSt	new construction	12.0	129,708 *	4,389	0	0	0	0	0	125,319	154	36	0	32	2,914	0	0	0	0	121,804	150	36	0	32
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	28,100	3,601	0	0	0	0	0	24,499	24	0	0	6	-399	-20,257	0	0	0	24,499	24	0	0	6
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	63	0	0	SPD-NarrowSt	new construction	10.3	167,194 [4]	13,796	0	0	0	0	0	153,399	188	44	0	41	13,796	0	0	0	0	153,399	188	44	-63	41
Projected 13	477	57	6 Avenue																																			
	477	64	113 Avenue Of The Amer																																			
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	84,031 *	4,985	0	0	0	0	0	79,046	97	23	0	20	1,308	-3,446	0	0	0	79,046	97	23	0	20
Projected 14	580	11	74 Charlton Street	15,104	No change	0.0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	181,248	12,838	0	0	0	0	0	168,410	207	48	0	44	12,838	0	0	0	0	168,410	207	48	0	44
Projected 15	578	75	568 Broome Street	3,803	No change	0.9	3,312	0	0	0	0	3,312	0	0	0	0	Subdistrict B	new construction	7.2	27,382	3,233	0	0	0	0	0	24,149	30	7	0	7	3,233	0	0	-3,312	0	24,149	30	7	0	7
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	60,000	4,250	0	0	0	0	0	55,750	68	16	0	15	-750	-22,286	0	0	0	55,750	68	16	0	15
PROJECTED DEVELOPMENT SITES TOTAL				**117,215**	**NA**	**NA**	**284,650**	**31,652**	**51,989**	**0**	**0**	**139,867**	**56,163**	**65**	**63**	**12**	**NA**	**NA**	**NA**	**1,395,640**	**99,633**	**0**	**43,731**	**67**	**0**	**0**	**1,252,276**	**1,530**	**351**	**0**	**342**	**67,981**	**-51,989**	**43,731**	**-139,867**	**0**	**1,196,113**	**1,465**	**351**	**-63**	**330**
PROJECTED ENLARGEMENT SITES																																						
Enlargement 2	505	1	150 Varick Street	26,860	No Change	8.0	214,110	21,411	192,699	0	0	0	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	10.0	268,600	21,411	192,699	0	0	0	0	54,490	54	0	0	0	0	0	0	0	0	54,490	54	0	0	0
Enlargement 3	579	11	278 Spring Street	6,300	No Change	2.4	14,901	0	0	0	0	14,901	0	0	0	0	SPD-NarrowSt	Enlarge with Inclusionary	12.0	75,600	0	0	0	0	14,901	0	60,699	66	17	0	0	0	0	0	0	0	60,699	66	17	0	0
Enlargement 4	597	45	547 Greenwich Street	3,750	No Change	5.4	20,068	3,000	0	0	0	0	17,068	9	0	0	SPD-WideSt	Penthouse Addition	6.4	23,818	3,000	0	0	0	0	0	20,818	13	0	0	0	0	0	0	0	0	3,750	4	0	0	0
Enlargement 5	597	39	537 Greenwich Street	10,000	No Change	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	10.0	100,000	0	0	0	0	70,000	0	30,000	30	0	0	0	0	0	0	0	0	30,000	30	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**46,910**	**NA**	**NA**	**319,079**	**24,411**	**192,699**	**0**	**0**	**84,901**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**468,018**	**24,411**	**192,699**	**0**	**0**	**84,901**	**0**	**166,007**	**163**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**148,939**	**154**	**17**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SITES				**315,166**	**NA**	**NA**	**1,568,197**	**117,036**	**471,408**	**520,281**	**800**	**381,262**	**73,231**	**74**	**63**	**185**	**NA**	**NA**	**NA**	**3,690,350**	**201,970**	**618,170**	**43,731**	**67**	**84,901**	**75,000**	**2,666,578**	**3,210**	**642**	**0**	**678**	**84,934**	**146,762**	**-476,550**	**-296,361**	**75,000**	**2,593,347**	**3,136**	**642**	**-63**	**493**
POTENTIAL DEVELOPMENT SITES																																						
POTENTIAL DEVELOPMENT SITES																																						
Potential 17	597	46	108 Charlton Street	3,683	No Change	6.1	22,519	0	3,217	0	0	19,302	0	0	0	0	SPD-WideSt	Res conv & enlarge	7.0	25,913	3,131	0	0	0	0	0	22,782	23	0	0	6	3,131	-3,217	0	-19,302	0	22,782	23	0	0	6
Potential 18	597	7	100 Vandam Street	6,417	No Change	6.3	40,600	0	40,600	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	9.2	59,117	5,454	0	0	0	0	0	53,662	54	0	0	12	5,454	-40,600	0	0	0	53,662	54	0	0	12
Potential 19	477	72	58 Watts Street																																			
	477	73	60 Watts Street																																			
	477	74	62 Watts Street																																			
	477	75	64 Watts Street	6,746	No Change	2.0	13,282	1,000	207	0	0	0	12,075	18	0	0	Subdistrict B	new construction	7.2	48,571	5,734	0	0	0	0	0	42,837	52	12	0	11	4,734	-207	0	0	0	30,762	34	12	0	11
Potential 20	578	77	572 Broome Street																																			
	578	78	574 Broome Street																																			
	578	79	576 Broome Street	5,696	No Change	2.5	14,020	0	2,295	0	0	0	11,725	10	0	0	Subdistrict B	new construction	7.2	41,011	4,842	0	0	0	0	0	36,170	44	10	0	10	4,842	-2,295	0	0	0	24,445	34	10	0	10
POTENTIAL DEVELOPMENT SITES TOTAL				**22,542**	**NA**	**NA**	**90,421**	**1,000**	**46,319**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**174,612**	**19,161**	**0**	**0**	**0**	**0**	**0**	**155,451**	**173**	**22**	**0**	**39**	**18,161**	**-46,319**	**0**	**-19,302**	**0**	**131,651**	**145**	**22**	**0**	**39**
POTENTIAL ENLARGEMENT SITES																																						
Enlargement 6	505	16	26 Vandam Street	2,500	No Change	3.8	9,385	0	0	0	0	0	9,385	18	0	0	SPD-NarrowSt	Penthouse Addition	4.6	11,424	0	0	0	0	0	0	11,424	20	0	0	0	0	0	0	0	2,039	2	0	0	0
Enlargement 7	505	26	169 Avenue Of The Amer	3,755	No Change	3.6	13,500	0	0	0	0	0	13,500	24	0	0	SPD-WideSt	Penthouse Addition	4.1	15,498	0	0	0	0	0	0	15,498	26	0	0	0	0	0	0	0	1,998	2	0	0	0
Enlargement 8	597	32	305 Spring Street	2,516	No Change	4.1	10,190	1,258	0	0	0	0	8,932	16	0	0	SPD-NarrowSt	Penthouse Addition	5.0	12,701	1,258	0	0	0	0	0	11,443	19	0	0	0	0	0	0	0	2,511	3	0	0	0
Enlargement 9	597	33	307 Spring Street	2,500	No Change	3.5	8,700	0	0	0	0	0	8,700	8	0	0	SPD-NarrowSt	Penthouse Addition	4.5	11,200	0	0	0	0	0	0	11,200	11	0	0	0	0	0	0	0	2,500	3	0	0	0
Enlargement 10	597	50	102 Charlton Street	2,500	No Change	2.7	6,850	0	0	0	0	0	6,850	16	0	0	SPD-NarrowSt	Penthouse Addition	3.4	8,529	0	0	0	0	0	0	8,529	18	0	0	0	0	0	0	0	1,679	2	0	0	0
Enlargement 11	597	52	98 Charlton Street	2,500	No Change	4.6	11,388	0	0	0	0	0	11,388	26	0	0	SPD-NarrowSt	Penthouse Addition	5.6	13,888	0	0	0	0	0	0	13,888	29	0	0	0	0	0	0	0	2,500	3	0	0	0
Enlargement 12	597	51	100 Charlton Street	2,400	No Change	2.8	6,656	0	0	0	0	0	6,656	16	0	0	SPD-NarrowSt	Penthouse Addition	3.5	8,360	0	0	0	0	0	0	8,360	18	0	0	0	0	0	0	0	1,704	2	0	0	0
Enlargement 13	491	1	558 Broome Street	3,120	No Change	4.7	14,737	1,965	0	0	0	0	12,772	20	0	0	Subdistrict B	Penthouse Addition	5.4	16,832	1,965	0	0	0	0	0	14,867	22	0	0	0	0	0	0	0	2,095	2	0	0	0
Enlargement 14	491	26	550 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	18	0	0	Subdistrict B	Penthouse Addition	4.7	9,950	0	0	0	0	0	0	9,950	19	0	0	0	0	0	0	0	1,480	1	0	0	0
Enlargement 15	491	27	552 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	11	0	0	Subdistrict B	Penthouse Addition	4.7	9,996	0	0	0	0	0	0	9,996	13	0	0	0	0	0	0	0	1,526	2	0	0	0
Enlargement 16	578	70	117 Varick Street	2,685	No Change	3.9	10,550	0	0	0	0	0	10,550	11	0	0	Subdistrict B	Penthouse Addition	4.8	12,852	0	0	0	0	0	0	12,852	13	0	0	0	0	0	0	0	2,302	2	0	0	0
Enlargement 17	597	37	533 Greenwich Street	2,500	No Change	7.0	17,542	0	0	0	0	5,012	12,530	10	0	0	SPD-WideSt	Penthouse Addition	8.0	20,042	0	0	0	0	5,012	0	15,030	13	0	0	0	0	0	0	0	2,500	3	0	0	0
POTENTIAL ENLARGEMENT SITES TOTAL				**31,202**	**NA**	**NA**	**126,438**	**3,223**	**0**	**0**	**0**	**5,012**	**118,203**	**194**	**0**	**0**	**NA**	**NA**	**NA**	**151,272**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,037**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,834**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITES				**53,744**	**NA**	**NA**	**216,859**	**4,223**	**46,319**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**325,884**	**22,384**	**0**	**0**	**0**	**5,012**	**0**	**298,488**	**394**	**22**	**0**	**39**	**18,161**	**-46,319**	**0**	**-19,302**	**0**	**156,485**	**172**	**22**	**0**	**39**

NOTES:
2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).
1) The With-Action zoning floor area includes exempt floor area under the special district's school floor area exemption and transfers of development rights.
2) It is assumed that the retail space on Projected Site 1 would be reduced because the proposed school would occupy a portion of the ground-floor.
3) Projected Site 6 would not be able to maximize its FAR under the narrow streets bulk regulations and is therefore assumed to be built to a lower FAR.
4) Projected Site 12 would not be able to maximize its FAR under the narrow streets bulk regulations and is therefore assumed to be built to a lower FAR.
5) The EIS will also consider a scenario in which a school is not developed on Projected Site 1. In this case, Projected Site 1 would be developed with a 296,640-zsf mixed-use building with residential and ground-floor retail. The total floor area on all projected development and enlargement sites would remain the same for all uses except community facility uses, which would be 0-zsf in the With-Action and increment without the proposed school.
* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 1: 100,000 sf school exempt floor area; Projected Site 2: 113,506 sf TDR; Projected Site 7: 45,869 sf TDR; Projected Site 10: 67,752 sf TDR; Projected Site 13: 13,651 sf TDR.
DU = dwelling unit

SOURCES:
NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors

In RWCDS 1, new construction or enlargements are expected to occur on five sites owned by the Applicant by 2022. An approximately 371,640-zsf mixed-use building containing residential use, a new public school (pre-kindergarten through fifth grades), and ground floor retail would be developed on Projected Site 1. Projected Site 2 would be developed with an approximately 258,900-zsf residential building with ground floor retail use. At Projected Site 3, an approximately 579,744-zsf development containing residential, office, and retail uses would be constructed on the site. A new 239,280-zsf residential building with ground floor retail uses would be developed on Greenwich Street between King and Charlton Streets (Projected Site 4). In addition, the existing building at 304 Hudson Street is expected to be enlarged with an addition of approximately 147,410-zsf, which is expected to contain office uses (Projected Enlargement Site 1).

Since the development of a new public school requires the provision of adequate funding within the New York City Department of Education Capital Plan, which is outside of the Applicant's control, RWCDS 1 also includes a scenario in which a new school is not developed on Projected Site 1. In this scenario, Projected Site 1 would be developed with an approximately 296,640-zsf mixed use building with residential use and ground-floor retail.

Because of the Rezoning Area's location within the Manhattan Core (under Article I, Chapter 3 of the *New York City Zoning Resolution*), off-street parking spaces are not required under zoning. However, as accessory parking is permitted under the Proposed Action, the Future With-Action development scenario assumes the inclusion of accessory parking at 20 percent of the total residential units, and/or 1 space for every 4,000 sf of commercial use.

In the Future With-Action scenario under RWCDS 1, the projected development sites (including those controlled by the Applicant and sites not controlled by the Applicant) would contain a total of approximately 2,666,600 zsf residential (approximately 3,210 dwelling units, of which 3,136 units would be new with the proposed rezoning), 202,000 zsf of retail, 618,200 zsf of commercial office, 84,900 zsf of other commercial use (such as loft and storage space), 75,000 zsf of community facility (school) use, and approximately 678 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 642 units of the total 3,210 units would be developed as affordable housing available to low- and moderate-income households.

Increment

Compared to the Future No-Action scenario described below, under RWCDS 1 development on the projected development and projected enlargement sites could result in a net increase of 3,136 residential units (of which approximately 642 units, or 20 percent, would be affordable), approximately 84,900 zoning sf (zsf) of retail use, 146,800 zsf of office use, 75,000 zsf of community facility (school) use (in the scenario with a school), and 493 accessory parking spaces; as well as a net decrease compared to the No-Action scenario of approximately 476,600 zsf of hotel use (approximately 733 hotel rooms), 296,400 zsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2), the additional 3,136 dwelling units would add an estimated 5,770 residents to the Rezoning Area.

REASONABLE WORST CASE DEVELOPMENT SCENARIO 2

Under RWCDS 2, it is assumed that Projected Development Sites 6 and 16 would be developed with community facility uses with sleeping accommodations (i.e., dormitories) rather than residential buildings as projected in RWCDS 1. As noted above, the Applicant does not intend to develop dormitory uses on its sites, but these uses could be developed under the proposed zoning on sites not controlled by the Applicant.

For analysis purposes, it is projected that development on the Applicant's sites and on the projected and potential development sites would be the same as in RWCDS 1, except for the development of dormitories with ground-floor retail on Projected Sites 6 and 16. As with RWCDS 1, RWCDS 2 includes the development of a new public school on Projected Site 1, but also includes a scenario in which a new school is not developed on Projected Site 1.

The Future With-Action development scenarios for each of the projected and potential development sites under RWCDS 2 are summarized in Table 3.

In the Future With-Action scenario under RWCDS 2, the projected development sites (including those controlled by the Applicant and sites not controlled by the Applicant) would contain a total of approximately 2,407,800 zsf residential (approximately 2,893 dwelling units, of which 2,819 units would be new with the proposed rezoning), 202,000 zsf of

Table 3

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

SITE DESCRIPTION					NO ACTION CONDITIONS											WITH ACTION CONDITIONS												INCREMENT (NO ACTION TO WITH ACTION)									
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Zoning Floor Area (zsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Zoning Floor Area (zsf) [1]	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Community Facility (sf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (sf)	Office (sf)	Hotel (sf)	Other Commercial (sf)	Community Facility (sf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces
PROJECTED DEVELOPMENT SITES																																						
APPLICANT'S PROJECTED DEVELOPMENT SITES																																						
Projected 1	227	63	417 Canal Street																																			
	227	69	74 Varick Street																																			
	227	70	76 Varick Street																																			
	227	76	11 Grand Street																																			
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	10.1	333,468	14,917	0	272,491	419	46,060	0	0	0	78	Subdistrict A	new construction	9.0	371,640 *	6,613 [2]	0	0	0	0	75,000 [4]	290,027	341	0	0	70	-8,304	0	-272,491	-46,060	75,000	290,027	341	0	0	-8
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.0	24,232	12,116	0	0	0	12,116	0	0	0	6	SPD-WideSt	new construction	12.0	258,898 *	10,299	0	0	0	0	0	248,599	305	71	0	64	-1,817	0	0	-12,116	0	248,599	305	71	0	58
Projected 3	579	60	50 Vandam Street																																			
	579	68	143 Varick Street																																			
	579	70	137 Varick Street																																			
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.0	337,168	11,000	0	247,790	381	78,378	0	0	0	79	SPD-WideSt	new construction	12.0	579,744	41,065	51,341	0	0	0	0	487,338	598	139	0	143	30,065	51,341	-247,790	-78,378	0	487,338	598	139	0	64
Projected 4	598	42	551 Greenwich Street																																			
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.0	39,880	19,940	0	0	0	19,940	0	0	0	10	SPD-WideSt	new construction	12.0	239,280	16,949	0	0	0	0	0	222,331	273	64	0	59	-2,991	0	0	-19,940	0	222,331	273	64	0	49
Enlargement 1	579	47	304 Hudson Street	37,713	No change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	SPD-WideSt	Office Enlargement	10.0	377,130	3,000	374,130	0	0	0	0	0	0	0	0	0	0	147,410	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**964,468**	**60,973**	**226,720**	**520,281**	**800**	**156,494**	**0**	**0**	**0**	**173**	**NA**	**NA**	**NA**	**1,826,692**	**77,926**	**425,471**	**0**	**0**	**0**	**75,000**	**1,248,295**	**1,517**	**274**	**0**	**336**	**16,953**	**198,751**	**-520,281**	**-156,494**	**75,000**	**1,248,295**	**1,517**	**274**	**0**	**163**
OTHER PROJECTED DEVELOPMENT SITES																																						
Projected 5	477	35	94 Varick Street																																			
	477	42	104 Varick Street																																			
	477	44	557 Broome Street																																			
	477	76	66 Watts Street	9,585	Residential (Lots 35, 42) / No Change (Lots 44, 76)	5.5	52,648	0	0	0	0	0	52,648	61	0	12	Subdistrict B	new construction	7.2	69,012	8,147	0	0	0	0	0	60,865	74	17	0	17	8,147	0	0	0	0	8,217	13	17	0	5
Projected 6	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	SPD-NarrowSt	new construction	10.0	203,250	17,276	0	0	0	0	185,974	0	0	0	4	17,276	0	0	0	-40,740	185,974	0	0	0	4
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	SPD-WideSt	new construction	12.0	135,869 *	6,375	0	0	0	0	0	129,494	159	37	0	34	-1,125	-6,000	0	-31,500	0	129,494	159	37	0	34
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	0	14,700	0	0	0	0	SPD-NarrowSt	new construction	12.0	68,592	4,859	0	0	0	0	0	63,733	78	18	0	17	4,859	0	0	-14,700	0	63,733	78	18	0	17
Projected 9	597	1	515 Greenwich Street																																			
	597	5	523 Greenwich Street	18,687	No Change	3.5	64,594	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	12.0	224,244	15,884	0	43,731	67	0	0	164,629	202	47	0	55	5,884	0	43,731	-49,615	0	164,629	202	47	0	55
Projected 10	579	1	282 Hudson Street																																			
	579	2	284 Hudson Street																																			
	579	3	286 Hudson Street																																			
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	SPD-WideSt	new construction	12.0	129,708 *	4,389	0	0	0	0	0	125,319	154	36	0	32	2,914	0	0	0	0	121,804	150	36	0	32
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	28,100	3,601	0	0	0	0	0	24,499	24	0	0	6	-399	-20,257	0	0	0	24,499	24	0	0	6
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	63	0	0	SPD-NarrowSt	new construction	10.3	167,194 [3]	13,796	0	0	0	0	0	153,399	188	44	0	41	13,796	0	0	0	0	153,399	188	44	-63	41
Projected 13	477	57	6 Avenue																																			
	477	64	113 Avenue Of The Amer																																			
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	84,031 *	4,985	0	0	0	0	0	79,046	97	23	0	20	1,308	-3,446	0	0	0	79,046	97	23	0	20
Projected 14	580	11	74 Charlton Street	15,104	No change	0.0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	181,248	12,838	0	0	0	0	0	168,410	207	48	0	44	12,838	0	0	0	0	168,410	207	48	0	44
Projected 15	578	75	568 Broome Street	3,803	No change	0.9	3,312	0	0	0	0	3,312	0	0	0	0	Subdistrict B	new construction	7.2	27,382	3,233	0	0	0	0	0	24,149	30	7	0	7	3,233	0	0	-3,312	0	24,149	30	7	0	7
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	10.0	50,000	4,250	0	0	0	0	45,750	0	0	0	1	-750	-22,286	0	0	45,750	0	0	0	1
PROJECTED DEVELOPMENT SITES TOTAL				**117,215**	**NA**	**NA**	**284,650**	**31,652**	**51,989**	**0**	**0**	**139,867**	**56,163**	**65**	**63**	**12**	**NA**	**NA**	**NA**	**1,368,630**	**99,633**	**0**	**43,731**	**67**	**0**	**231,724**	**993,542**	**1,213**	**277**	**0**	**278**	**67,981**	**-51,989**	**43,731**	**-139,867**	**231,724**	**937,379**	**1,148**	**277**	**-63**	**266**
PROJECTED ENLARGEMENT SITES																																						
Enlargement 2	505	1	150 Varick Street	26,860	No Change	8.0	214,110	21,411	192,699	0	0	0	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	10.0	268,600	21,411	192,699	0	0	0	0	54,490	54	0	0	0	0	0	0	0	0	54,490	54	0	0	0
Enlargement 3	579	11	278 Spring Street	6,300	No Change	2.4	14,901	0	0	0	0	14,901	0	0	0	0	SPD-NarrowSt	Enlarge with Inclusionary	12.0	75,600	0	0	0	0	14,901	0	60,699	66	17	0	0	0	0	0	0	0	60,699	66	17	0	0
Enlargement 4	597	45	547 Greenwich Street	3,750	No Change	5.4	20,068	3,000	0	0	0	0	17,068	9	0	0	SPD-WideSt	Penthouse Addition	6.4	23,818	3,000	0	0	0	0	0	20,818	13	0	0	0	0	0	0	0	0	3,750	4	0	0	0
Enlargement 5	597	39	537 Greenwich Street	10,000	No Change	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Enlarge with Sliding Scale	10.0	100,000	0	0	0	0	70,000	0	30,000	30	0	0	0	0	0	0	0	0	30,000	30	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**46,910**	**NA**	**NA**	**319,079**	**24,411**	**192,699**	**0**	**0**	**84,901**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**468,018**	**24,411**	**192,699**	**0**	**0**	**84,901**	**0**	**166,007**	**163**	**17**	**0**	**0**	**0**	**0**	**0**	**0**	**148,939**	**154**	**17**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SITES				**315,166**	**NA**	**NA**	**1,568,197**	**117,036**	**471,408**	**520,281**	**800**	**381,262**	**73,231**	**74**	**63**	**185**	**NA**	**NA**	**NA**	**3,663,340**	**201,970**	**618,170**	**43,731**	**67**	**84,901**	**306,724**	**2,407,844**	**2,893**	**568**	**0**	**614**	**84,934**	**146,762**	**-476,550**	**-296,361**	**306,724**	**2,334,613**	**2,819**	**568**	**-63**	**429**
POTENTIAL DEVELOPMENT SITES																																						
POTENTIAL DEVELOPMENT SITES																																						
Potential 17	597	46	108 Charlton Street	3,683	No Change	6.1	22,519	0	3,217	0	0	19,302	0	0	0	0	SPD-WideSt	Res conv & enlarge	7.0	25,913	3,131	0	0	0	0	0	22,782	23	0	0	6	3,131	-3,217	0	-19,302	0	22,782	23	0	0	6
Potential 18	597	7	100 Vandam Street	6,417	No Change	6.3	40,600	0	40,600	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	9.2	59,117	5,454	0	0	0	0	0	53,662	54	0	0	12	5,454	-40,600	0	0	0	53,662	54	0	0	12
Potential 19	477	72	58 Watts Street																																			
	477	73	60 Watts Street																																			
	477	74	62 Watts Street																																			
	477	75	64 Watts Street	6,746	No Change	2.0	13,282	1,000	207	0	0	0	12,075	18	0	0	Subdistrict B	new construction	7.2	48,571	5,734	0	0	0	0	0	42,837	52	12	0	11	4,734	-207	0	0	0	30,762	34	12	0	11
Potential 20	578	77	572 Broome Street																																			
	578	78	574 Broome Street																																			
	578	79	576 Broome Street	5,696	No Change	2.5	14,020	0	2,295	0	0	0	11,725	10	0	0	Subdistrict B	new construction	7.2	41,011	4,842	0	0	0	0	0	36,170	44	10	0	10	4,842	-2,295	0	0	0	24,445	34	10	0	10
POTENTIAL DEVELOPMENT SITES TOTAL				**22,542**	**NA**	**NA**	**90,421**	**1,000**	**46,319**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**174,612**	**19,161**	**0**	**0**	**0**	**0**	**0**	**155,451**	**173**	**22**	**0**	**39**	**18,161**	**-46,319**	**0**	**-19,302**	**0**	**131,651**	**145**	**22**	**0**	**39**
POTENTIAL ENLARGEMENT SITES																																						
Enlargement 6	505	16	26 Vandam Street	2,500	No Change	3.8	9,385	0	0	0	0	0	9,385	18	0	0	SPD-NarrowSt	Penthouse Addition	4.6	11,424	0	0	0	0	0	0	11,424	20	0	0	0	0	0	0	0	2,039	2	0	0	0
Enlargement 7	505	26	169 Avenue Of The Amer	3,755	No Change	3.6	13,500	0	0	0	0	0	13,500	24	0	0	SPD-WideSt	Penthouse Addition	4.1	15,498	0	0	0	0	0	0	15,498	26	0	0	0	0	0	0	0	1,998	2	0	0	0
Enlargement 8	597	32	305 Spring Street	2,516	No Change	4.1	10,190	1,258	0	0	0	0	8,932	16	0	0	SPD-NarrowSt	Penthouse Addition	5.0	12,701	1,258	0	0	0	0	0	11,443	19	0	0	0	0	0	0	0	2,511	3	0	0	0
Enlargement 9	597	33	307 Spring Street	2,500	No Change	3.5	8,700	0	0	0	0	0	8,700	8	0	0	SPD-NarrowSt	Penthouse Addition	4.5	11,200	0	0	0	0	0	0	11,200	11	0	0	0	0	0	0	0	2,500	3	0	0	0
Enlargement 10	597	50	102 Charlton Street	2,500	No Change	2.7	6,850	0	0	0	0	0	6,850	16	0	0	SPD-NarrowSt	Penthouse Addition	3.4	8,529	0	0	0	0	0	0	8,529	18	0	0	0	0	0	0	0	1,679	2	0	0	0
Enlargement 11	597	52	98 Charlton Street	2,500	No Change	4.6	11,388	0	0	0	0	0	11,388	26	0	0	SPD-NarrowSt	Penthouse Addition	5.6	13,888	0	0	0	0	0	0	13,888	29	0	0	0	0	0	0	0	2,500	3	0	0	0
Enlargement 12	597	51	100 Charlton Street	2,400	No Change	2.8	6,656	0	0	0	0	0	6,656	16	0	0	SPD-NarrowSt	Penthouse Addition	3.5	8,360	0	0	0	0	0	0	8,360	18	0	0	0	0	0	0	0	1,704	2	0	0	0
Enlargement 13	491	1	558 Broome Street	3,120	No Change	4.7	14,737	1,965	0	0	0	0	12,772	20	0	0	Subdistrict B	Penthouse Addition	5.4	16,832	1,965	0	0	0	0	0	14,867	22	0	0	0	0	0	0	0	2,095	2	0	0	0
Enlargement 14	491	26	550 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	18	0	0	Subdistrict B	Penthouse Addition	4.7	9,950	0	0	0	0	0	0	9,950	19	0	0	0	0	0	0	0	1,480	1	0	0	0
Enlargement 15	491	27	552 Broome Street	2,113	No Change	4.0	8,470	0	0	0	0	0	8,470	11	0	0	Subdistrict B	Penthouse Addition	4.7	9,996	0	0	0	0	0	0	9,996	13	0	0	0	0	0	0	0	1,526	2	0	0	0
Enlargement 16	578	70	117 Varick Street	2,685	No Change	3.9	10,550	0	0	0	0	0	10,550	11	0	0	Subdistrict B	Penthouse Addition	4.8	12,852	0	0	0	0	0	0	12,852	13	0	0	0	0	0	0	0	2,302	2	0	0	0
Enlargement 17	597	37	533 Greenwich Street	2,500	No Change	7.0	17,542	0	0	0	0	5,012	12,530	10	0	0	SPD-WideSt	Penthouse Addition	8.0	20,042	0	0	0	0	5,012	0	15,030	13	0	0	0	0	0	0	0	2,500	3	0	0	0
POTENTIAL ENLARGEMENT SITES TOTAL				**31,202**	**NA**	**NA**	**126,438**	**3,223**	**0**	**0**	**0**	**5,012**	**118,203**	**194**	**0**	**0**	**NA**	**NA**	**NA**	**151,272**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,037**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**24,834**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITES				**53,744**	**NA**	**NA**	**216,859**	**4,223**	**46,319**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**325,884**	**22,384**	**0**	**0**	**0**	**5,012**	**0**	**298,488**	**394**	**22**	**0**	**39**	**18,161**	**-46,319**	**0**	**-19,302**	**0**	**156,485**	**172**	**22**	**0**	**39**

NOTES:

2-story commercial development would consist of ground floor retail use and other permitted commercial use above (e.g., trade school, banquet hall, or dance studio).

1) The With-Action zoning floor area includes exempt floor area under the special district's school floor area exemption and transfers of development rights.

2) It is assumed that the retail space on Projected Site 1 would be reduced because the proposed school would occupy a portion of the ground-floor.

3) Projected Site 12 would not be able to maximize its FAR under the narrow streets bulk regulations and is therefore assumed to be built to a lower FAR.

4) The EIS will also consider a scenario in which a school is not developed on Projected Site 1. In this case, Projected Site 1 would be developed with a 296,640-zsf mixed-use building with residential and ground-floor retail. The total floor area on all projected development and enlargement sites would remain the same for all uses except community facility uses, which would be 231,724-zsf in the With-Action and increment without the proposed school.

* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 1: 100,000 sf school exempt floor area; Projected Site 2: 113,506 sf TDR; Projected Site 7: 45,869 sf TDR; Projected Site 10: 67,752 sf TDR; Projected Site 13: 13,651 sf TDR.

DU = dwelling unit

SOURCES:

NYC DCP MapPLUTO 10v1 (2010) data. AKRF, Inc; SHoP Architects; HR&A Advisors

retail, 618,200 zsf of commercial office, 84,900 zsf of other commercial use (such as loft and storage space), 306,700 zsf of community facility use (comprised of approximately 75,000 zsf of school use [in the scenario with a school] and 231,700 zsf of dormitory use [approximately 773 dormitory beds[1]]), and approximately 614 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 568 units of the total 2,893 units would be developed as affordable housing available to low- and moderate-income households.

Increment

Compared to the Future No-Action scenario described below, under RWCDS 2 development on the projected development and projected enlargement sites could result in a net increase of 2,819 residential units (of which approximately 568 units, or 20 percent, would be affordable), approximately 84,900 zsf of retail use, 146,800 zsf of office use, 306,700 zsf of community facility use (comprised of approximately 75,000 zsf of school use and 231,700 zsf of dormitory use [approximately 773 dormitory beds]), and 429 accessory parking spaces; as well as a net decrease of approximately 476,600 zsf of hotel use (approximately 733 hotel rooms), 296,400 zsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2) and 1 student per dormitory bed, the additional 2,819 dwelling units and 773 dormitory beds would add an estimated 5,960 residents to the Rezoning Area.

CONCEPTUAL ANALYSIS

As noted above, the Proposed Action could result in the development of hotel uses with more than 100 sleeping units, provided that it is developed either pursuant the special permit required under the zoning or as-of-right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario have been constructed and issued certificates of occupancy. Therefore, a conceptual analysis will be provided to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area. The conceptual analysis will include the following development scenarios: 1) a scenario that includes development of a hotel with 100 sleeping units or more, in the event that the residential development goal has been met (i.e., that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario have been constructed and issued certificates of occupancy); and 2) a scenario that includes development of a hotel with 100 sleeping units or more, in the event that the residential development goal has not been met.

FUTURE NO-ACTION DEVELOPMENT SCENARIO

The Future No-Action scenario consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant by 2022 in the future without the Proposed Action. Absent the Proposed Action, it is expected that new construction would occur on four projected development sites owned by the Applicant. A new, approximately 333,470-zsf development containing a hotel tower above a commercial base with retail and other permitted commercial uses (including, possibly, a trade school, banquet hall, or dance studio) would be constructed on Block 227, Lots 63, 69, 70, 76, and 80, bounded by Avenue of the Americas and Grand, Canal, Varick Streets (Projected Site 1), which is currently vacant. Projected Site 2 (Block 491, Lot 3), which is located at the corner of Varick and Dominick Streets and currently contains surface parking, would be developed with a two-story, approximately 24,232-zsf commercial building containing ground-floor retail and other permitted commercial uses above. At Projected Site 3 (Block 579, Lots 60, 68, 70, and 74, bounded by Vandam, Varick, Spring, and Hudson Streets), which is currently underutilized and contains outdated buildings, the existing buildings would be demolished and an approximately 337,200-zsf development containing a hotel tower above a commercial base with retail and other permitted commercial uses would be constructed on the site. The site located at Greenwich Street between King and Charlton Streets (Projected Site 4, Block 598, Lots 42 and 48) containing parking uses is expected to be developed with a two-story approximately 40,000-zsf commercial building containing ground-floor retail and other permitted commercial uses above. It is expected that the commercial base below the hotels would contain a limited amount of retail use catering to the retail demand generated by hotel guests. The Applicant's site at 304 Hudson Street (Projected Enlargement Site 1, Block 579, Lot 47) would remain in its current use in the No-Action scenario. The Future

[1] Assumes 1 dormitory bed per 300 sf of dormitory space.

No-Action development scenario for each of the projected and potential development sites are summarized in Tables 2 and 3 above.

Because of the Rezoning Area's location within the Manhattan Core, off-street parking spaces are not required. However, as accessory parking is permitted under the existing zoning, the Future No-Action development scenario assumes the inclusion of accessory parking pursuant to the existing zoning regulations (Sections 13-131, 13-133, and 13-134 of the *New York City Zoning Resolution*).

Development in the Future No-Action scenario is also expected to occur on one development site not controlled by the Applicant. On the east side of Varick Street between Watts and Broome Streets (a portion of Projected Site 5, Block 477, Lots 35 and 42), and approximately 52,000 zsf residential building with 61 units would be developed pursuant to an existing Board of Standards and Appeals (BSA) variance for the site.

Development would also occur on two sites not identified as projected or potential development sites in the RWCDS. At 145 Avenue of the Americas (Block 491, Lot 7502), an approximately 5,000 zsf commercial enlargement is expected to be completed. At 330 Hudson Street (Block 580, Lot 1), a site controlled by the Applicant, the existing building would be rehabilitated and expanded to include 330,000 zsf of office and 20,000 zsf of ground floor retail.

It is expected that some development would occur on other sites in the Rezoning Area in the future without the Proposed Action—particularly, it is expected that variances to allow residential development would be requested from the BSA and that as-of-right hotel and destination retail development may occur on additional sites. However, to provide a more conservative environmental analysis, such development is not assumed in the Future No-Action development scenario.

Department of Environmental Protection: YES ☐ NO ☑

Other City Approvals: YES ☑ NO ☐

- ☐ LEGISLATION
- ☐ FUNDING OF CONSTRUCTION; SPECIFY
- ☐ POLICY OR PLAN; SPECIFY
- ☐ LANDMARKS PRESERVATION COMMISSION APPROVAL (not subject to CEQR)
- ☐ 384(B)(4) APPROVAL
- ☐ PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD) (*not subject to CEQR*)
- ☐ RULEMAKING
- ☐ CONSTRUCTION OF PUBLIC FACILITIES
- ☑ FUNDING OR PROGRAMS; SPECIFY
  Potential financing for affordable housing, see Question 6 below.
- ☐ PERMITS; SPECIFY
- ☑ OTHER; EXPLAIN
  Site selection and site plan approval for potential public school.

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

It is expected that the Applicant and future developers of sites in the Rezoning Area not controlled by the Applicant may seek financing from City or State agencies for the affordable housing component of the Proposed Action. However, no specific program has been selected by the Applicant or by owners of sites in the Rezoning Area not controlled by the Applicant and, therefore, the Proposed Action will not undergo coordinated review with agencies responsible for affordable housing financing programs.

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 4)**
- ☑ Photographs of the project site taken within 6 months of EAS submission and keyed to the site location map **(see Figure 6)**
- ☑ Sanborn or other land use map **(see Figures 2 and 3)**
- ☑ Tax map **(see Figure 5)**
- ☐ 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.):
All Projected Development Sites: ±315,166 (±7.2 acres) Rezoning Area: ±1,176,394 (±27 acres) (Consists of all lots within the proposed Rezoning Area, which encompasses approximately 50 acres including streets.)	**0**	**Rezoning Area: ±1,176,394 (±27 acres) (Consists of all lots within the proposed Rezoning Area, which encompasses approximately 50 acres including streets.)**

Other, describe (sq. ft.): **0**

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: **±1,826,692 zoning sf (zsf) on the Applicant's projected development sites, ±1,395,640 zsf on the other projected development sites, and ±148,939 zsf on projected enlargement sites (sf of enlargement area only).** (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: **±151,041 (Applicant's projected development sites)** Total square feet of non-applicant owned development: **±164,125 (other projected development sites and enlargement sites)**

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: **TBD** 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? **RWCDS 1: 5,770* RWCDS 2: 5,960*** Number of additional workers? **RWCDS 1: 562*; RWCDS 2: 588***

Provide a brief explanation of how these numbers were determined:

RWCDS 1 Residents: 3,136 units x 1.84 persons/household (Manhattan Community District 2) = 5,770; RWCDS 2 Residents: (2,819 units x 1.84 persons/household)+773 students in dormitories = 5,960
Workers: Assumes: 1 worker per 25 residential units; 3 workers per 1,000 sf retail; 4 workers per 1,000 sf of office; 1 worker per 6,000 sf other commercial (such as storage and commercial loft space), 1 worker per 1,000 sf other commercial (such as trade school or banquet hall); 1 worker per 50 parking spaces; 1 worker per 2.67 hotel rooms (1 hotel room per 650 sf of hotel floor area); 1 worker per 800 sf of community facility; 1 worker per 1,000 sf of industrial/manufacturing; 0.17 workers per 1,000 sf dormitory bed (1 bed per 300 sf dormitory floor area); and 1 worker per 11 school seats.
***This number represents the incremental difference between the No-Action and With-Action scenarios on the projected sites only. Since development is considered less likely to occur on the potential development sites and potential enlargement sites by 2022, only the projected development sites and projected enlargement sites are included here.**

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: **±214,000 with RWCDS 1 or 2 (±136,000 more than the No Action scenario)[1]** (pounds per week)

Using energy modeling or Table 15-1, estimate the project's projected energy use: **±587,200 million with RWCDS 2 (±255,600 more than the No Action 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:
2022	**120 (10 years)**

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

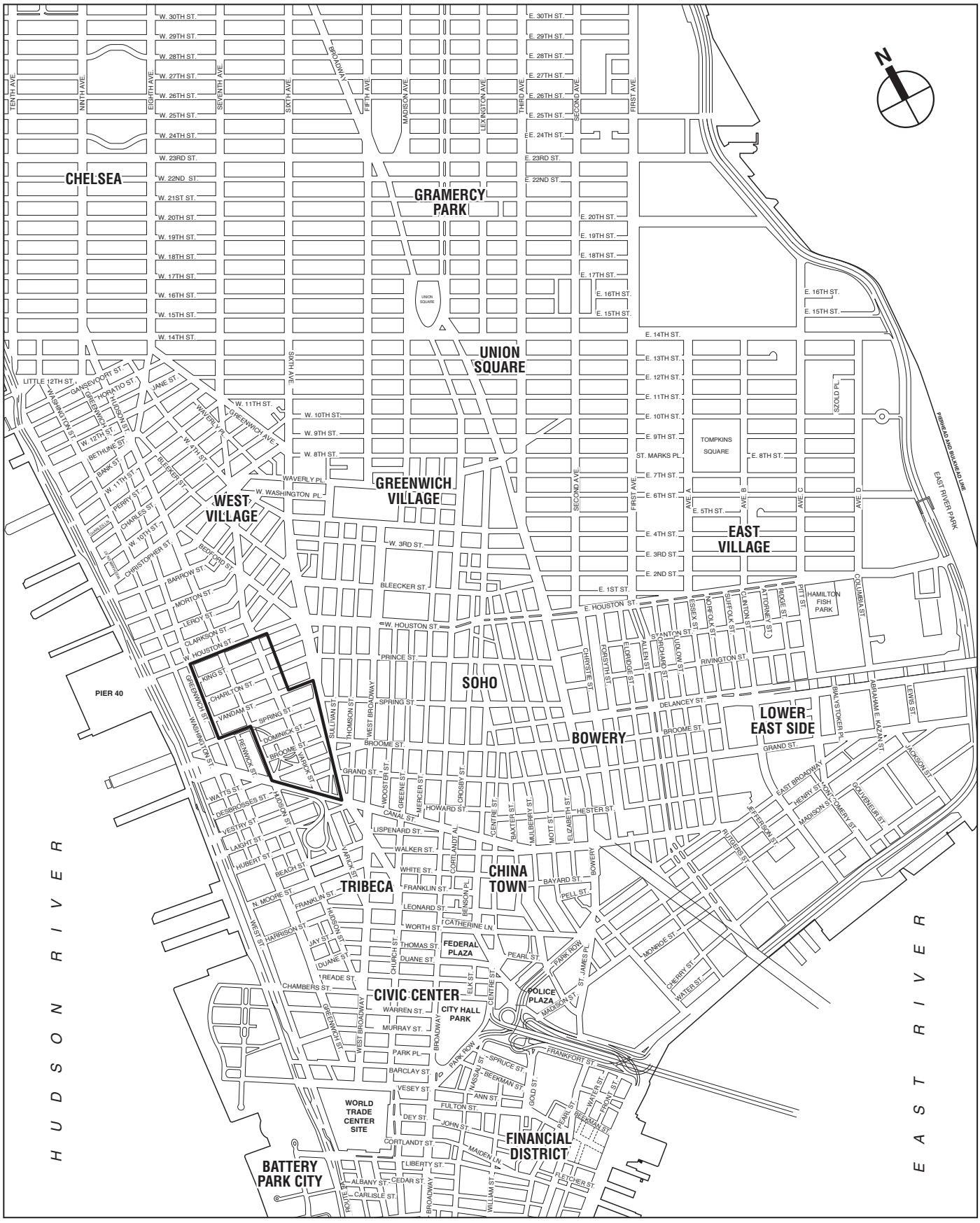
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE: **Development is expected to occur on 16 projected development sites (including 4 sites owned or controlled by the Applicant) and 5 projected enlargement sites (including 1 site owned or controlled by the Applicant) by 2022 (21 projected sites total). Development is considered less likely to occur on 4 potential development sites and 12 potential enlargement sites by 2022 (16 potential sites in total). Duration of construction on individual sites is expected to range from one to two years.**

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

☑ RESIDENTIAL ☐ MANUFACTURING ☑ COMMERCIAL ☐ PARK/FOREST/OPEN SPACE ☑ OTHER, Describe: **Hotel, parking, transportation**

[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*.

3.6.09



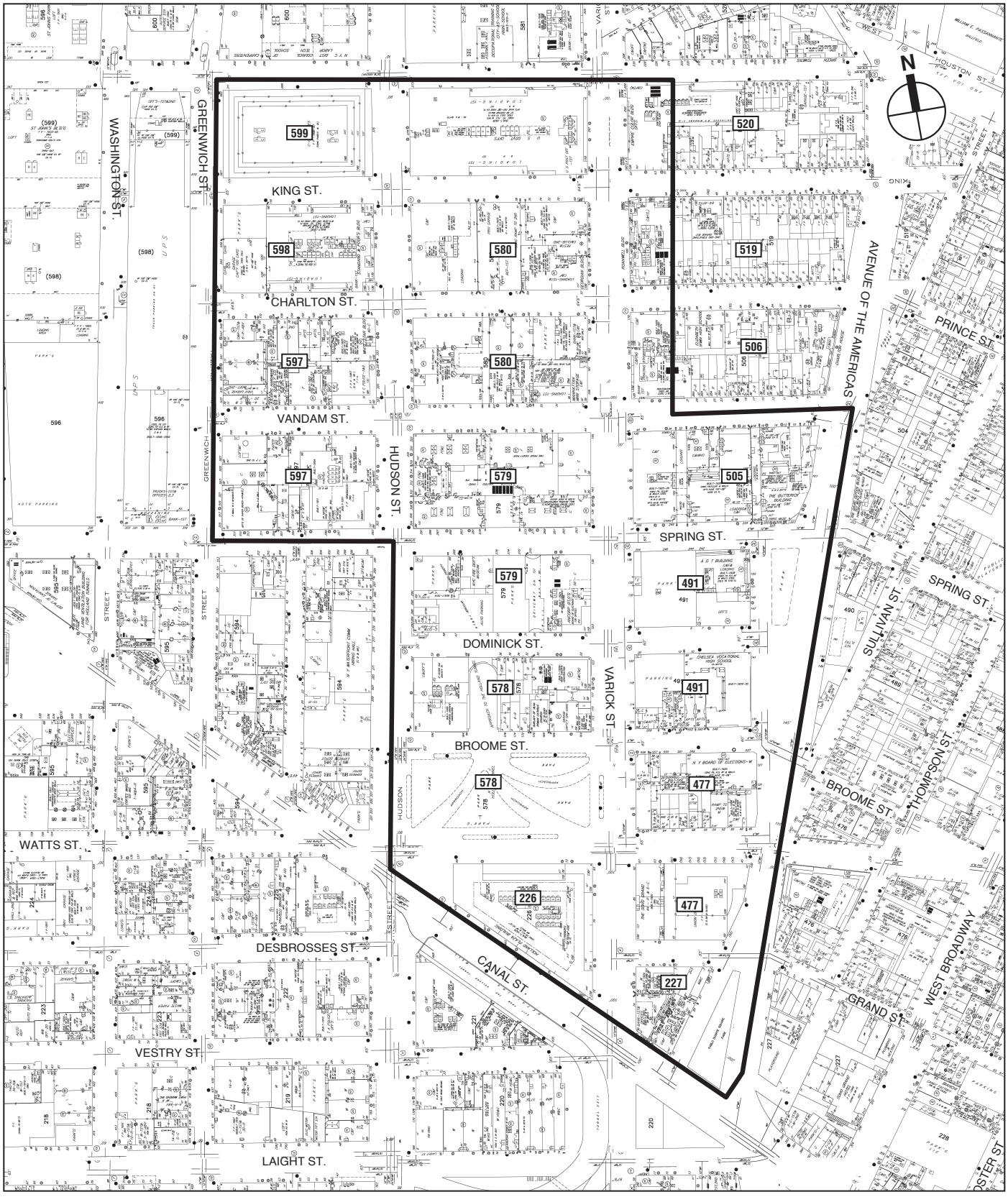
Proposed Rezoning Area

0 2000 FEET

SCALE

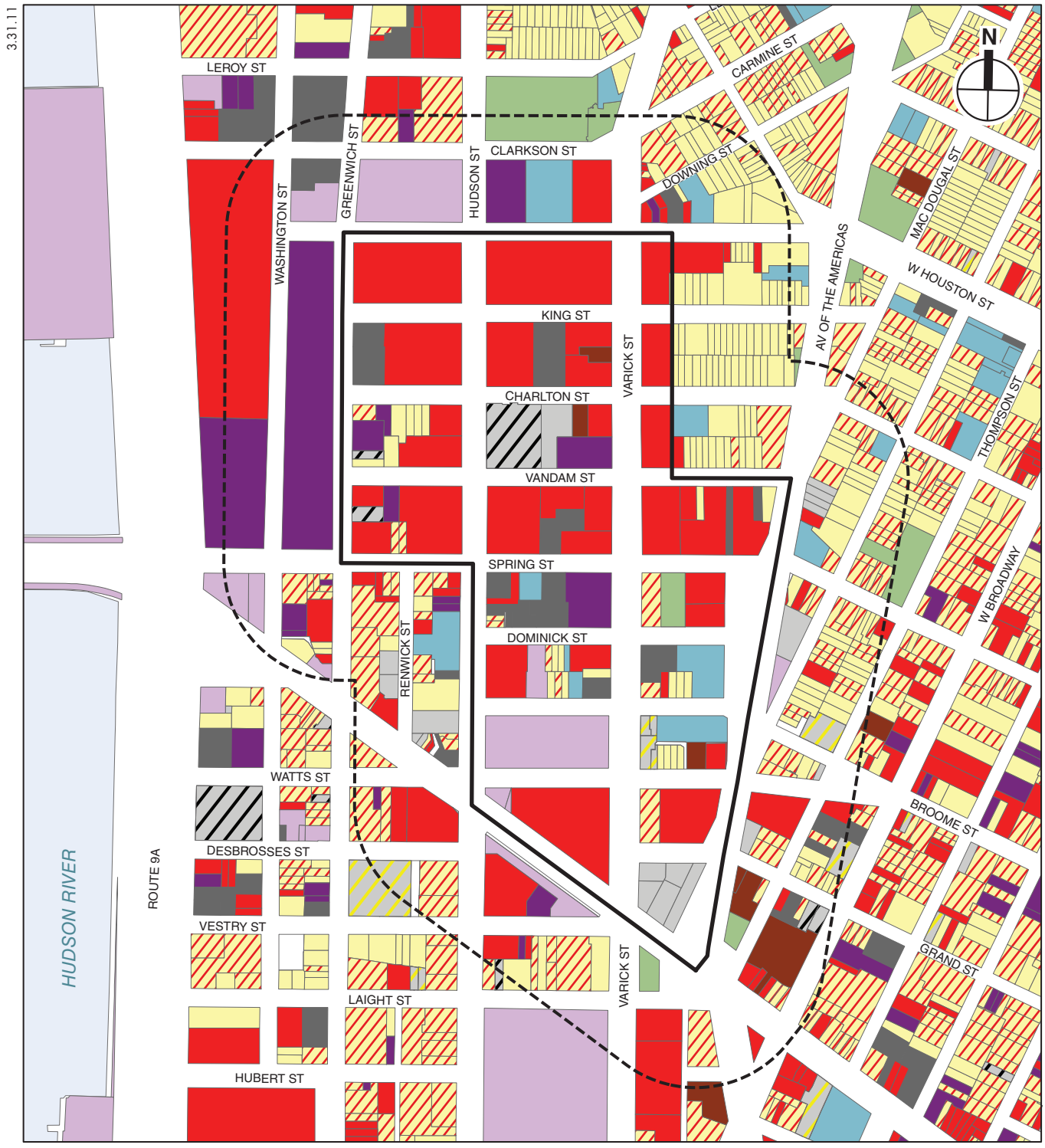
Project Location
Figure 1

HUDSON SQUARE REZONING



HUDSON SQUARE REZONING

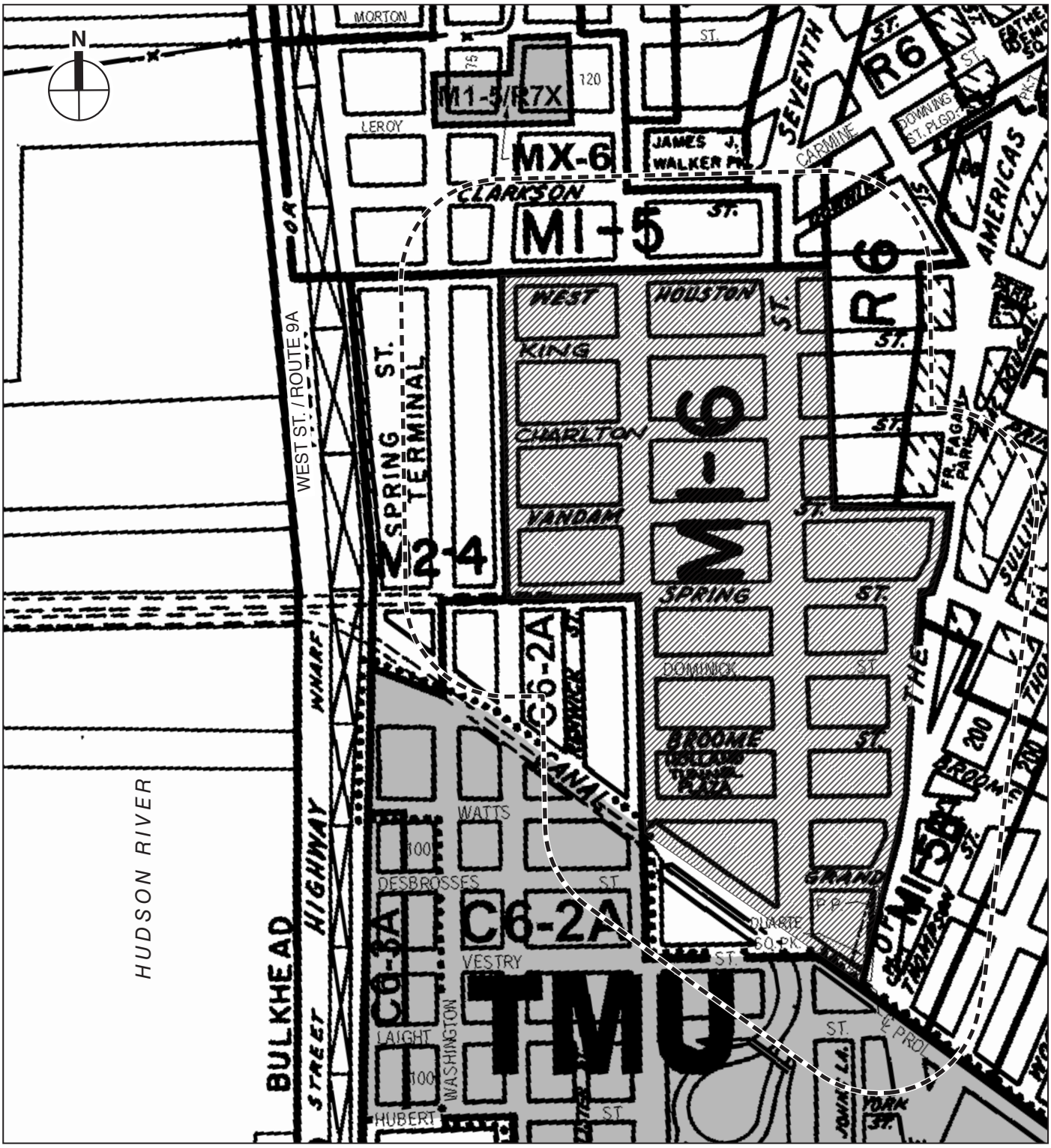
Sanborn Map
Figure 2



HUDSON SQUARE REZONING

Existing Land Use
Figure 3

3.1.10



Proposed Rezoning Area

Study Area Boundary (400-Foot Perimeter)

Zoning District Boundary

Tribeca Mixed Use Special Purpose District

C1-5 Overlay

0 1000 FEET

SCALE

Existing Zoning

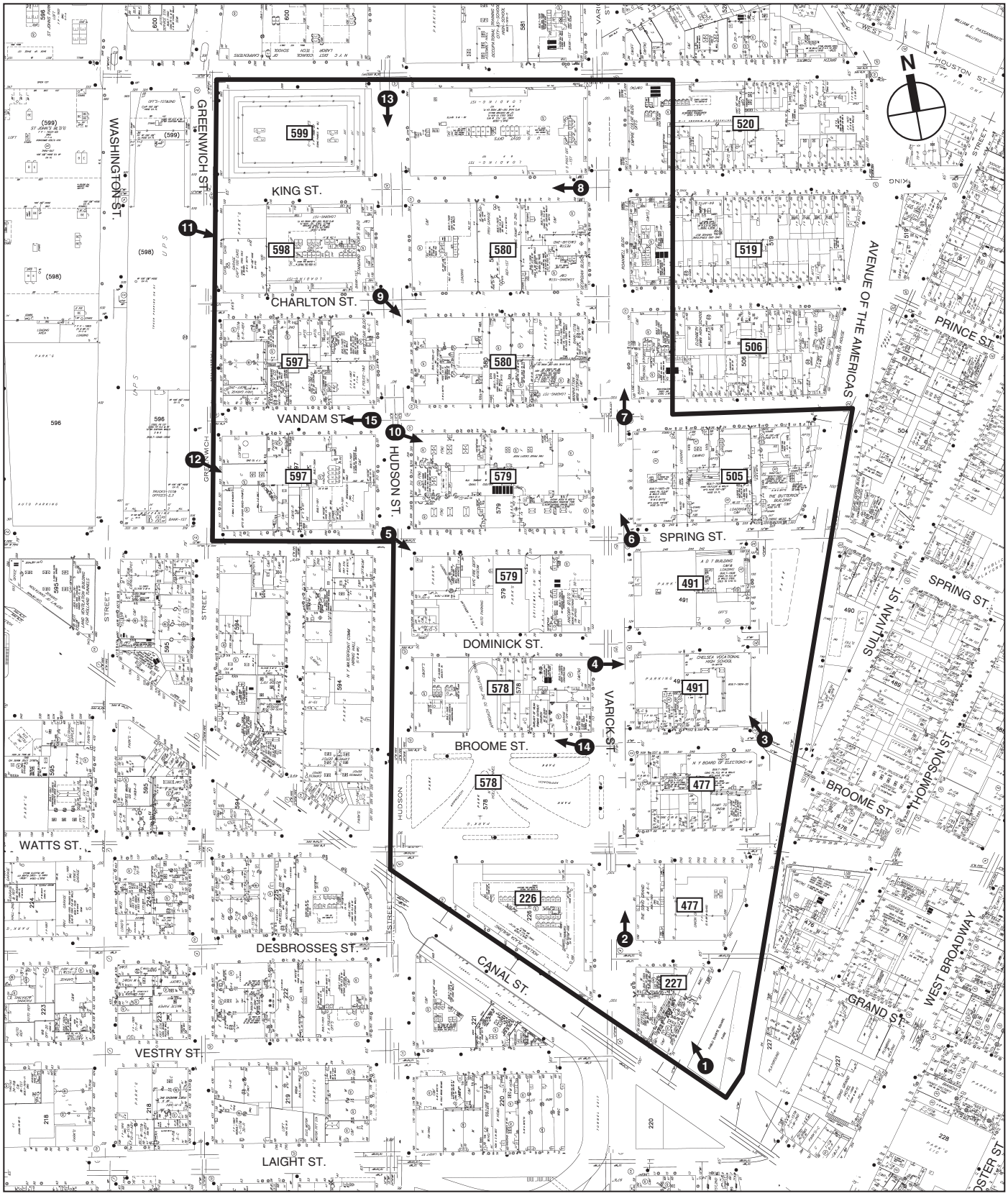
Figure 4



HUDSON SQUARE REZONING

Tax Map
Figure 5

3.29.10



Proposed Rezoning Area

Photograph View Direction and Reference Number

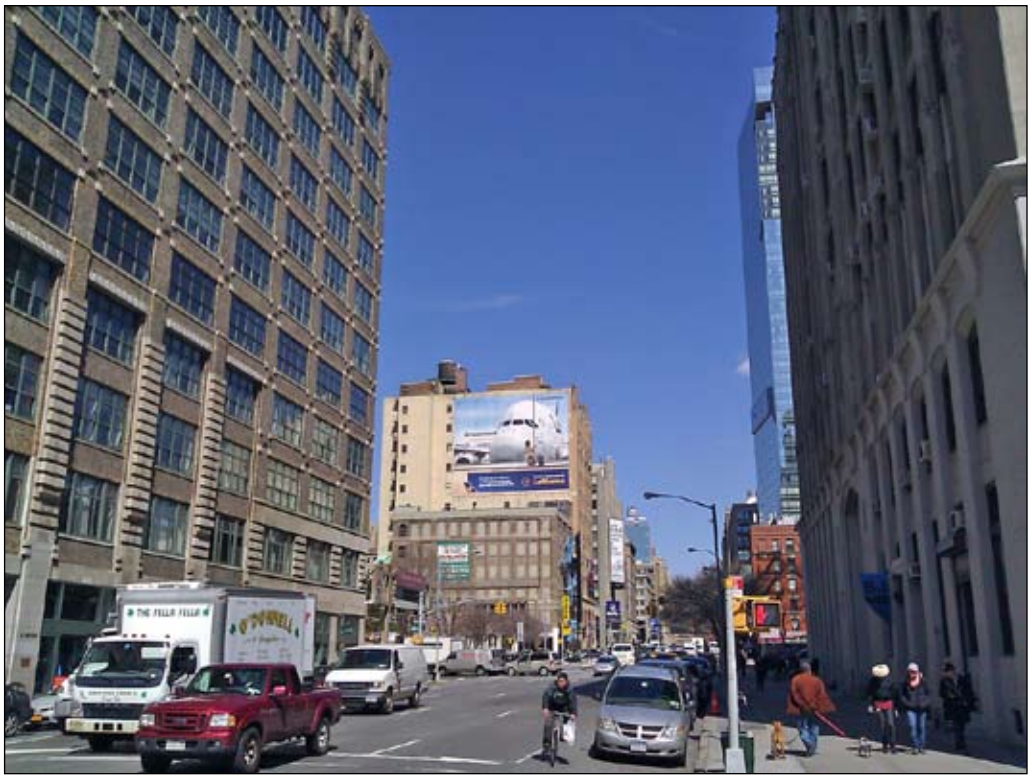
Photograph Key

Figure 6

HUDSON SQUARE REZONING



1



2

Views of the Rezoning Area
Figure 6a



3



4

Views of the Rezoning Area
Figure 6b



5



6

Views of the Rezoning Area
Figure 6c



7



8

Views of the Rezoning Area
Figure 6d



9



10

Views of the Rezoning Area
Figure 6e



11



12

Views of the Rezoning Area
Figure 6f



13



14

Views of the Rezoning Area
Figure 6g



15

Views of the Rezoning Area
Figure 6h

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 Table 1**	**See Table 2 and 3**	**See Table 2 and 3**	
No. of dwelling units				**RWCDS 1: 3,136 on all projected sites; RWCDS 2: 2,819 on all projected sites**
No. of low- to moderate-income units				**RWCDS 1: 642 on all projected sites; RWCDS 2: 568 on all projected sites**
No. of stories				**TBD**
Gross Floor Area (sq. ft.)				**RWCDS 1: ±2,593,347 on all projected sites; RWCDS 2: ±2,334,613 on all projected sites**
Describe Type of Residential Structures				**TBD**
Commercial	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If yes, specify the following:	**See Table 1**	**See Table 2 and 3**	**See Table 2 and 3**	
Describe type (retail, office, other)				**Decrease in hotel and other commercial use on all projected sites**
No. of bldgs				**TBD**
GFA of each bldg (sq. ft.)				**-508,740 total on all projected sites with RWCDS 1 or 2 (84,934 retail; 146,762 office; -476,550 hotel; -296,361 other)**
Manufacturing/Industrial	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If yes, specify the following:	**See Table 1**	**See Table 2 and 3**	**See Table 2 and 3**	
Type of use				**No change on all projected sites**
No. of bldgs				**0**
GFA of each bldg (sq. ft.)				**0**
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 Table 1**	**See Table 2 and 3**	**See Table 2 and 3**	
Type				**School use; dormitory use in RWCDS 2**
No. of bldgs				**School use in portion of 1 building on the projected sites; 2 dormitory buildings in RWCDS 2**
GFA of each bldg (sq. ft.)				**75,000 school in a 371,640-zsf building; 2 dormitory buildings of approximately 203,000 zsf and 50,000 zsf**
No. of stories of each bldg				**TBD**
Height of each bldg				**TBD**
Vacant Land	Yes ☑ No ☐	Yes ☐ No ☑	Yes ☐ No ☑	
If yes, describe	**There are three vacant sites in the rezoning area (Projected Sites 1, 5, and 14). Projected Site 1 and a portion of Site 5 would be developed in both the No-Action and With-Action scenarios. Projected Site 14 would be developed in the With-Action Scenario.**			
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)	**Two mapped City Parks: Duarte Square Park and Soho Square Greenstreet.**	**No change**	**No change**	**No change**
Other Land Use	Yes ☐ No ☑	Yes ☐ No ☑	Yes ☐ No ☑	
If yes, describe				
Parking				
Garages	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If yes, specify the following:				
No. of public spaces	**91 on all projected sites**	**0**	**0**	**No change**
No. of accessory spaces	**Not available**	**185 on all projected sites**	**678 on all projected sites**	**493 on all projected sites**
Operating hours	**24 hours (with some closed weekends)**	**TBD**	**TBD**	**TBD**
Attended or non-attended	**Attended**	**TBD**	**TBD**	**TBD**

N/A = Not applicable; TBD = To be determined

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
Parking *(continued)*				
Lots	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☐ No ☑	
If yes, specify the following:				
No. of public spaces	**200 on projected sites**	**63 on all projected sites**	**0**	**-63 on all projected sites**
No. of accessory spaces	**Not available**	**Not available**	**0**	**N/A**
Operating hours	**24 hours (some closed weekends)**	**24 hours (some closed weekends)**	**N/A**	**TBD**
Other (includes street parking)	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If yes, describe	**On-street parking is permitted throughout the Rezoning Area, with the exception of Varick Street between Spring and Canal Streets. There would be no change to on-street parking in the No-Action and With-Action conditions.**			
Storage Tanks				
Storage Tanks	Yes ☑ No ☐	Yes ☐ No ☐	Yes ☑ No ☐	
If yes, specify the following:		**TBD**		
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:	**Regulatory records indicate the presence of gasoline and oil USTs on the Applicant's sites but this has not been confirmed by site investigation. Information on USTs on other projected sites is not available at this time.**			**N/A**
Number of tanks	**Potentially 7 on the Applicant's sites**	**TBD**	**Installation of gas or oil storage tanks on development sites is TBD.**	**N/A**
Size of tanks	**Up to 550 gallons**	**TBD**	**TBD**	**N/A**
Location of tanks	**Not available**	**TBD**	**TBD**	**N/A**
Depth of tanks	**Not available**	**TBD**	**TBD**	**N/A**
Most recent FDNY inspection date	**TBD**	**N/A**	**N/A**	**N/A**
Population				
Residents	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If any, specify number	**±24 on the projected sites**	**±136 on the projected sites**	**RWCDS 1: ±5,906 on the projected sites; RWCDS 2: ±6,096 on the projected sites**	**RWCDS 1: ±5,770; RWCDS 2: ±5,960**
Briefly explain how the number of residents was calculated	**Based on 1.84 persons per household in Manhattan Community District 2.**			
Businesses	Yes ☑ No ☐	Yes ☑ No ☐	Yes ☑ No ☐	
If any, specify the following:				
No. and type	**Estimated 85 businesses and institutions on projected development sites**	**TBD**	**TBD**	**TBD**
No. and type of workers by business	**Not available**	**±2,737 workers on all projected sites**	**RWCDS 1: ±3,299 workers on all projected sites; RWCDS 2: ±3,325 workers on all projected sites**	**RWCDS 1: ±562 workers; RWCDS 2: ±588 workers**
No. and type of non-residents who are not workers	**Not available**	**TBD**	**TBD**	**TBD**
Briefly explain how the number of businesses was calculated	**The number of existing businesses was based on field visits and census data.**			
Zoning*				
Zoning classification	**M1-6**	**M1-6**	**M1-6 / Special Hudson Square District**	
Maximum amount of floor area that can be developed (in terms of bulk)	**Manufacturing, commercial, or community facility: 10.0 Floor area ratio (FAR); 12.0 FAR with plaza bonus**	**No change**	**See footnote [1]**	
Predominant land use and zoning classification within a 0.25-radius of proposed project	**Residential, commercial, hotel, parking, industrial, transportation and utility, and institutional. R6, R7-2, C1-6A, C6-2, C6-2A, C6-3A, C4-5, C6-4, M1-5, M1-5A, M1-5B, MX-6, M2-3, M2-4, M1-5/R7X, and Tribeca Mixed-Use Special Purpose District.**	**No change**	**No change**	
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.				

N/A = Not applicable; TBD = To be determined

**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] Special Hudson Square District:

- Residential: 12.0 FAR with inclusionary housing bonus
- Commercial, manufacturing, and community facility: 10.0 FAR

Subdistrict A:

- Residential: 9.0 FAR
- Commercial, manufacturing, and community facility: 10.0 FAR

Subdistrict B:

- Residential: 7.2 FAR with inclusionary housing bonus
- Commercial, manufacturing, and community facility: 5.4 FAR

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.	✓	
(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? **To be determined based on DEIS analysis.**	**TBD**	
(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.		
(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? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the population increase represent more than 5% of the primary study area population or otherwise potentially affect real estate market conditions? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the study area have a significant number of unprotected rental units? **To be determined based on DEIS analysis.**	**TBD**	
	Would more than 10 percent of all the housing units be renter-occupied and unprotected? **To be determined based on DEIS analysis.**	**TBD**	
	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? **To be determined based on DEIS analysis.**	**TBD**	

		YES	NO
(3)	***Direct Business Displacement***		
	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? **To be determined based on DEIS analysis.**	**TBD**	
	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? **To be determined based on DEIS analysis.**	**TBD**	
(4)	***Indirect Business Displacement***		
	Would the project potentially introduce trends that make it difficult for businesses to remain in the area? **To be determined based on DEIS analysis.**	**TBD**	
	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? **The Proposed Action (both RWCDS 1 and RWCDS 2) would result in an increase of less than 200,000 sf of retail space on the projected development sites and therefore would not exceed the CEQR threshold for an analysis of indirect business displacement due to retail market saturation.**		✓
(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? **To be determined based on DEIS analysis.**	**TBD**	
	Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses? **To be determined based on DEIS analysis.**	**TBD**	
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.		
(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? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the project increase the collective utilization rate by 5 percent from the No-Action scenario? **To be determined based on DEIS analysis.**	**TBD**	
(2)	***Libraries***		
	Would the project increase the study area population by 5 percent from the No-Action levels? **To be determined based on DEIS analysis.**	**TBD**	
	If 'Yes,' would the additional population impair the delivery of library services in the study area? **To be determined based on DEIS analysis.**	**TBD**	
(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 DEIS 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 DEIS analysis.**	**TBD**	
(4)	***Health Care Facilities***		
	Would the project affect the operation of health care facilities in the area? **The Proposed Action would not directly displace any public health care facilities nor would it create a substantial new neighborhood where none existing before.**		✓
(5)	***Fire and Police Protection***		
	Would the project affect the operation of fire or police protection in the area? **The Proposed Action would not directly displace any police or fire protection facilities nor would it create a substantial new neighborhood where none existing before.**		✓
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 DEIS 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 DEIS 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. **To be determined based on DEIS analysis.**	**TBD**	
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 attached Draft Scope of Work for identification of resources. Further information to be provided in DEIS analysis.**	✓	
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 DEIS analysis.**	**TBD**	
(c)	If "Yes" to either of the questions above, please provide the information requested in Chapter 10. **To be provided in DEIS analysis.**		
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. **See "Natural Resources" section of the attached "Additional Technical Information for EAS Part II"**		✓
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?		✓
(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? **Phase I ESAs were performed for the following Applicant's Projected Development Sites: Block 227, Lots 69, 63, 70, 76, 80; Block 491, Lot 3; Block 579, Lots 47, 60, 68, 70, 74; and Block 598, Lots 42 and 48.** If 'Yes,' were RECs identified? Briefly identify: **Historical petroleum tanks/spills, automotive and manufacturing uses**	✓	
(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?		✓
(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?	✓	
(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. **To be provided in the DEIS analysis.**		

		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? **Compared to the No Action scenario, the Proposed Action would generate approximately 68 tons of solid waste per week.**	✓	
(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?	✓	
(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?	✓	
(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. **To be provided in the DEIS analysis.**		
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 Action 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 Action would exceed this 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 DEIS 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. **To be provided in the DEIS analysis.**		
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 DEIS 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. **To be provided in the DEIS analysis.**		

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.
A construction assessment will be provided in the DEIS as described in Task 20, "Construction Impacts" in the attached Draft Scope of Work.

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 **The Rector, Church Wardens, and Vestrymen of Trinity Church In the City of New York** (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: 9/28/11

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.

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'S CERTIFICATION***

Director, Environmental Assessment and Review Division, NYCDCP	New York City Department of City Planning (NYCDCP)
TITLE	LEAD AGENCY
Robert Dobruskin, AICP	Robert Dobruskin 9/28/11
NAME	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 signficant 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

Additional Technical information for EAS Part II

The Proposed Action involves the approval of a zoning text amendment and zoning map amendment to create a Special Purpose zoning district, the Special Hudson Square District, over an underlying M1-6 District within the Rezoning Area. The Proposed Action would change the regulatory controls governing land use and development in the proposed Rezoning Area, and would allow new development to occur over time. The RWCDS associated with the Proposed Action would affect various areas of environmental concern and have the potential for significant adverse impacts. Therefore, as specified in the attached Draft Scope of Work, the Proposed Action will be the subject of an Environmental Impact Statement (EIS). Analyses of the Proposed Action will be conducted in accordance with the 2010 *CEQR Technical Manual*, and the details of such analyses are set forth in the attached Draft Scope of Work.

Based on the preliminary screening assessment provided below, natural resources will not require an analysis in the EIS.

PRELIMINARY SCREENING ANALYSES

NATURAL RESOURCES

According to the 2010 *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 Rezoning Area is located within a fully developed area in Manhattan and is not located on the waterfront. Therefore, the Proposed Actions are not expected to result in any significant adverse impacts on natural resources, and no further assessment is warranted.