Chapter 1: Project Description

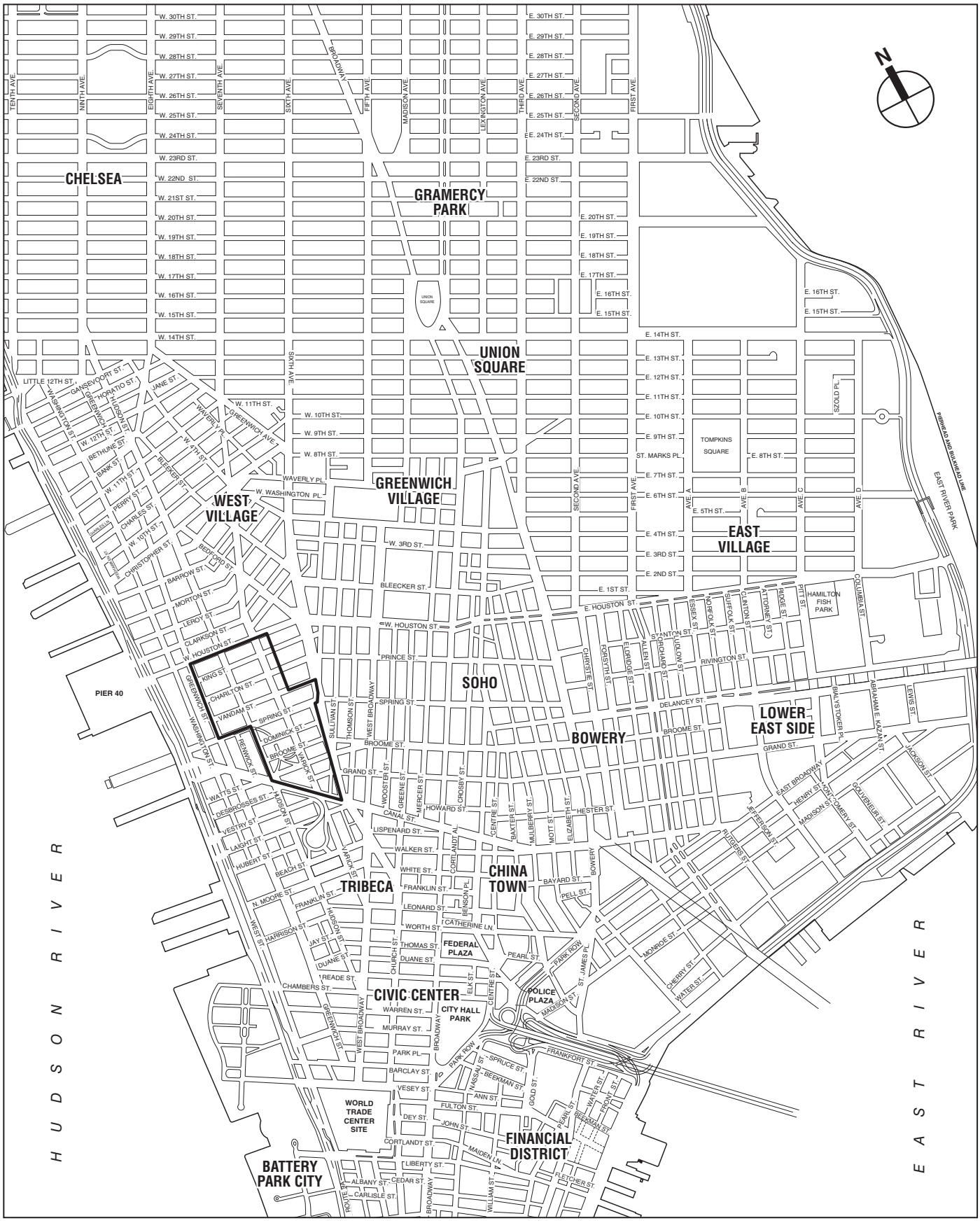
A. INTRODUCTION

The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York (the "Applicant") is seeking approval of a zoning text amendment to create a new Special Hudson Square District and a zoning map amendment to map the proposed Special District across approximately 18 blocks within Manhattan Community District 2 (collectively, the "Proposed Action") (see **Figure 1-1**). Through the Proposed Action, the Applicant seeks to activate and enhance the area known as Hudson Square by permitting mixed-use development while preserving the area's commercial base and existing built character.

The Proposed Action would allow new residential development to occur in the Rezoning Area with incentives to provide affordable housing, while instituting provisions to limit conversions of non-residential buildings to residential use and retain certain commercial uses. As described in more detail below, a reasonable worst-case development scenario (RWCDS) was developed to reflect a range of possible development under the Proposed Action. A total of 22 projected development sites (including 5 sites owned or controlled by the Applicant) and 17 potential development sites have been identified on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged.[1] (The 22 projected development sites include three projected enlargement sites; the 17 potential enlargement sites include 12 potential enlargement sites.) In the Future With the Proposed Action (the With-Action condition), it is expected that the Applicant's projected development sites would contain a total of approximately 1.29 million gross square feet (gsf) of residential use (approximately 1,517 housing units, of which 274 are anticipated to be affordable pursuant to the Inclusionary Housing Program); 81,000 gsf of retail use; 440,000 gsf of office use; and a 75,000 gsf (444-seat) public school. Projected development sites not controlled by the Applicant are expected to contain a total of approximately 1.58 million gsf of residential use (approximately 1,835 housing units, of which 405 are anticipated to be affordable pursuant to the Inclusionary Housing Program); 143,000 gsf of retail use; and 237,000 gsf of office use. For environmental assessment purposes, a second RWCDS was also developed, which considers the potential development of community facility uses with sleeping accommodations (i.e., dormitories), rather than residential buildings, on certain development sites in the Rezoning Area. It should be noted that the Applicant does not intend to develop dormitory uses on its sites, but that these uses could be developed under the proposed zoning on sites not controlled by the Applicant. As a 10-year period is typically the length of time over which developers would act on areawide rezonings such as that proposed, 2022 was selected as the analysis year for the environmental impact analyses.

[1] Projected development sites are those sites that are considered more likely to be developed in the foreseeable future (i.e., an approximately 10 year period following adoption of the Proposed Action). Potential development sites are considered less likely to be developed within a 10 year period.

5.16.12



Proposed Rezoning Area

0 2000 FEET

SCALE

Project Location
Figure 1-1

HUDSON SQUARE REZONING

As discussed below, the Proposed Action would require a special permit from the Board of Standards and Appeals (BSA) for the development of eating and drinking establishments with a capacity of more than 200 persons, or establishments of any capacity with dancing (e.g., nightclubs). The Proposed Action would also require a special permit for hotels with more than 100 sleeping units (whether created through new construction or change of use in existing "qualifying buildings"). New hotel construction with more than 100 sleeping units would be permitted as-of-right only upon certification by the Chairperson of the CPC to the Commissioner of Buildings that the "residential development goal" (defined as at least 75 percent of the new dwelling units projected in the With-Action condition, or 2,233 new residential units) has been met for the Special Hudson Square District. Therefore, the DEIS includes conceptual analyses to generically assess the potential environmental impacts that could result from the development of hotel uses and nightclubs within the Rezoning Area.

This Draft Environmental Impact Statement (DEIS) has been prepared in accordance with the methodologies and guidelines provided in the 2012 *City Environmental Review (CEQR) Technical Manual*. The New York City Planning Commission (CPC) is the lead agency for this EIS.

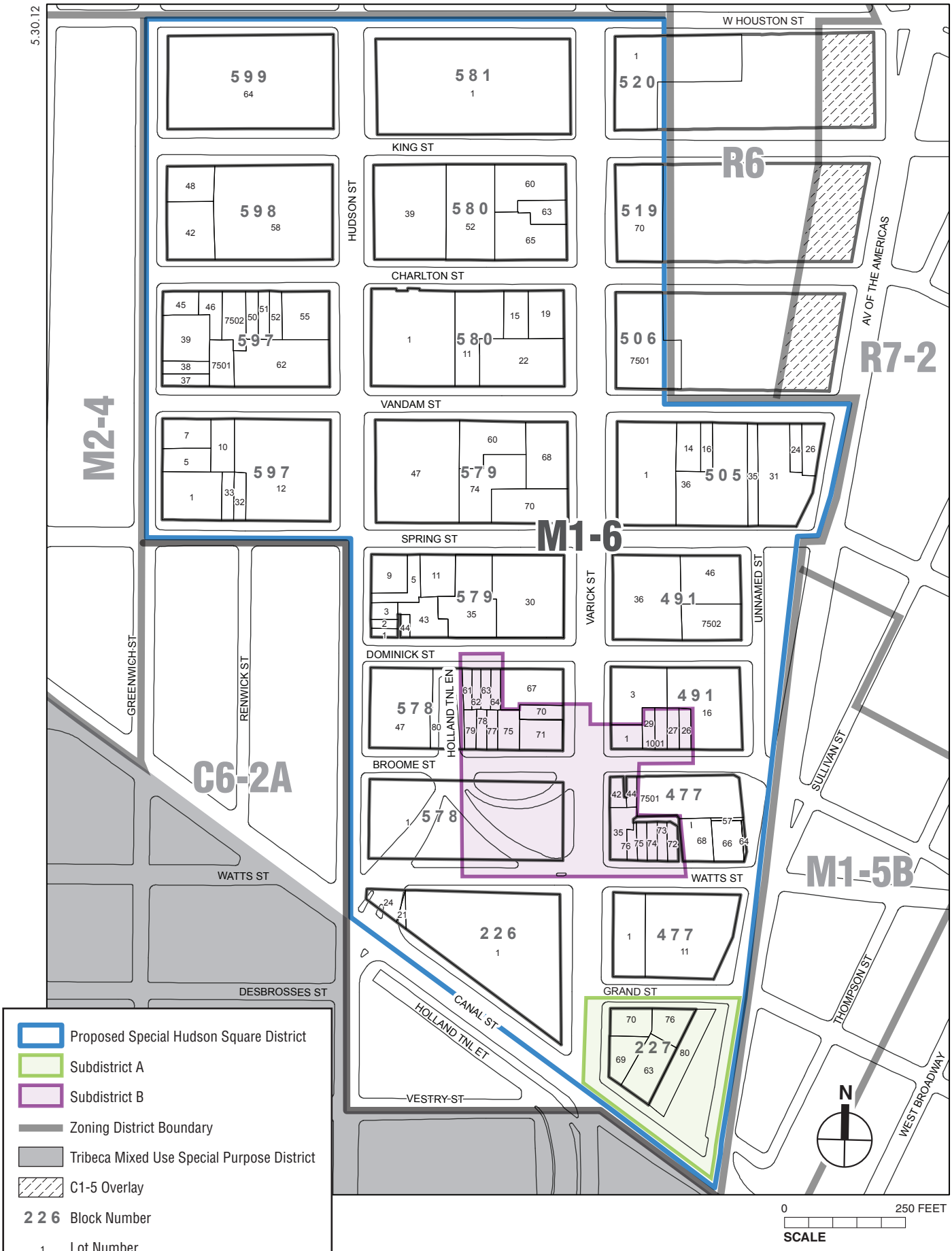
B. DESCRIPTION OF THE PROPOSED ACTION

PROPOSED ZONING

OVERVIEW

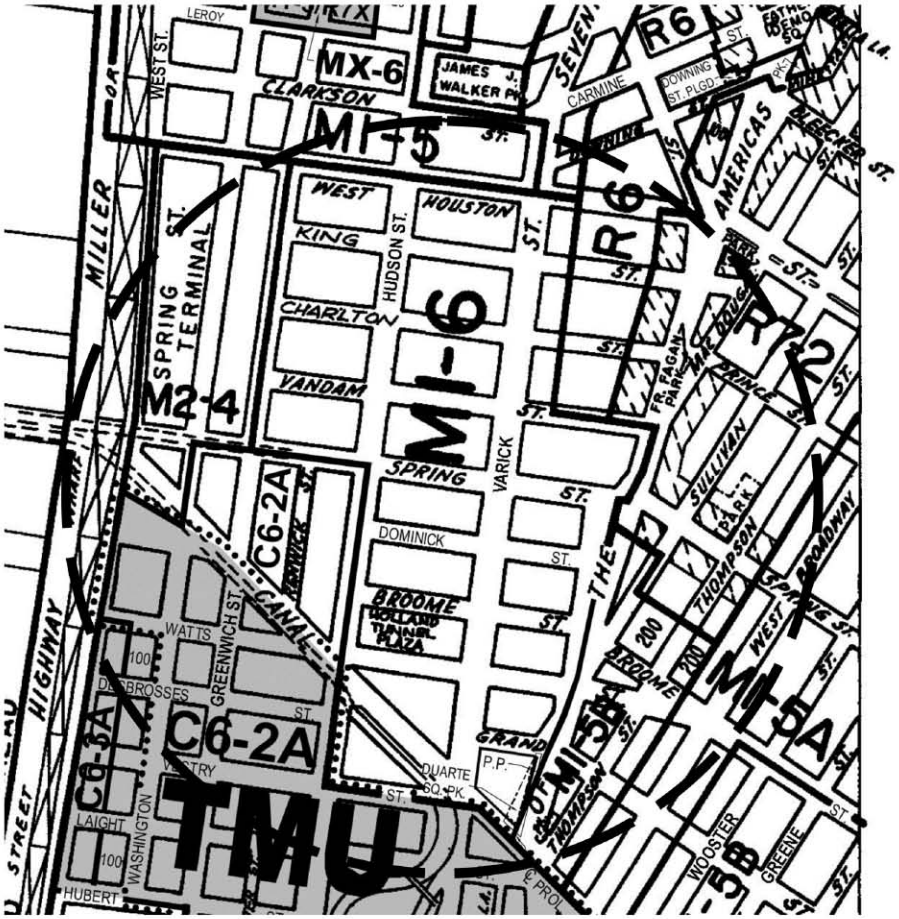
The Applicant seeks approval from CPC for a zoning text amendment and zoning map amendment to create a Special Purpose zoning district, the Special Hudson Square District (the "Special District"), over an underlying M1-6 District. The Special District would encompass an approximately 18-block area (the "Rezoning Area"), 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. A list of the affected properties is provided in **Table 1-1**. The Applicant owns approximately 39 percent of the lot area within the proposed Rezoning Area. The Special 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 (see **Figures 1-2a** and **1-2b**).

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 Rezoning Area 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 70,000 zoning square feet (zsf) or more of non-residential floor area ("qualifying buildings"), new residential floor area would be permitted only upon certification by the Chairperson of the CPC 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.

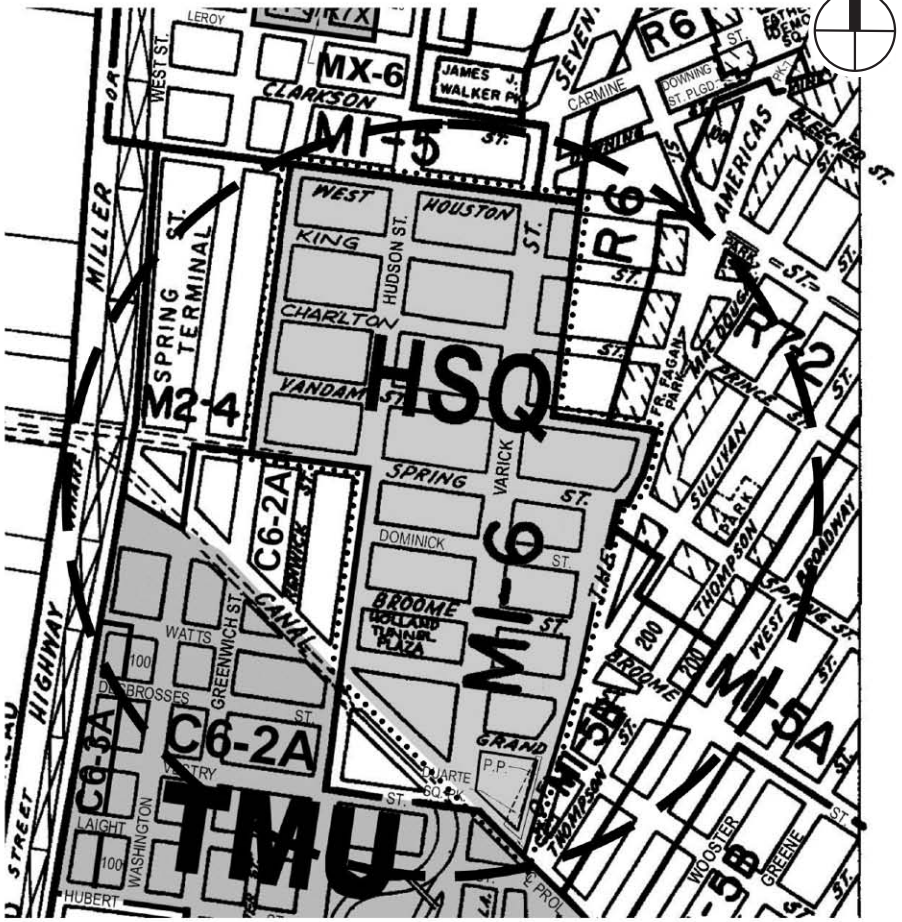


HUDSON SQUARE REZONING

Proposed Zoning
Figure 1-2a



CURRENT ZONING MAP



PROPOSED ZONING MAP – Area being rezoned is outlined with dotted lines

0 400 1000 FEET

SCALE

Current and Proposed Zoning Map

Figure 1-2b

Table 1-1
Affected Properties Within the Rezoning Area

Block	Lot
226	1, 21, 24
227	63, 69, 70, 76, 80
477	1, 11, 35, 42, 44, 57, 64, 66, 68, 71, 72, 73, 74, 75, 76, 7501
491	1, 3, 16, 26, 27, 29, 39, 46, 7501, 7502
505	1, 14, 16, 24, 26, 31, 35, 36
506	7501
519	70
520	1
578	1, 47, 61, 62, 63, 64, 67, 70, 71, 75, 77, 78, 79, 80
579	1, 2, 3, 5, 9, 11, 30, 35, 43, 44, 47, 60, 68, 70, 74
580	1, 11, 15, 19, 22, 39, 52, 60, 63, 65
581	1
597	1, 5, 7, 10, 12, 32, 33, 37, 38, 39, 45, 46, 50, 51, 52, 55, 62, 7501, 7502
598	42, 48, 58
599	64

Overall, the Proposed Action 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 (whether created through new construction or change of use in existing "qualifying buildings") to ensure that hotel development does not conflict with the goals of preserving existing commercial uses, creating a vibrant community, and 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 Proposed Action would reduce the maximum permitted floor area in certain areas, and mandate building height limits and streetwall and setback regulations throughout the Rezoning Area. The Proposed Action would allow non-residential development (commercial, community facility, and light manufacturing) at 10 FAR (floor area ratio) and residential development at 9 FAR (bonusable to 12 FAR through the provision of affordable housing pursuant to the city's Inclusionary Housing Program). Under the Proposed Action, 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). On wide streets,[1] the Proposed Action would restrict building heights to 320 feet. On narrow streets beyond 100 feet of their intersection with a wide street, the maximum building height would be 185 feet.

[1] Within the Special 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 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 feet. 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.

Within Subdistrict B, development would be permitted at a base FAR of 6.0 for commercial use and manufacturing use, 6.5 for community facility use, and 5.4 for residential use (bonusable to 7.2 FAR pursuant to the Inclusionary Housing Program), and building heights would be limited to 120 feet.

The purpose of the Proposed Action 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.

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); and

    d) Base Height and Setback—

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

    On narrow streets: base height minimum 60 ft and maximum 125 ft; streetwall 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 70,000 zoning square feet (zsf) or more, new residential floor area would be permitted only upon certification by the Chairperson of the CPC 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, whether created through new construction or change of use in existing qualifying buildings. (For new hotel construction, hotels with more than 100 sleeping units would be permitted as-of-right upon certification by the Chairperson of the CPC to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the With-Action condition—the "residential development goal" (i.e., 2,233 new residential units)—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; and

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—6.0 FAR for commercial use and manufacturing use, 6.5 FAR for community facility use, and 5.4 FAR for residential use (bonusable to 7.2 FAR with Inclusionary Housing); and

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.

Additional information regarding the Special District requirements is provided in Chapter 2, "Land Use, Zoning, and Public Policy," and the proposed zoning text is provided in **Appendix 1**.

OTHER ACTIONS

INCLUSIONARY HOUSING

It is expected that the Applicant and future developers of sites in the Rezoning Area not under the Applicant's control 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 provision for a new public school (pre-kindergarten through fifth grades). Development of a new school would be subject to the approvals and requirements of the New York City School Construction Authority (SCA), including site selection for the school by SCA and site plan approval by the Mayor and City Council pursuant to the requirements of the New York City School Construction Authority Act. SCA will be an involved agency in this environmental review.

(E) DESIGNATIONS

As discussed in greater detail in Chapter 9, "Hazardous Materials," Chapter 14, "Air Quality," and Chapter 16, "Noise," the Proposed Action includes the placement of (E) designations (E-288) to avoid significant adverse impacts in these technical areas. An (E) designation is a mechanism that ensures no significant adverse impacts would result from a proposed action because of procedures that would be undertaken as part of the development of a rezoned site. As described in Chapter 9, "Hazardous Materials," an (E) designation for hazardous materials would be placed on all projected and potential development and enlargement sites. As described in Chapter 14, "Air Quality," (E) designations for air quality would be placed on 14 of the 19 projected development sites, all three projected enlargement sites, four of the five potential development sites, and 8 of the 12 potential enlargement sites. These air quality (E) designations would require a variety of measures, including fuel type and stack location restrictions, stack height requirements, use of low NO_x burners, use of Con Edison steam, and/or restrictions on operable windows and air intakes. As described in Chapter 16, "Noise," (E) designations for noise would be placed on 16 of the 19 projected development sites, all three projected enlargement sites, three of the five potential development sites, and seven of the 12 potential enlargement sites. The noise (E) designations would require the future building façades to meet certain noise attenuation requirements to avoid significant adverse noise impacts.

C. PURPOSE AND NEED

OVERVIEW

The Applicant is a progressive Episcopal church in Downtown Manhattan and one of the oldest institutions in New York City. The Applicant has played a vital role in the health and vitality of the city for more than 300 years. Beyond serving its own parishioners, the Applicant directs and

supports substantial charitable efforts serving New Yorkers throughout the city, particularly in New York's seven most impoverished communities. The Applicant's St. Paul's Chapel served as the center for all volunteer efforts in Lower Manhattan immediately after the tragic 9/11 attacks on the World Trade Center.

The Applicant owns commercial property throughout the Hudson Square neighborhood. The Applicant's commercial property is managed by its internal real estate division, Trinity Real Estate. As a division of a not-for-profit organization, Trinity Real Estate dedicates all net revenue derived from its land holdings (after paying property taxes and operational expenses) to support the Applicant and its charitable mission. Without any other significant sources of funding, the Applicant's charitable mission is dependent on the success of Trinity Real Estate's commercial operations in Hudson Square.

The Applicant operates direct services for those in need and provides philanthropic grants to organizations throughout the five boroughs to tackle some of the city's most pressing challenges. Charitable initiatives funded by revenues from the Applicant's properties in Hudson Square include those described below.

- *Improving public schools.* To improve schools, the Applicant creates civic partnerships with neighborhood public schools to provide much needed programming including after school and arts classes. The Applicant also supports the Alliance for Quality Education, a grassroots organization that seeks to ensure adequate state funding of the city's schools.
- *Job training and growth.* To promote job growth, the Applicant has provided loans and grants to support job training and development in the seven New York City communities that send the most inmates to New York State prisons. Within these communities—Lower East Side, Harlem, South Jamaica, South Bronx, Bedford-Stuyvesant, East New York and Oceans Hill-Brownsville—the Applicant is working to retain and create jobs, providing economic opportunity where it is most needed. In Hudson Square, the Applicant is also providing free space for a New York City-sponsored incubator for 35 new start-up companies that will spur job growth throughout the city.
- *Aiding the homeless and New Yorkers living in poverty.* To aid the homeless and the poor, the Applicant partners with the Alliance for Downtown New York and the Bowery Residents' Committee to provide outreach services. Earlier this year, "Charlotte's Place" was opened; it is a community center that provides social services, recreational programs and a welcoming gathering spot for the neighborhood. The Applicant also sponsored John Heuss House, which for 20 years was the only homeless facility and outreach program in the Financial District. Through an affiliate, St. Margaret's House, the Applicant created and sponsors a 251-unit project in Lower Manhattan for low-income seniors, mostly from the Chinatown area.
- *Supporting civic causes.* With its grant programs, the Applicant has also provided funding for efforts to reduce gun violence, create affordable housing and provide services for gay and lesbian youth. It consistently contributes to civic causes throughout the city ranging from health monitoring for the thousands of New Yorkers affected by the World Trade Center attacks to $1.0 million for the restoration of the landmarked Cathedral of St. John the Divine.
- *Helping New Yorkers keep their homes.* The Applicant houses, at a substantially reduced rate, the Center for New York City Neighborhoods, a not-for-profit organization established by the city and several foundations to combat mortgage foreclosures and reduce the negative impact of such foreclosures (when they do occur) in neighborhoods throughout the city.

- *Strengthening the arts.* For the last 30 years, the Applicant's "Concerts at 1" series has provided free family-friendly cultural offerings to the community while supporting the efforts of emerging local musicians. In addition to its own high-quality music programs, the Applicant continues to support neighborhood artists and arts programs, from providing free studio space to the Lower Manhattan Cultural Council (LMCC) for working artists (including New Orleans artists displaced by Hurricane Katrina) to free office and rehearsal space for the HERE Arts Center.
- *Preserving historic churches.* The Applicant maintains and preserves Trinity Church and St. Paul's Chapel—two of the city's most important historic landmarks and tourist destinations, attracting close to three million visitors annually. In the aftermath of 9/11, the Applicant opened St. Paul's to volunteers in the recovery effort, offering respite and counseling to all who came there. The Applicant also owns and maintains the historic landmark St. Cornelius Chapel on Governors Island, as well as the non-denominational Trinity Cemetery in Washington Heights.

Because all of its activities, programs, and projects depend almost entirely on income from the Applicant's property in Hudson Square, the Applicant's ability to fulfill its charitable mission is inextricably tied to the viability of Hudson Square.

The purpose of the Proposed Action is to create a vibrant mixed-use neighborhood in Hudson Square by addressing the neighborhood's significant challenges while preserving its essential character. The Proposed Action 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 the street life and services it currently lacks. This 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. The Proposed Action would help sustain the Applicant's core mission by ensuring the long-term health of Hudson Square.

THE NEIGHBORHOOD AND ITS CHALLENGES

The entire Rezoning Area is currently within an M1-6 manufacturing zoning district. The M1-6 zoning district allows manufacturing (in certain cases, subject to strict performance standards governing impacts on the surrounding area) and commercial uses; places no height restriction on buildings; and prohibits residential, educational, and most cultural uses. For all allowable uses, the M1-6 district permits a maximum base FAR of 10.0, which may be increased to 12.0 on an as-of-right basis by provision of a complying public plaza or arcade. Height and setback regulations control the built form in M1-6 districts but there is no absolute height limit.

The M1-6 district in the Rezoning Area was established in 1961, when the current Zoning Resolution was adopted. In 1961, printing uses were prevalent in the area and the manufacturing district designation was appropriate to this pre-existing use. The neighborhood has since changed such that manufacturing uses are no longer prevalent and are no longer seeking to move to Hudson Square. As computer technology took hold in the publishing industry, the major tenants—printers and related businesses—departed the area. Many buildings have transitioned

from manufacturing-type use to office use and companies in a variety of creative industries have located their offices in the Rezoning Area. However, historically, commercial vacancy rates have been high and retail vacancy rates have been among the highest in the city, with limited local services and a lack of activity during evenings and weekends.

The neighborhood faces many challenges preventing it from sustaining high occupancy rates, a greater range of services, and more active street life. Creative companies and their workers seek out neighborhoods that provide not only office space that meets their specific requirements, but also street level activity driven by retail uses. Because the current zoning prohibits the development of residential use, there are only a small number of residents in the Rezoning Area, resulting in sparse activity in the area in the evenings and on weekends. Retail spending in the Rezoning Area is therefore significantly less than that of other areas of the city. This lack of revenue reinforces the historically low retail occupancy levels, results in less investment in improvements to area buildings, and creates a cycle of underinvestment. What retail does exist is not of the use, variety, or quality that is increasingly demanded by the creative workers who have been attracted to the district. Current zoning restrictions also prohibit the development of cultural and educational institutions that could serve a residential population in Hudson Square, as well as residents of the denser abutting neighborhoods of SoHo, the West Village, and Tribeca.

Although commercial development is permissible in the area, ground-up commercial development is unlikely in the foreseeable future. The commercial tenants that are attracted to this neighborhood are not capable of paying the market rents that new, unsubsidized commercial development requires. Moreover, current public policy, which provides significant subsidies to commercial development at the World Trade Center site, in Hudson Yards, in northern Manhattan and in the other boroughs, siphons off demand for ground-up commercial development.

Hotel interest in the area remains strong. Absent a change in zoning, it is likely that additional hotel development will take place in the M1-6 district, perhaps at an even faster pace than has been seen over the past decade. Under current zoning regulations, many property owners have undertaken or are exploring hotel development as the only viable option for new development. Under the current maximum FAR of 12.0 and with no height restriction, this hotel development has been carried out in a manner that has resulted in significant breaks in the area's streetwall and little or no active ground-floor use at the street. Under the current zoning, such out-of-context hotel development can be expected to continue as the most viable development option for area property owners in the future.

THE PROPOSAL

To lay the groundwork for Hudson Square's future success, the Applicant is proposing a new Special Purpose zoning district, the Special Hudson Square District, that would allow for carefully controlled residential development, that would protect and strengthen the neighborhood's current commercial and creative usage. The evolution of a mixed-use neighborhood with residents and workers will lead to greater activation of the street, which, together with the purchasing power of new residents, will attract the retail the area sorely needs, including local stores and basic service retail such as a grocery store. To contribute to the growth of neighborhood resources, the zoning will also allow cultural and educational uses. The expected increased vitality, in turn, will make the area more attractive to the creative companies that anchor the neighborhood.

This transformation to a mixed-used commercial and residential neighborhood has been achieved in several vibrant Manhattan neighborhoods, including Flatiron, Park Avenue South, Tribeca and NoHo. Using Flatiron and Park Avenue South as benchmarks for comparison, the proposed zoning with its Special District controls, particularly on land use, was analyzed for its ability to produce a successful mix of uses. As shown in **Table 1-2**, commercial uses would remain predominant in the Rezoning Area, but the neighborhood would have a mix of uses similar to other comparable areas that have attracted creative tenants.

Table 1-2
Comparison: Built Areas by Use in Selected Mixed-Use Districts

	Hudson Square	Comparable Neighborhoods		Hudson Square
	Current	Flatiron	Park Ave South	After Rezoning
Commercial SF	9,717,326	16,245,069	12,536,249	9,698,988
Residential SF	331,051	6,729,001	7,559,624	3,483,554
Residential % of Total	**3%**	29%	38%	**26%**

Source:
HR&A Advisors, Inc; AKRF, Inc.
SF=square feet

The proposal seeks to preserve and enhance the essential character of Hudson Square while introducing limited changes that would, in the Applicant's view, improve the quality of the neighborhood.

To preserve the character of the neighborhood, the proposal would:

- Prohibit the conversion to residential use of the larger buildings in the area that contain 70,000 square feet (sf) or more of floor area, unless such floor area is replaced on a one-for-one basis, thereby preserving the existing commercial and industrial buildings—and the uses within.
- Prohibit demolition of buildings with 70,000 sf or more unless the amount of non-residential floor area in the building is replaced on the zoning lot on a one-for-one basis, which will limit the likelihood that such existing large commercial buildings will be demolished.

The proposed rezoning would likewise make a series of changes that would, in the Applicant's view, help the neighborhood thrive responsibly. Specifically, it would:

- Impose a height limit that is in context for a mixed-use neighborhood;
- Incentivize the creation of new affordable housing alongside market rate housing to ensure diversity;
- Allow for a new school or schools to support the needs of existing and incoming residents;
- Restrict the size of retail establishments at the ground floor to encourage diversity of retail and street activity;
- Require a special permit for the development of eating and drinking establishments with a capacity of more than 200 persons, or establishments of any capacity with dancing; and
- Require a special permit for hotels with more than 100 sleeping units (whether created through new construction or change of use in existing "qualifying buildings") to provide controls on hotel development.

As noted above, the Proposed Action would mandate building height limits and streetwall and setback regulations throughout the Special District. On wide streets, the Proposed Action would

restrict building heights to 320 feet, require a base height of between 125 and 150 feet, and require a 10-foot setback above the base height (see **Figure 1-3**). On narrow streets beyond 100 feet of their intersection with a wide street, the Proposed Action would restrict building heights to 185 feet, require a base height of between 60 and 125 feet, and require a 15-foot setback above the base height (see **Figure 1-4**).

The proposed Special District also includes two subdistricts to respond to special conditions in certain areas of Hudson Square. In Subdistrict A, at the southernmost point of the proposed Special District, a unique location at the intersection of three neighborhoods (Hudson Square, SoHo, and Tribeca), the rezoning would allow the development of an architecturally distinct mixed-use building with a greater height limit (430 feet) (see **Figure 1-5**). The larger envelope would be appropriate to the Subdistrict's frontage on three wide streets (Canal Street, Varick Street, and Avenue of the Americas). Subdistrict A would also allow for the development of a public school to be exempt from the definition of floor area.

In Subdistrict B, an area containing Federal-style row houses in the southern portion of the rezoning area, the maximum permitted floor area would be reduced and the contextual height and setback regulations of C6-2A districts would apply, including a maximum building height of 120 feet (see **Figure 1-6**). The proposed subdistrict regulations would serve to discourage demolition of existing buildings and preserve the lower scale of the existing built context.

Under the proposed zoning, a "residential development goal" is defined for the Special Hudson Square District. The "residential development goal" will be considered to be met when certificates of occupancy have been issued for 2,233 new residential units (75 percent of 2,977 units, which is the amount of new residential development projected to occur under RWCDS 2, described below).

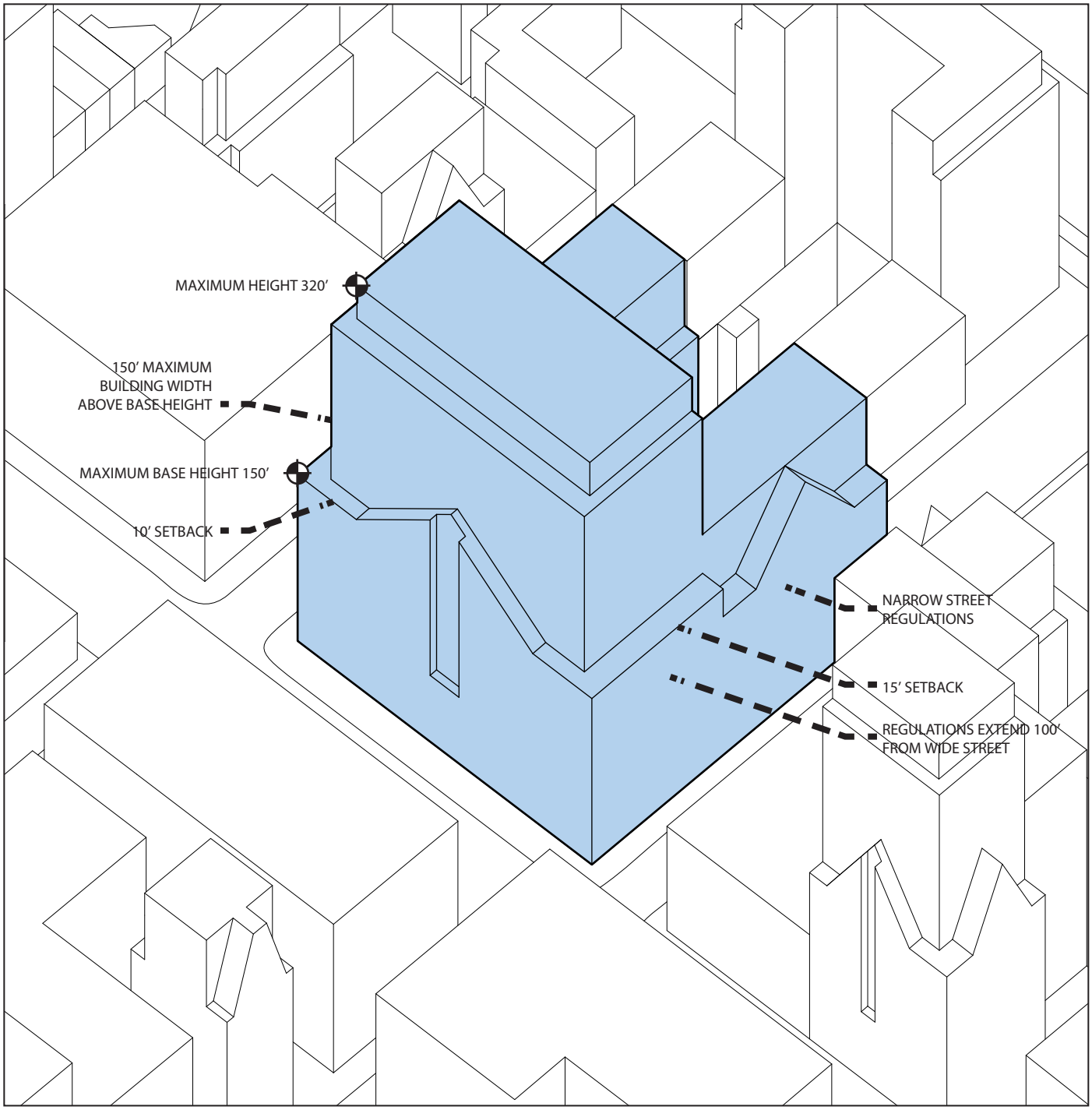
In sum, the Proposed Action seeks to allow Hudson Square to evolve into an active, mixed-use neighborhood without damaging its existing character. Such a neighborhood would meet the goals of the Applicant and its charitable mission, while assuring Hudson Square's vibrancy and contribution to the city's economy for decades to come.

D. FRAMEWORK FOR ENVIRONMENTAL ANALYSIS

An EIS analyzes the effects of a proposed action on its environmental setting. The Proposed Action would change the regulatory controls governing land use and development in the Rezoning Area, and would allow new development to occur over time. Since the Proposed Action, if approved, would lead to development taking place in the future, the environmental setting is not the current environment, but the environment as it would exist in the future at the time the Proposed Action would go into effect. Therefore, future conditions must be projected. A 10-year period is typically the length of time over which developers would act on areawide rezonings such as that proposed. Accordingly, 2022 was selected as the analysis year for the environmental impact analyses.

The future projected environmental setting is known as the "No-Action" condition, which characterizes the future baseline conditions likely to occur if the Proposed Action does not take place. The "With-Action" condition assumes that the Proposed Action is approved. For each technical analysis in the EIS, the assessment includes a description of "Existing Conditions" for 2011 and assessments of future conditions in 2022, in the No-Action and With-Action conditions. The With-Action condition is compared with the No-Action condition, to allow the project's incremental impacts to be evaluated. The incremental difference between the No-

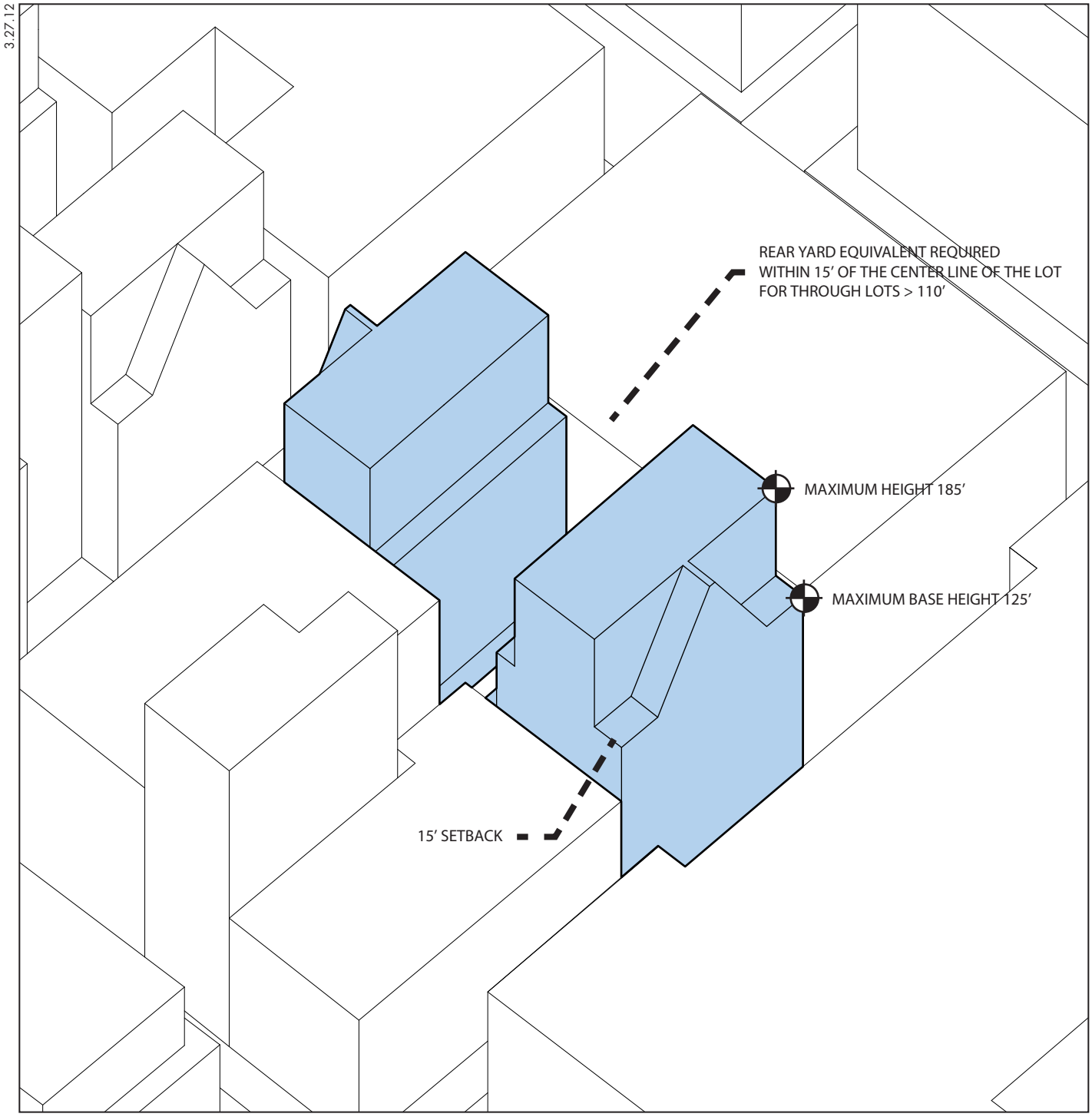
3.27.12



NOTE: For Illustrative Purposes - Maximum Zoning Bulk Envelope

Special District Bulk Regulations - Wide Street

Figure 1-3

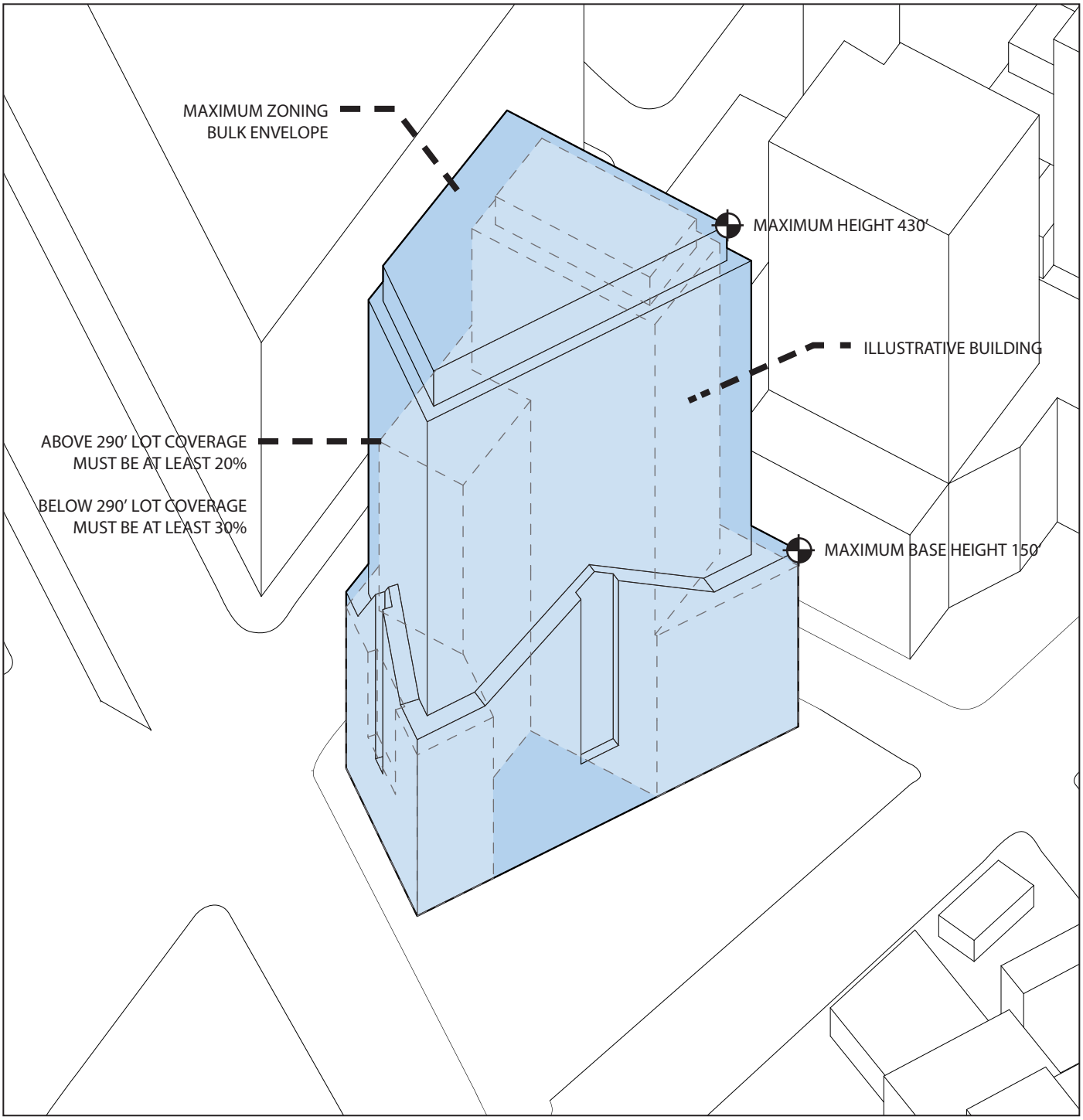


NOTE: For Illustrative Purposes - Maximum Zoning Bulk Envelope

Special District Bulk Regulations - Narrow Street

Figure 1-4

3.27.12

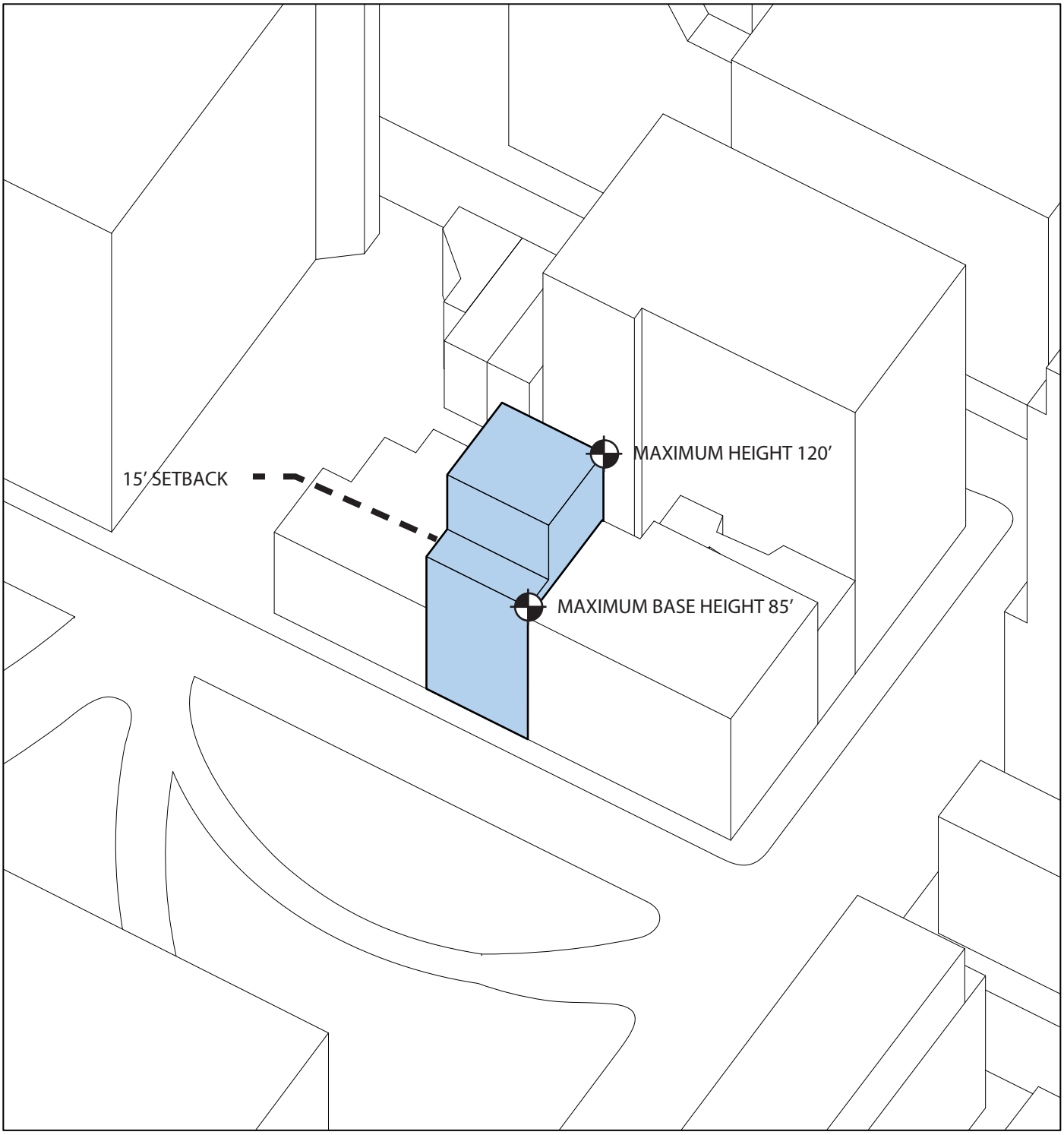


NOTE: For Illustrative Purposes

Special District Bulk Regulations - Subdistrict A

Figure 1-5

3.27.12



NOTE: For Illustrative Purposes - Maximum Zoning Bulk Envelope

Special District Bulk Regulations - Subdistrict B

Figure 1-6

Action and With-Action conditions serves as the basis for the environmental impact analyses presented in this EIS. The approach to the analysis framework is further discussed below.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

To assess the possible short- and long-term effects of the Proposed Action, two RWCDS were developed to reflect a range of possible development under the Proposed Action. To determine conditions in the No-Action and With-Action conditions, standard methodologies have been used following the *CEQR Technical Manual* guidelines employing reasonable assumptions as to what development would occur. These methodologies have been used to identify the amount, type, and location of future development. Generally, for areawide rezonings that create a range of development opportunities, new development can be expected to occur on selected, rather than on all, sites within a rezoning area. The first step in establishing the development scenario is to identify those sites where new development could reasonably be expected to occur. In projecting the location, type, and amount of new development, several factors have been considered. The specific development site criteria and assumptions are listed below.

DEVELOPMENT SITE CRITERIA

New Construction Sites

1. Sites are considered likely to be redeveloped as a result of the Proposed Action if they:
   - Are built to less than 50 percent of the proposed maximum FAR;
   - Have a minimum 2,500-square-foot lot area, to allow for a rational design of residential floorplates and to take full advantage of the additional FAR; and
   - Are undeveloped, contain vacant or partially vacant buildings or buildings with garage, storage, or warehousing uses. These sites do not contain significant previous investment in buildings or infrastructure, and are therefore less onerous to assemble and redevelop.
2. Lot assemblages are considered likely if the lots comprising the development site have fewer than three owners. Multiple ownerships make it difficult to assemble the parcels into a large contiguous footprint for development in a timely manner.

The following uses and types of buildings that meet these criteria were excluded from the development scenario because they are unlikely to be redeveloped as a result of the Proposed Action:

- Buildings with six or more dwelling units that were constructed before 1974. These buildings are likely to be rent-stabilized and difficult to legally demolish due to tenant re-location requirements. Buildings that contain fewer than six residential units and meet the above criteria are considered likely to be redeveloped.
- Condominium sites.
- Known development sites (of any size, currently under construction).
- Holland Tunnel Plaza, which is a National Historic Landmark, listed on the State/National Registers of Historic Places.
- Sites owned by the Port Authority of New York and New Jersey that are located above the Holland Tunnel infrastructure.

- City-owned properties, where there are no plans to redevelop or enlarge as a result of the Proposed Action.
- New York City Landmark buildings.

Conversion Sites

Sites considered likely to be converted to residential use are those that contain industrial or commercial loft buildings less than 70,000 zsf in size; and/or have other site constraints that limit development of new buildings; and/or have had little or no recent reinvestment.

Enlargement Sites

Sites are considered likely to enlarge as a result of the Proposed Action if they:

- Are built between 50 and 90 percent of the maximum residential FAR under the proposed zoning; and/or[1]
- Contain residential buildings likely to be rent-stabilized that are built to less than 50 percent of the maximum FAR.

DEVELOPMENT SITE ASSUMPTIONS

The Proposed Action would permit new residential development, residential enlargements, and residential conversions of buildings containing less than 70,000 zsf of floor area in an area where existing zoning does not allow new residential use. As described above, light manufacturing, commercial, community facility, and parking uses would also be permitted in the Rezoning Area. While the Proposed Action would not result in an increase in the permitted FAR for commercial uses (and would in fact result in a decrease in permitted FAR for commercial uses due to the elimination of the existing plaza and arcade bonuses), new residential uses would be permitted, with an Inclusionary Housing bonus with the provision of affordable housing. For any new residential development on a site with an existing building containing 70,000 zsf or more of non-residential floor area, the amount of existing non-residential floor area must be replaced on the zoning lot on a one-for-one basis.

While most of the development anticipated to occur as a result of the Proposed Action would consist of new construction, some conversions and enlargements are also expected to occur in the With-Action condition. These new construction, conversion, and enlargement sites are located throughout the Rezoning Area. The following assumptions were applied in determining the anticipated development scenario.

- All new construction sites are assumed to be constructed to the maximum permitted FAR with bonus of 12.0, or 7.2 FAR for sites within Subdistrict B, except for a limited number of sites where the proposed bulk regulations would make it infeasible to achieve the maximum FAR.
- New construction sites not subject to the non-residential replacement requirement are assumed to contain residential use with ground-floor retail. New construction sites that are subject to the non-residential replacement requirement are assumed to replace existing non-residential floor area on a one-to-one basis, and the remaining floor area would be residential.

[1] Residential enlargements would be permitted above existing buildings.

- The development site in Subdistrict A is assumed to be constructed to approximately 9.0 FAR, and provide floor space for school use equivalent to approximately 2.3 FAR. It is assumed the base of the building would contain retail and school uses, with residential above.

With respect to enlargement sites, the following assumptions were applied in determining the anticipated development scenario:

- All enlargements were assumed to contain residential uses.
- The Inclusionary Housing bonus is only available to sites where an enlargement constitutes more than 50 percent of the floor area of an existing building. For residential enlargements above commercial buildings, unless the residential use constitutes 50 percent of the floor area, the Inclusionary Housing bonus is not available.
- Due to structural limitations, most residential buildings in the Rezoning Area would not be able to enlarge to the maximum permitted FAR, but would instead be expected to construct one to two additional penthouse levels.

PROJECTED AND POTENTIAL DEVELOPMENT SITES

Future development sites in the Rezoning Area are 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 10-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 10 years. Likewise, potential development sites include anticipated new construction sites as well as sites anticipated to convert and/or be enlarged, but which are considered less likely to be developed within the next 10-year period.

For enlargement sites, the apparent structural condition, building footprint, and construction type were used as criteria to identify sites that could reasonably be expected to enlarge in the near-term (projected enlargement sites) and those considered less likely to enlarge in the near-term (potential enlargement sites), as described below:

- Projected enlargement sites include buildings that have a strong likelihood of carrying additional structural loads; they are typically commercial and industrial (including loft) building types with large floorplates. The ability to carry additional structural loads minimizes the cost of structural rehabilitation to the existing building. Commercial and industrial tenants are also typically easier and less expensive to vacate or relocate to facilitate construction than are residential tenants.
- Potential enlargement sites include buildings that are less likely to carry additional structural load without significant upgrades; they are typically residential (not including loft) building types with smaller floorplates. Residential buildings are typically not constructed to carry significantly heavier loads than their existing envelope and may require significant costs associated with relocation of tenants to facilitate construction.

The potential for zoning lot mergers and the subsequent transfer of development rights to projected or potential development sites was also considered in determining the anticipated development scenario. The following assumptions were applied:

- Possible receiving sites are either projected or potential development sites for new development, as defined by the above criteria;
- The receiving site must be able to accommodate at least 10,000 zsf within the maximum proposed zoning envelope; and
- If the above criteria are met, there must be at least 10,000 zsf available for purchase from adjacent granting sites.

DEVELOPMENT SITE SUMMARY

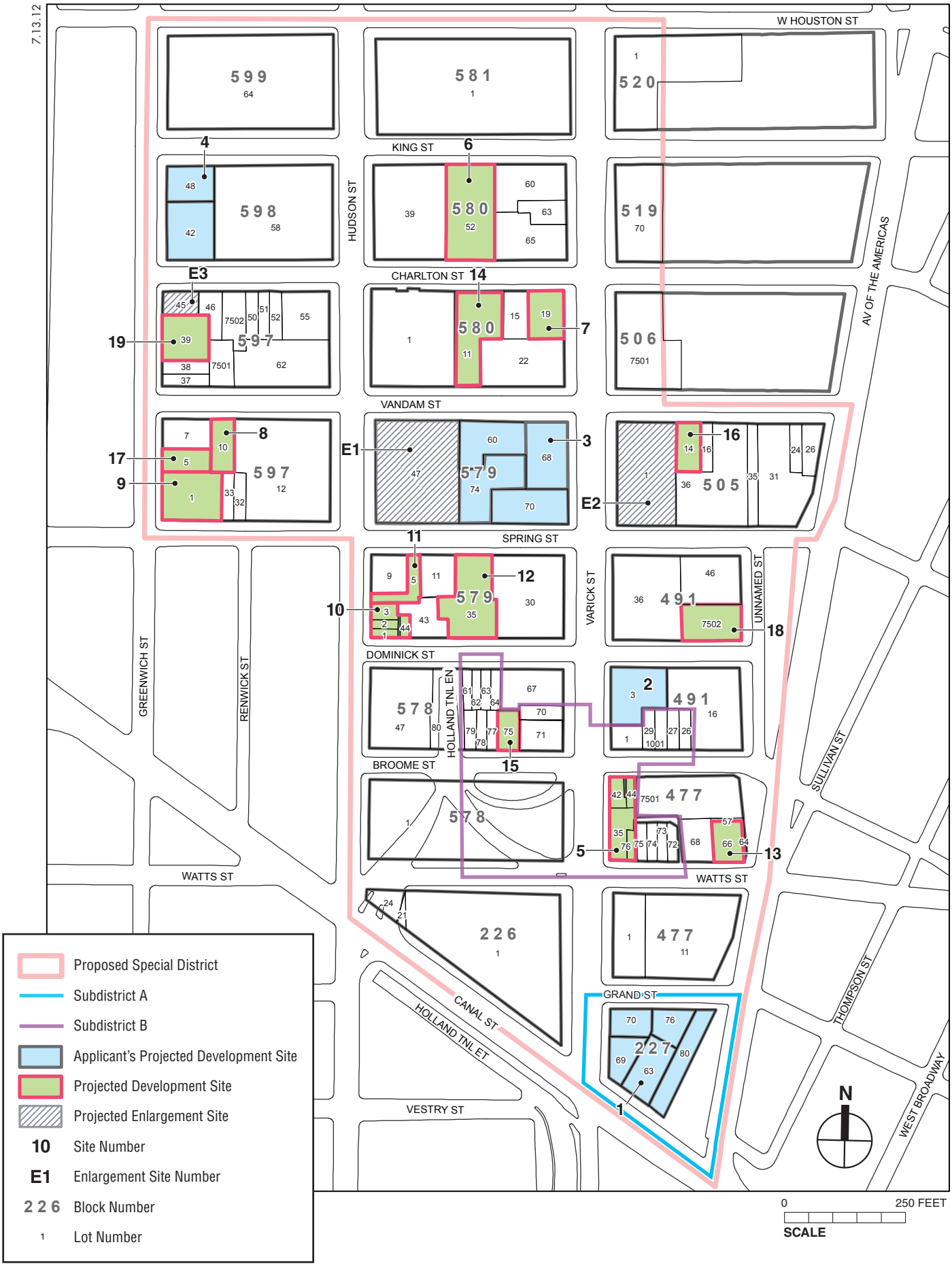
In the Rezoning Area, a total of 22 projected development sites (including 5 sites owned or controlled by the Applicant) and 17 potential development sites have been identified on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged (see **Figure 1-7**). Of the 22 projected development sites, 16 are projected new construction sites, 3 are projected enlargement sites on which additional floors could be constructed above the existing structures, and 3 are projected conversion sites (2 of which would convert and enlarge). Of the 17 potential development sites, 2 are potential new construction sites and 15 are potential enlargement sites (3 of which would convert and enlarge) (see **Figure 1-8**). **Table 1-3** identifies each of the projected and potential sites and provides information on existing conditions and uses.

THE FUTURE WITHOUT THE PROPOSED ACTION

The No-Action condition provides a baseline condition that is evaluated and compared with the incremental changes due to the Proposed Action for the same analysis year (2022). The No-Action condition uses existing conditions as a baseline and adds to it changes that are known or expected to be in place at various times in the future. It is anticipated that absent the Proposed Action, given the existing M1-6 zoning, the current trend of hotel development would continue in this area. The No-Action condition for this EIS 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.

Absent the Proposed Action, it is expected that new construction would occur on four projected development sites owned the Applicant; new hotel development is projected to occur on two of these sites (see **Figure 1-9**). A new, approximately 366,815-gsf development rising approximately 492 feet and containing a hotel tower above a commercial base with retail and other permitted commercial uses[1] would be constructed on the block bounded by Avenue of the Americas and Grand, Canal, Varick Streets (Projected Development Site 1; Block 227, Lots 63, 69, 70, 76, and 80), which is currently vacant. On the block bounded by Vandam, Varick, Spring, and Hudson Streets (Projected Development Site 3; Block 579, Lots 60, 68, 70, and 74), the existing buildings would be demolished and an approximately 370,885-gsf development of approximately 453 feet and containing a hotel tower above a commercial base with retail and other permitted commercial uses would be constructed on the site. 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 site located at the corner of Varick and Dominick Streets (Projected Development Site 2; Block 491, Lot 3) that currently contains surface parking would be developed with a two-story, approximately 26,655-gsf commercial building containing ground-floor retail and other permitted commercial uses above. The site located at Greenwich

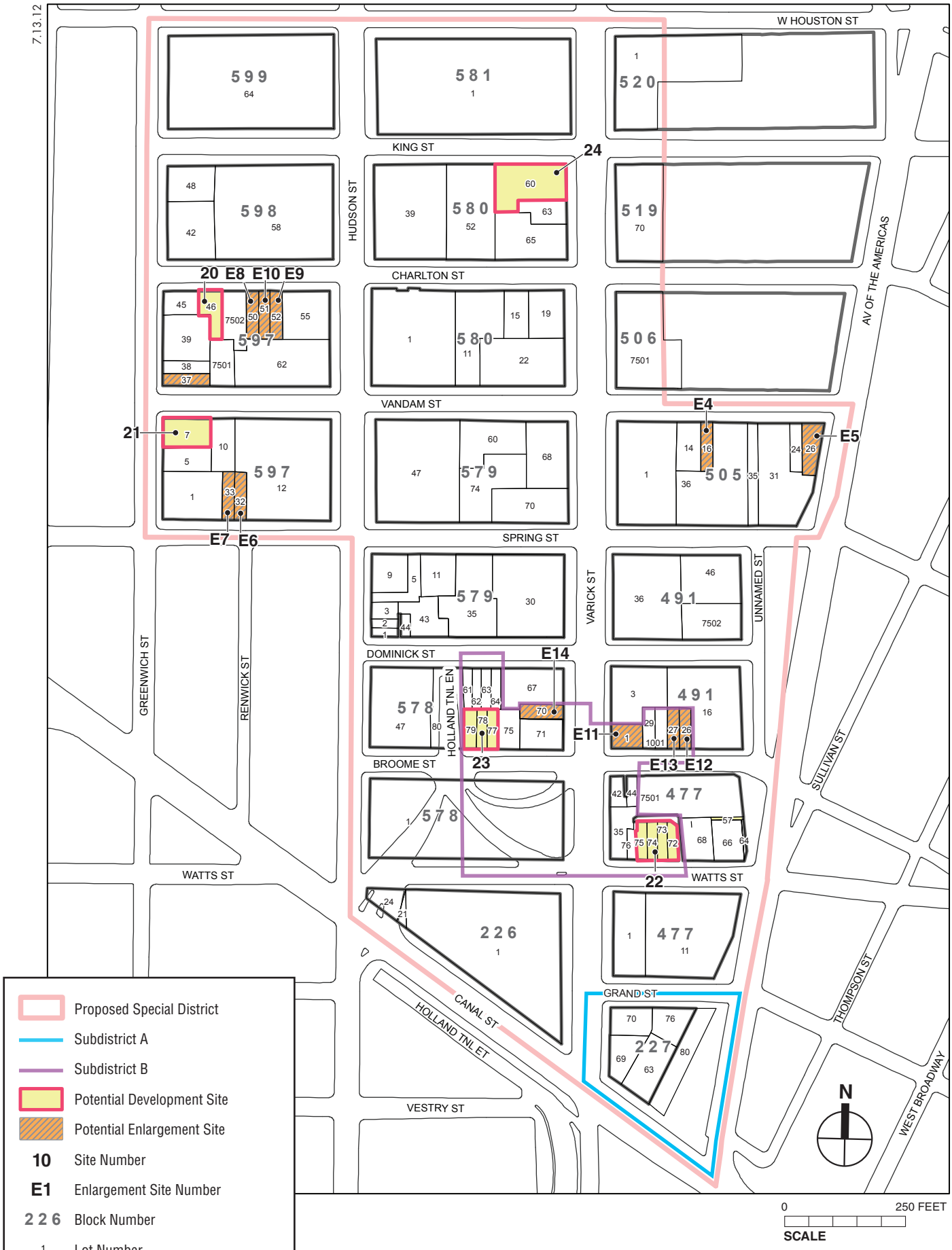
[1] Other permitted commercial uses include conference facility, community theater, catering hall, professional school, dance studio, health club, etc.



RWCDS – Projected Development Sites

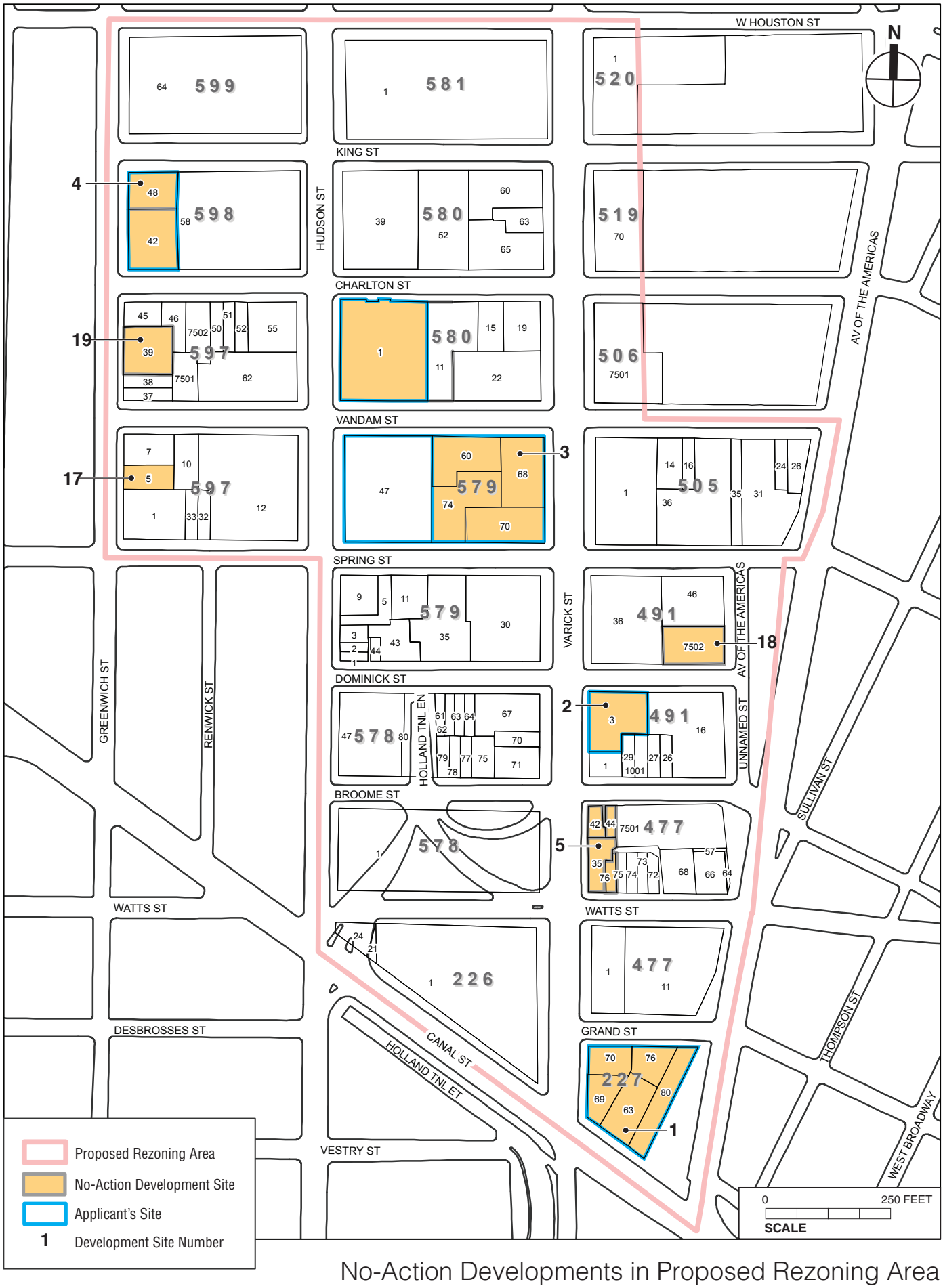
Figure 1-7

HUDSON SQUARE REZONING



RWCDS – Potential Development Sites

Figure 1-8



No-Action Developments in Proposed Rezoning Area

Figure 1-9

HUDSON SQUARE REZONING

Table 1-3
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																				
	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
Projected 1	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
	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
Projected 3	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																				
	477	35	94 Varick Street	Vacant land	4,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 5	477	42	104 Varick Street	Vacant land	2,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	44	557 Broome Street	Vacant land	1,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	76	66 Watts Street	Vacant land	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
	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
Projected 10	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
	477	57	6 Avenue	Loading area	253	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 13	477	64	113 Avenue Of The An	Retail	232	232	1	1	12	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	Vacant Bldg (former 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 17	597	5	523 Greenwich Street	Under construction	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 18	491	7502	145 Avenue Of The An	Commercial/Live-Work	9,375	60,725	1	8	111	0	16	60,725	60,725	0	0	0	0	0	6.48	0
Projected 19	597	39	537 Greenwich Street	Vacant building	10,000	70,000	1	6	80	0	0	0	0	0	0	0	0	0	7.00	0
PROJECTED DEVELOPMENT SITES TOTAL					**136,590**	**357,748**	**13**	**NA**	**NA**	**3,515**	**20**	**284,233**	**112,714**	**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	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
PROJECTED ENLARGEMENTS TOTAL					**30,610**	**234,178**	**2**	**NA**	**NA**	**17,068**	**9**	**217,110**	**192,699**	**24,411**	**0**	**0**	**0**	**0**	**NA**	**0**
POTENTIAL DEVELOPMENT SITES																				
Potential 20	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 21	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
	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
Potential 22	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	35	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
	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
Potential 23	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 24	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
POTENTIAL DEVELOPMENT SITES TOTAL					**35,132**	**158,897**	**11**	**NA**	**NA**	**23,800**	**28**	**135,097**	**112,795**	**3,000**	**0**	**6,434**	**12,868**	**0**	**NA**	**0**
POTENTIAL ENLARGEMENT SITES																				
Enlargement 4	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 5	505	26	169 Avenue Of The An	Residential	3,755	13,500	1	6	62	13,500	24	0	0	0	0	0	0	0	3.60	0
Enlargement 6	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 7	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 8	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 9	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 10	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 11	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 12	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 13	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

Table 1-3
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 14	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
Enlargement 15	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	0	0	0	0	0	0	0	0	0	0	0.00	0
	226	24	Canal Street	NA	3,595	0	0	0	0	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	25	317	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 An	CF	18,727	157,898	1	6	76	0	0	157,898	0	73,533	0	0	0	84,365	8.43	0
	491	16	137 Avenue Of The An	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 An	Office/GF Retail	12,588	182,655	1	15	210	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 An	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	210	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	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	70	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
	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
	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	330 Hudson Street	Under construction	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
	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
	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
REMAINING PROPERTIES TOTAL					**791,819**	**9,076,072**	**43**	**NA**	**NA**	**168,465**	**100**	**8,681,488**	**6,587,813**	**358,446**	**75,445**	**789,924**	**41,440**	**828,420**	**NA**	**275**
REZONING AREA TOTAL					**1,176,394**	**10,344,496**	**87**	**NA**	**NA**	**331,051**	**351**	**9,717,326**	**7,378,661**	**426,732**	**128,708**	**892,173**	**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 and NYC DoITT Spot Elevation data.

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

Street between King and Charlton Streets (Projected Development Site 4; Block 598, Lots 42 and 48) containing parking uses is expected to be developed with a two-story approximately 43,868-gsf commercial building containing ground-floor retail and other permitted commercial uses above. 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 condition.

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. However, as accessory parking is permitted under the existing zoning, the No-Action condition 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 No-Action condition is also expected to occur on four sites in the Rezoning Area not controlled by the Applicant. On the east side of Varick Street between Watts and Broome Streets (Projected Development Site 5; Block 477, Lots 35, 42, 44, and 76), an approximately 109,890-gsf commercial building, including 202 hotel rooms and 2,750 gsf of retail use, is expected to be developed.[1] At 145 Avenue of the Americas (Projected Development Site 18; Block 491, Lot 7502), an approximately 5,000-gsf commercial enlargement is expected to be completed.[2] At 537 Greenwich Street (Projected Development Site 19; Block 597, Lot 39), a currently vacant 70,000-gsf building is expected to be re-tenanted with a commercial use. On Greenwich Street between Spring and Vandam Streets (Projected Development Site 17; Block 597, Lot 5), an approximately 59,720-gsf hotel building (124 hotel rooms), is expected to be developed.

Finally, at 330 Hudson Street (Block 580, Lot 1), a site controlled by the Applicant, the existing building would be rehabilitated and expanded to include 350,000 gsf of office and 20,000 gsf of ground-floor retail.

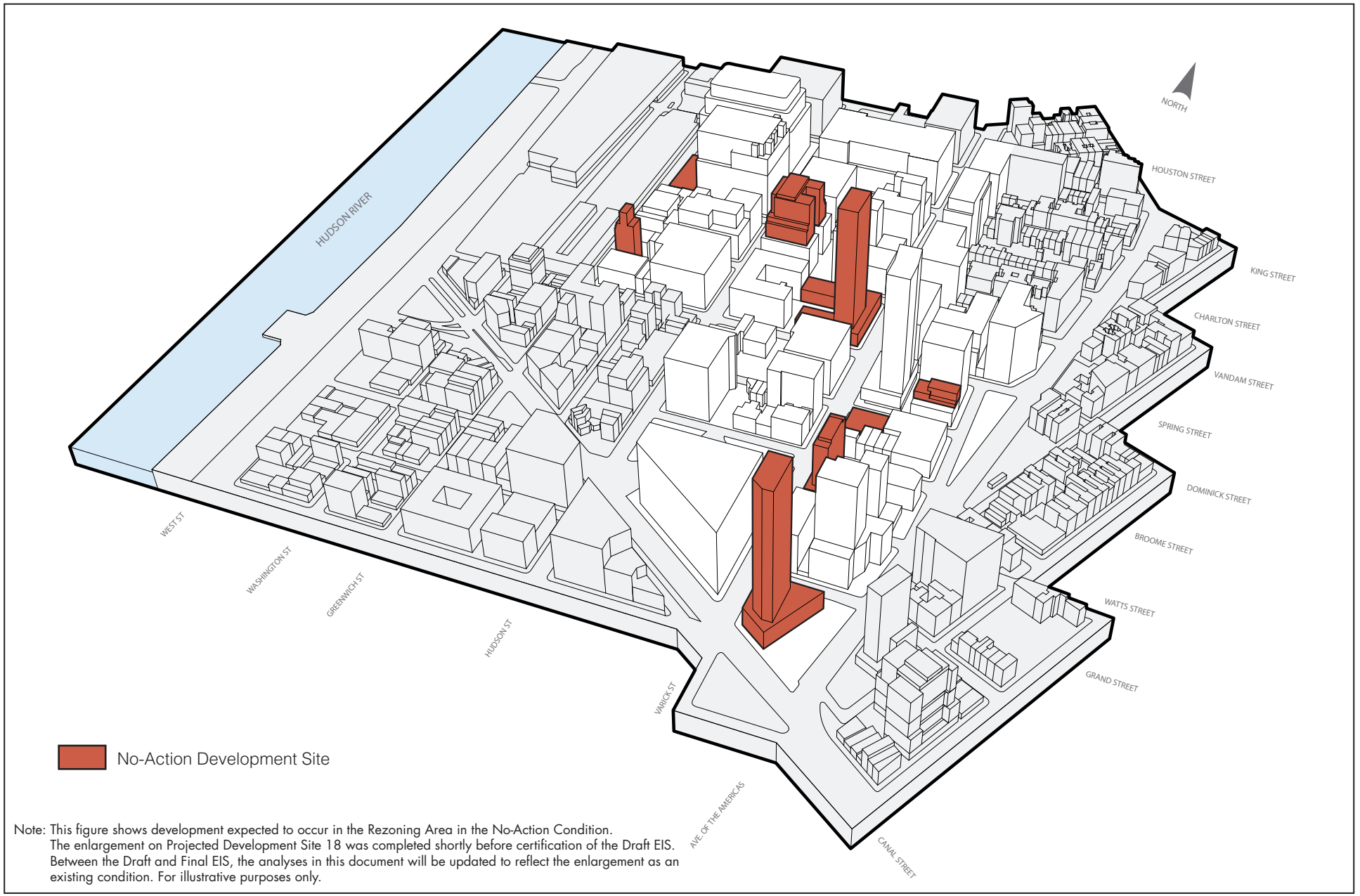
Table 1-4 lists all the development that is expected to occur in the Rezoning Area in the No-Action condition. A conceptual massing of the anticipated No-Action condition is shown in **Figure 1-10**.

It should be noted that although the No-Action condition projects redevelopment of certain sites within the Rezoning Area, it does not reflect the potential full build-out of the Rezoning Area under the current zoning. Additional development could occur on other sites in the Rezoning Area in the No-Action condition; in particular, 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, and developments on the sites described above could be larger than those analyzed in this EIS. However, to provide a more conservative environmental analysis, such development is not assumed in the No-Action condition. Moreover, there is no height restriction under the current zoning in the Rezoning Area and future development in the No-Action condition could be constructed to heights as tall as or taller than the proposed 320-foot height limit for wide streets and the proposed 185-foot height limit for narrow streets under the Proposed Action.

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[1] The New York City Department of Buildings (DOB) issued a permit for the construction of an as-of-right, 99,900-square-foot commercial building, including 97,400 sf of hotel use (202 hotel rooms) and 2,500 sf of commercial use. The gross floor area (gsf) was estimated based on the approved DOB permit.

[2] The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in this EIS.



Note: This figure shows development expected to occur in the Rezoning Area in the No-Action Condition. The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition. For illustrative purposes only.

No-Action Development Scenario

Figure 1-10

Table 1-4
Development in the No-Action Condition

Site No.	Block	Lot	Address	Development Type	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces
APPLICANT'S PROJECTED DEVELOPMENT SITES														
Projected 1	227	63	417 Canal Street	Hotel above commercial base	366,815	16,409	0	299,740	419	50,666	0	0	0	80
	227	69	74 Varick Street											
	227	70	76 Varick Street											
	227	76	11 Grand Street											
	227	80	87 Avenue Of The Amer											
Projected 2	491	3	114 Varick Street	2-story commercial development	26,655	13,328	0	0	0	13,328	0	0	0	7
Projected 3	579	60	50 Vandam Street	Hotel above commercial base	370,885	12,100	0	272,569	381	86,216	0	0	0	82
	579	68	143 Varick Street											
	579	70	137 Varick Street											
	579	74	275 Spring Street											
Projected 4	598	42	551 Greenwich Street	2-story commercial development	43,868	21,934	0	0	0	21,934	0	0	0	11
	598	48	561 Greenwich Street											
OTHER PROJECTED DEVELOPMENT SITES														
Projected 5	477	35	94 Varick Street	Hotel w/ Ground-Floor Retail	109,890	2,750	0	107,140	202	0	0	0	0	0
	477	42	104 Varick Street											
	477	44	557 Broome Street											
	477	76	66 Watts Street											
Projected 17	597	5	523 Greenwich Street	Hotel	59,721	0	0	59,721	124	0	0	0	0	0
Projected 18[1]	491	7502	145 Avenue Of The Americas	Commercial enlargement	5,032	0	5,032	0	0	0	0	0	0	0
Projected 19	597	39	537 Greenwich Street	Storage use	70,000	0	0	0	0	70,000	0	0	0	0
				Total, Projected and Potential Development Sites:	1,052,866	66,520	5,032	739,170	1,126	242,143	0	0	0	180
NO ACTION DEVELOPMENT ON OTHER SITES WITHIN REZONING AREA														
	580	1	330 Hudson Street	Commercial office conversion and expansion, ground-floor retail	350,000	20,000	330,000	0	0	0	0	0	0	0

Notes: See **Table 1-3** for additional information on each development site.

[1] The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in this EIS.

Sources: New York City Department of Buildings; Trinity Real Estate.

THE FUTURE WITH THE PROPOSED ACTION

As discussed above, future 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 10 years. The RWCDS identifies both projected and potential development sites that, for EIS analysis purposes, are assumed to be developed under the Proposed Action. Projected development sites are sites that are more likely to develop as a result of the Proposed Action. Potential development sites are sites that could be developed but are assumed to have less development potential than the projected development sites.

PROJECTED DEVELOPMENT SITES

The RWCDS consists of a total of 22 projected development sites (5 of which are owned or controlled by the Applicant) on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged (see **Figure 1-7**). Of the 22 sites, 16 are projected

new construction sites, 3 are projected enlargement sites on which additional floors could be constructed above the existing structures, and 3 are projected conversion sites (2 of which would convert and enlarge).

The Proposed Action would permit a range of different types of development within the Rezoning Area. Therefore, two 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 that 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 identifies the maximum potential impacts of the Proposed Action based on these two scenarios.

New construction or enlargements are expected to occur on five sites owned by the Applicant by 2022. The type of development and uses assumed on the Applicant's sites is the same under both development scenarios (RWCDS 1 or RWCDS 2). On Projected Development Site 1 in Subdistrict A, an approximately 381,002-gsf mixed-use building containing residential use, a new 75,000-gsf public school (pre-kindergarten through fifth grades), and ground-floor retail would be constructed. On Projected Development Site 2, an approximately 267,386-gsf residential building with ground-floor retail use would be constructed. At Projected Development Site 3, an approximately 594,364-gsf development containing residential, office, and retail uses would be constructed. On Projected Development Site 4, an approximately 247,645-gsf residential building with ground-floor retail uses would be constructed. In addition, on Projected Enlargement Site 1, the existing building at 304 Hudson Street would be enlarged with a 15-story addition of approximately 162,151 gsf, which is expected to contain office uses.

A conceptual massing of the anticipated development on the projected development sites in the With-Action condition is shown in **Figure 1-11**. The massing is the same under both development scenarios (RWCDS 1 or RWCDS 2).

RWCDS 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. 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.

Because of the Rezoning Area's location within the Manhattan Core, off-street parking spaces are not required under zoning. However, as accessory parking is permitted under the Proposed Action, the With-Action development condition 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.

Overall, in the With-Action condition under RWCDS 1, the projected development sites would contain a total of approximately 2,866,602 gsf residential (approximately 3,352 dwelling units, of which 3,323 units would be new with the Proposed Action), 224,669 gsf of retail, 676,748 gsf of commercial office, 75,000 gsf of community facility (school) use, and approximately 706 new



Note: This figure shows development on projected development and enlargement sites in the RWCDS With-Action Condition. For illustrative purposes only. Maximum zoning bulk envelope shown, except on developments projected to be conversions with penthouse enlargements or only penthouse enlargements.

Indicates sites that are projected to be conversions or conversions and enlargements of existing buildings in the With-Action condition, rather that new construction.

RWCDS - Projected Development Sites

Figure 1-11

accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 679 units of the total 3,323 units would be developed as affordable housing available to low- and moderate-income households. The With-Action condition for each of the projected development sites under RWCDS 1 are summarized in **Table 1-5**.

RWCDS 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. For analysis purposes, it is assumed that development on the other projected development sites would be the same as in RWCDS 1, except for the development of dormitories with ground-floor retail on Projected Development Sites 6 and 16. As noted above, the Applicant does not intend to develop dormitory uses on its sites, but these uses could possibly be developed under the proposed zoning on sites not controlled by the Applicant.

Overall, in the With-Action condition under RWCDS 2, the projected development sites would contain a total of approximately 2,575,757 gsf residential (approximately 3,006 dwelling units, of which 2,977 units would be new with the proposed rezoning), 224,669 gsf of retail, 676,748 gsf of commercial office, 329,896 gsf of community facility use (comprising approximately 75,000 gsf of school use and 254,896 gsf of dormitory use [approximately 773 dormitory beds[1]]), and approximately 636 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 598 units of the total 2,977 units would be developed as affordable housing available to low- and moderate-income households.

The With-Action condition for each of the projected development sites under RWCDS 2 are summarized in **Table 1-6**.

INCREMENT FOR ANALYSIS

As discussed below under "Analysis Approach," for the projected new construction and conversion sites, the DEIS will assess all possible density-related impacts and site-specific impacts resulting from the incremental development expected to result from the Proposed Action. For the projected enlargement sites, the DEIS will assess all the possible density-related impacts and the potential for some site specific impacts, such as impacts on architectural resources, air quality and noise.

RWCDS 1

Under RWCDS 1, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of 3,323 residential units (of which approximately 679 units, or 20 percent of the residential floor area, would be affordable pursuant to the Inclusionary Housing Program), approximately 139,583 gsf of retail use, 139,583 gsf of office use, 75,000 gsf of community facility (school) use, and 526 accessory parking spaces; as well as a net decrease of approximately 739,170 gsf of hotel use (approximately 1,126 hotel rooms), 382,010 gsf 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

[1] Assumes 1 dormitory bed per 300 zoning square feet (or 1 bed per 330 gsf) of dormitory space.

Table 1-5

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

SITE DESCRIPTION					NO-ACTION CONDITION												WITH-ACTION CONDITION																INCREMENT (NO-ACTION TO WITH-ACTION)										
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	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	Total Gross Floor Area [1]	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (sf)	Community Facility (gsf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (sf)	Community Facility (gsf)	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	11.1	366,815	16,409	0	299,740	419	50,666	0	0	0	80	Subdistrict A	new construction	9.0	381,002 *	7,274 [2]	0	0	0	0	75,000	298,728	341	0	0	70	-9,134	0	-299,740	-50,666	75,000	298,728	341	0	0	-10
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	7	SPD-WideSt	new construction	12.0	267,386 *	11,328	0	0	0	0	0	256,057	305	71	0	64	-1,999	0	0	-13,328	0	256,057	305	71	0	57
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	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	82	SPD-WideSt	new construction	12.0	594,364	41,065	51,341	0	0	0	0	501,958	598	139	0	143	28,965	51,341	-272,569	-86,216	0	501,958	598	139	0	61
Projected 4	598	42	551 Greenwich Street																																						
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48
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	391,871	3,000	388,871	0	0	0	0	0	0	0	0	0	162,151	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**1,037,943**	**66,770**	**226,720**	**572,309**	**800**	**172,143**	**0**	**0**	**0**	**180**	**NA**	**NA**	**NA**	**1,882,268**	**81,312**	**440,212**	**0**	**0**	**0**	**75,000**	**1,285,744**	**1,517**	**274**	**0**	**336**	**14,542**	**213,492**	**-572,309**	**-172,143**	**75,000**	**1,285,744**	**1,517**	**274**	**0**	**156**
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	Hotel w/ Ground-Floor Retail	10.4 [3]	109,890	2,750	0	107,140	202	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17
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	12.0	252,426	19,004	0	0	0	0	0	233,422	278	65	0	60	19,004	0	0	-40,740	0	233,422	278	65	0	60
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	140,391 *	7,013	0	0	0	0	0	133,379	159	37	0	34	-487	-6,000	0	-31,500	0	133,379	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	70,990	5,344	0	0	0	0	0	65,645	78	18	0	17	5,344	0	0	-14,700	0	65,645	78	18	0	17
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	12.0	169,986	12,797	0	0	0	0	0	157,188	188	44	0	41	2,797	0	0	-49,615	0	157,188	188	44	0	41
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	133,906 *	4,827	0	0	0	0	0	129,079	154	36	0	32	3,352	0	0	0	0	125,564	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	29,195	3,962	0	0	0	0	0	25,234	24	0	0	6	-38	-20,257	0	0	0	25,234	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	10.8	180,977 [4]	15,175	0	0	0	0	0	165,802	198	46	0	43	15,175	0	0	0	0	165,802	198	46	-63	43
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	86,901 *	5,484	0	0	0	0	0	81,417	97	23	0	20	1,807	-3,446	0	0	0	81,417	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	187,584	14,122	0	0	0	0	0	173,462	207	48	0	44	14,122	0	0	0	0	173,462	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	28,429	3,556	0	0	0	0	0	24,874	30	7	0	0	3,556	0	0	-3,312	0	24,874	30	7	0	0
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	62,098	4,675	0	0	0	0	0	57,423	68	16	0	15	-325	-22,286	0	0	0	57,423	68	16	0	15
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7 [5]	59,721	0	0	59,721	124	0	0	0	0	0	SPD-WideSt	new construction	12.0	62,098	4,675	0	0	0	0	0	57,423	68	16	0	15	4,675	0	-59,721	0	0	57,423	68	16	0	15
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	0	21,920	24 [6]	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0
Projected 19	597	39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	124,195	9,350	0	0	0	0	0	114,845	121	32	0	26	9,350	0	0	-70,000	0	114,845	121	32	0	26
PROJECTED DEVELOPMENT SITES TOTAL				**136,590**	**NA**	**NA**	**532,391**	**34,402**	**117,746**	**166,861**	**326**	**209,867**	**3,515**	**20**	**63**	**0**	**NA**	**NA**	**NA**	**1,666,586**	**118,946**	**43,837**	**0**	**0**	**0**	**0**	**1,503,802**	**1,768**	**405**	**0**	**370**	**84,544**	**-73,909**	**-166,861**	**-209,867**	**0**	**1,500,287**	**1,748**	**405**	**-63**	**370**
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	270,235	21,411	192,699	0	0	0	0	56,125	54	0	0	0	0	0	0	0	0	56,125	54	0	0	0
Enlargement 3	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	23,931	3,000	0	0	0	0	0	20,931	13	0	0	0	0	0	0	0	0	3,863	4	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**30,610**	**NA**	**NA**	**234,178**	**24,411**	**192,699**	**0**	**0**	**0**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**294,165**	**24,411**	**192,699**	**0**	**0**	**0**	**0**	**77,055**	**67**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59,987**	**58**	**0**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SIT				**318,241**	**NA**	**NA**	**1,804,512**	**125,583**	**537,165**	**739,170**	**1,126**	**382,010**	**20,583**	**29**	**63**	**180**	**NA**	**NA**	**NA**	**3,843,019**	**224,669**	**676,748**	**0**	**0**	**0**	**75,000**	**2,866,602**	**3,352**	**679**	**0**	**706**	**99,086**	**139,583**	**-739,170**	**-382,010**	**75,000**	**2,846,019**	**3,323**	**679**	**-63**	**526**
POTENTIAL DEVELOPMENT SITES																																								
POTENTIAL DEVELOPMENT SITES																																								
Potential 20	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	26,910	3,444	0	0	0	0	0	23,466	23	0	0	6	3,444	-3,217	0	-19,302	0	23,466	23	0	0	6
Potential 21	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	61,272	6,000	0	0	0	0	0	55,272	54	0	0	12	6,000	-40,600	0	0	0	55,272	54	0	0	12
Potential 22	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	50,430	6,308	0	0	0	0	0	44,122	52	12	0	11	5,308	-207	0	0	0	32,047	34	12	0	11
Potential 23	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	42,580	5,326	0	0	0	0	0	37,255	44	10	0	10	5,326	-2,295	0	0	0	25,530	34	10	0	10
Potential 24	580	60	183 Varick Street	12,590	No Change	5.4	68,476	2,000	66,476	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	156,362	11,772	0	0	0	0	0	144,590	152	40	0	33	9,772	-66,476	0	0	0	144,590	152	40	0	33
POTENTIAL DEVELOPMENT SITES TOTAL				**35,132**	**NA**	**NA**	**158,897**	**3,000**	**112,795**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**337,553**	**32,848**	**0**	**0**	**0**	**0**	**0**	**304,705**	**325**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**280,905**	**297**	**62**	**0**	**72**
POTENTIAL ENLARGEMENT SITES																																								
Enlargement 4	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	11,485	0	0	0	0	0	0	11,485	20	0	0	0	0	0	0	0	0	2,100	2	0	0	0
Enlargement 5	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	15,558	0	0	0	0	0	0	15,558	26	0	0	0	0	0	0	0	0	2,058	2	0	0	0
Enlargement 6	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	12,776	1,258	0	0	0	0	0	11,518	19	0	0	0	0	0	0	0	0	2,586	3	0	0	0
Enlargement 7	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	11,275	0	0	0	0	0	0	11,275	11	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 8	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	8,579	0	0	0	0	0	0	8,579	18	0	0	0	0	0	0	0	0	1,729	2	0	0	0
Enlargement 9	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	13,963	0	0	0	0	0	0	13,963	29	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 10	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	8,411	0	0	0	0	0	0	8,411	18	0	0	0	0	0	0	0	0	1,755	2	0	0	0
Enlargement 11	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	16,895	1,965	0	0	0	0	0	14,930	22	0	0	0	0	0	0	0	0	2,158	2	0	0	0
Enlargement 12	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	9,994	0	0	0	0	0	0	9,994	19	0	0	0	0	0	0	0	0	1,524	1	0	0	0
Enlargement 13	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	10,042	0	0	0	0	0	0	10,042	13	0	0	0	0	0	0	0	0	1,572	2	0	0	0
Enlargement 14	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	12,921	0	0	0	0	0	0	12,921	13	0	0	0	0	0	0	0	0	2,371	2	0	0	0
Enlargement 15	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	20,117	0	0	0	0	5,012	0	15,105	13	0	0	0	0	0	0	0	0	2,575	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**	**152,017**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,782**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,579**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITE				**66,334**	**NA**	**NA**	**285,335**	**6,223**	**112,795**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**489,570**	**36,071**	**0**	**0**	**0**	**5,012**	**0**	**448,487**	**546**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**306,484**	**324**	**62**	**0**	**72**

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) In the No-Action condition, this site would utilize the plaza bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99,900 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.
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 No-Action FAR presented in this table is based on a zoning floor area of 48,705 zoning square feet.
6) Projected Site 18 contains a 60,725-gsf condominium building in the existing condition. This is a 24-unit commercial building that contains 16 live/work units. In the No-Action condition a 5,032-gsf commercial expansion (to an existing commercial unit) would be completed. In the With-Action condition, the remaining (8) units would become residential or live/work.
It should be noted that the enlargement on this site was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition.
* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 1: 75,000 gsf school exempt floor area; Projected Site 2: 113,506 zsf TDR (from Block 491, Lots 1, 16, 29, and 7501); Projected Site 7: 45,869 zsf TDR (from Block 580, Lot 22); Projected Site 10: 67,752 zsf TDR (from Block 579, Lot 5 and 43); Projected Site 13: 13,651 zsf TDR (from Block 477, Lot 7501).
DU = dwelling unit

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

Table 1-6

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

SITE DESCRIPTION					NO-ACTION CONDITION												WITH-ACTION CONDITION																INCREMENT (NO-ACTION TO WITH-ACTION)										
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	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	Total Gross Floor Area [1]	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (sf)	Community Facility (gsf)	Residential (sf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (gsf)	Community Facility (gsf)	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	11.1	366,815	16,409	0	299,740	419	50,666	0	0	0	80	Subdistrict A	new construction	9.0	381,002 *	7,274 [2]	0	0	0	0	75,000	298,728	341	0	0	70	-9,134	0	-299,740	-50,666	75,000	298,728	341	0	0	-10
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	7	SPD-WideSt	new construction	12.0	267,386 *	11,328	0	0	0	0	0	256,057	305	71	0	64	-1,999	0	0	-13,328	0	256,057	305	71	0	57
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	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	82	SPD-WideSt	new construction	12.0	594,364	41,065	51,341	0	0	0	0	501,958	598	139	0	143	28,965	51,341	-272,569	-86,216	0	501,958	598	139	0	61
Projected 4	598	42	551 Greenwich Street																																						
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48
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	391,871	3,000	388,871	0	0	0	0	0	0	0	0	0	162,151	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				**151,041**	**NA**	**NA**	**1,037,943**	**66,770**	**226,720**	**572,309**	**800**	**172,143**	**0**	**0**	**0**	**180**	**NA**	**NA**	**NA**	**1,882,268**	**81,312**	**440,212**	**0**	**0**	**0**	**75,000**	**1,285,744**	**1,517**	**274**	**0**	**336**	**14,542**	**213,492**	**-572,309**	**-172,143**	**75,000**	**1,285,744**	**1,517**	**274**	**0**	**156**
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	Hotel w/ Ground-Floor Retail	10.4 [3]	109,890	2,750	0	107,140	202	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17
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	223,575	19,004	0	0	0	0	204,571	0	0	0	0	4	19,004	0	0	-40,740	204,571	0	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	140,391 *	7,013	0	0	0	0	0	133,379	159	37	0	34	-487	-6,000	0	-31,500	0	133,379	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	70,990	5,344	0	0	0	0	0	65,645	78	18	0	17	5,344	0	0	-14,700	0	65,645	78	18	0	17
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	12.0	169,986	12,797	0	0	0	0	0	157,188	188	44	0	41	2,797	0	0	-49,615	0	157,188	188	44	0	41
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	133,906 *	4,827	0	0	0	0	0	129,079	154	36	0	32	3,352	0	0	0	0	125,564	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	29,195	3,962	0	0	0	0	0	25,234	24	0	0	6	-38	-20,257	0	0	0	25,234	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	10.8	180,977 [4]	15,175	0	0	0	0	0	165,802	198	46	0	43	15,175	0	0	0	0	165,802	198	46	-63	43
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	86,901 *	5,484	0	0	0	0	0	81,417	97	23	0	20	1,807	-3,446	0	0	0	81,417	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	187,584	14,122	0	0	0	0	0	173,462	207	48	0	44	14,122	0	0	0	0	173,462	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	28,429	3,556	0	0	0	0	0	24,874	30	7	0	0	3,556	0	0	-3,312	0	24,874	30	7	0	0
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	55,000	4,675	0	0	0	0	50,325	0	0	0	1	-325	-22,286	0	0	50,325	0	0	0	0	1
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7 [5]	59,721	0	0	59,721	124	0	0	0	0	0	SPD-WideSt	new construction	12.0	62,098	4,675	0	0	0	0	0	57,423	68	16	0	15	4,675	0	-59,721	0	0	57,423	68	16	0	15
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	0	21,920	24 [6]	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0
Projected 19	597	39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	124,195	9,350	0	0	0	0	0	114,845	121	32	0	26	9,350	0	0	-70,000	0	114,845	121	32	0	26
PROJECTED DEVELOPMENT SITES TOTAL				**136,590**	**NA**	**NA**	**532,391**	**34,402**	**117,746**	**166,861**	**326**	**209,867**	**3,515**	**20**	**63**	**0**	**NA**	**NA**	**NA**	**1,630,637**	**118,946**	**43,837**	**0**	**0**	**0**	**254,896**	**1,212,958**	**1,422**	**324**	**0**	**300**	**84,544**	**-73,909**	**-166,861**	**-209,867**	**254,896**	**1,209,443**	**1,402**	**324**	**-63**	**300**
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	270,235	21,411	192,699	0	0	0	0	56,125	54	0	0	0	0	0	0	0	0	56,125	54	0	0	0
Enlargement 3	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	23,931	3,000	0	0	0	0	0	20,931	13	0	0	0	0	0	0	0	0	3,863	4	0	0	0
PROJECTED ENLARGEMENTS TOTAL				**30,610**	**NA**	**NA**	**234,178**	**24,411**	**192,699**	**0**	**0**	**0**	**17,068**	**9**	**0**	**0**	**NA**	**NA**	**NA**	**294,165**	**24,411**	**192,699**	**0**	**0**	**0**	**0**	**77,055**	**67**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**59,987**	**58**	**0**	**0**	**0**
TOTAL: ALL PROJECTED DEVELOPMENT & ENLARGEMENT SIT				**318,241**	**NA**	**NA**	**1,804,512**	**125,583**	**537,165**	**739,170**	**1,126**	**382,010**	**20,583**	**29**	**63**	**180**	**NA**	**NA**	**NA**	**3,807,070**	**224,669**	**676,748**	**0**	**0**	**0**	**329,896**	**2,575,757**	**3,006**	**598**	**0**	**636**	**99,086**	**139,583**	**-739,170**	**-382,010**	**329,896**	**2,555,174**	**2,977**	**598**	**-63**	**456**
POTENTIAL DEVELOPMENT SITES																																									
POTENTIAL DEVELOPMENT SITES																																									
Potential 20	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	26,910	3,444	0	0	0	0	0	23,466	23	0	0	6	3,444	-3,217	0	-19,302	0	23,466	23	0	0	6
Potential 21	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	61,272	6,000	0	0	0	0	0	55,272	54	0	0	12	6,000	-40,600	0	0	0	55,272	54	0	0	12
Potential 22	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	50,430	6,308	0	0	0	0	0	44,122	52	12	0	11	5,308	-207	0	0	0	32,047	34	12	0	11
Potential 23	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	42,580	5,326	0	0	0	0	0	37,255	44	10	0	10	5,326	-2,295	0	0	0	25,530	34	10	0	10
Potential 24	580	60	183 Varick Street	12,590	No Change	5.4	68,476	2,000	66,476	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	156,362	11,772	0	0	0	0	0	144,590	152	40	0	33	9,772	-66,476	0	0	0	144,590	152	40	0	33
POTENTIAL DEVELOPMENT SITES TOTAL				**35,132**	**NA**	**NA**	**158,897**	**3,000**	**112,795**	**0**	**0**	**19,302**	**23,800**	**28**	**0**	**0**	**NA**	**NA**	**NA**	**337,553**	**32,848**	**0**	**0**	**0**	**0**	**0**	**304,705**	**325**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**280,905**	**297**	**62**	**0**	**72**
POTENTIAL ENLARGEMENT SITES																																									
Enlargement 4	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	11,485	0	0	0	0	0	0	11,485	20	0	0	0	0	0	0	0	0	2,100	2	0	0	0
Enlargement 5	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	15,558	0	0	0	0	0	0	15,558	26	0	0	0	0	0	0	0	0	2,058	2	0	0	0
Enlargement 6	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	12,776	1,258	0	0	0	0	0	11,518	19	0	0	0	0	0	0	0	0	2,586	3	0	0	0
Enlargement 7	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	11,275	0	0	0	0	0	0	11,275	11	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 8	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	8,579	0	0	0	0	0	0	8,579	18	0	0	0	0	0	0	0	0	1,729	2	0	0	0
Enlargement 9	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	13,963	0	0	0	0	0	0	13,963	29	0	0	0	0	0	0	0	0	2,575	3	0	0	0
Enlargement 10	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	8,411	0	0	0	0	0	0	8,411	18	0	0	0	0	0	0	0	0	1,755	2	0	0	0
Enlargement 11	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	16,895	1,965	0	0	0	0	0	14,930	22	0	0	0	0	0	0	0	0	2,158	2	0	0	0
Enlargement 12	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	9,994	0	0	0	0	0	0	9,994	19	0	0	0	0	0	0	0	0	1,524	1	0	0	0
Enlargement 13	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	10,042	0	0	0	0	0	0	10,042	13	0	0	0	0	0	0	0	0	1,572	2	0	0	0
Enlargement 14	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	12,921	0	0	0	0	0	0	12,921	13	0	0	0	0	0	0	0	0	2,371	2	0	0	0
Enlargement 15	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	20,117	0	0	0	0	5,012	0	15,105	13	0	0	0	0	0	0	0	0	2,575	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**	**152,017**	**3,223**	**0**	**0**	**0**	**5,012**	**0**	**143,782**	**221**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**25,579**	**27**	**0**	**0**	**0**
TOTAL: ALL POTENTIAL DEVELOPMENT & ENLARGEMENT SITE				**66,334**	**NA**	**NA**	**285,335**	**6,223**	**112,795**	**0**	**0**	**24,314**	**142,003**	**222**	**0**	**0**	**NA**	**NA**	**NA**	**489,570**	**36,071**	**0**	**0**	**0**	**5,012**	**0**	**448,487**	**546**	**62**	**0**	**72**	**29,848**	**-112,795**	**0**	**-19,302**	**0**	**306,484**	**324**	**62**	**0**	**72**

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) In the No-Action condition, this site would utilize the plaza bonus to achieve more than 10.0 FAR. The FAR presented in the table is based on a zoning floor area 99,900 zoning square feet. Approved DOB plans indicate the plaza would be approximately 3,500 sf.
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 No-Action FAR presented in this table is based on a zoning floor area of 48,705 zoning square feet.
6) Projected Site 18 contains a 60,725-gsf condominium building in the existing condition. This is a 24-unit commercial building that contains 16 live/work units. In the No-Action condition a 5,032-gsf commercial expansion (to an existing commercial unit) would be completed. In the With-Action condition, the remaining (8) units would become residential or live/work.
It should be noted that the enlargement on this site was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in this document will be updated to reflect the enlargement as an existing condition.
* The With-Action zoning floor area for these sites includes the following exempt floor area and potential transfers of development rights: Projected Site 1: 75,000 gsf school exempt floor area; Projected Site 2: 113,506 zsf TDR (from Block 491, Lots 1, 16, 29, and 7501); Projected Site 7: 45,869 zsf TDR (from Block 580, Lot 22); Projected Site 10: 67,752 zsf TDR (from Block 579, Lot 5 and 43); Projected Site 13: 13,651 zsf TDR (from Block 477, Lot 7501).
DU = dwelling unit

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

Community District 2), the additional 3,323 dwelling units would add an estimated 6,113 residents to the Rezoning Area.

RWCDS 2

Under RWCDS 2, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of 2,977 residential units (of which approximately 598 units, or 20 percent of the residential floor area, would be affordable pursuant to the Inclusionary Housing Program), approximately 99,086 gsf of retail use, 139,583 gsf of office use, 329,896 gsf of community facility use (comprising approximately 75,000 gsf of school use and 254,896 gsf of dormitory use [approximately 773 dormitory beds]), and 456 accessory parking spaces; as well as a net decrease of approximately 739,170 gsf of hotel use (approximately 1,126 hotel rooms), 382,010 gsf 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 2,977 dwelling units and 773 dormitory beds would add an estimated 6,249 residents to the Rezoning Area.

POTENTIAL DEVELOPMENT SITES

The RWCDS consists of a total of 17 potential development sites, of which 2 are potential new construction sites and 15 are potential enlargement sites (3 of which would convert and enlarge) (see **Figure 1-8**). As discussed below, the potential development sites are assessed in this EIS with respect to site-specific impacts, and are not assessed for density-related impacts.

In the With-Action condition, the new development on the potential sites would contain a total of approximately 306,484 gsf of residential (324 dwelling units), 29,848 gsf of retail, and 72 accessory parking spaces. Of the additional 324 dwelling units produced in the With-Action condition on the potential development and enlargement sites, 62 would be expected to be affordable housing units pursuant to the Inclusionary Housing Program. The With-Action condition for the potential development sites would be the same under both RWCDS 1 and RWCDS 2.

ANALYSIS APPROACH

PROJECTED AND POTENTIAL DEVELOPMENT SITES

This EIS analyzes the RWCDS on the projected development sites as a whole and assesses development on the potential development sites for site-specific impacts. For the projected new construction and conversion sites, the DEIS assesses 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 3 projected enlargement sites, which would result in 58 new dwelling units, are included in the assessment for all possible density-related impacts, as well as for some site-specific impacts, including architectural resources, air quality, and noise impacts.

The potential development sites are 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 architectural resources, air quality and noise impacts.

RWCDS 1 AND RWCDS 2

For some technical areas, the Proposed Action may have different potential environmental impacts under the two RWCDS variations. Accordingly, each section of the EIS presents a full analysis of the RWCDS variation with the greater potential to cause significant adverse environmental impacts for that particular technical area, and a less-detailed analysis for the other development variation, when relevant. Each EIS section also describes, either in the section analysis or in a separate "mitigation" section, any mitigation required for both variations, highlights relevant differences between the development variations, and discusses ways in which the effects of the two differ from each other. This conservative methodology fully discloses any impacts, and describes any required mitigation that could be associated with either RWCDS variation.

TRANSPORTATION-RELATED ANALYSES

The transportation and transportation-related analyses in the DEIS (including traffic, parking, transit, pedestrians, air quality mobile sources, noise mobile sources, and construction traffic) were prepared based on a slight variation of the No-Action and With-Action RWCDS assumptions. As a result of recent new developments in the Rezoning Area, several changes were made to the No-Action and With-Action RWCDS assumptions. The changes to the RWCDS occurred shortly prior to certification of the DEIS, after substantial work had been completed on the transportation analyses. Because the RWCDS analyzed in Chapter 13, "Transportation" analyzes a larger incremental development between the No-Action and With-Action conditions, the transportation and transportation-related analyses are conservative in that they present a larger potential for project-generated impacts. Between the Draft and Final EIS, the transportation and transportation-related analyses will be updated to reflect the final RWCDS.

CONCEPTUAL ANALYSIS

The Proposed Action could result in the development of hotel uses with more than 100 sleeping units, either as new construction or change of use in existing "qualifying buildings" (i.e., existing buildings with 70,000 zoning square feet or more of non-residential floor area). In the case of new hotel construction, such development would be permitted as-of-right only upon certification by the Chairperson of the CPC to the Commissioner of Buildings that the "residential development goal" has been met for the Special Hudson Square District. As defined in the proposed zoning text for the Special Hudson Square District, the "residential development goal" will be considered to be met when certificates of occupancy have been issued for 2,233 new residential units (75 percent of 2,977 units, which is the amount of new residential development projected to occur under RWCDS 2). Prior to the certification that the "residential development goal" has been met, construction of new hotels with more than 100 rooms would be permitted only by CPC special permit, which may be granted upon the CPC making certain findings. Changes of use within existing buildings defined under the proposed zoning text for the Special District as "qualifying buildings" to hotel use with more than 100 sleeping units would be permitted only by CPC special permit, which may be granted upon the CPC making certain findings. Therefore, the DEIS includes a conceptual analysis to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area. The conceptual analysis, provided in Chapter 22, considers a hotel development scenario which includes the following: (1) a scenario that includes construction of a new hotel with more

than 100 sleeping units, before the residential development goal is met; (2) a scenario that includes construction of a new hotel with more than 100 sleeping units, after the residential development goal is met; and (3) a scenario that includes a change of use (i.e., conversion) of an existing "qualifying building" to a hotel with more than 100 sleeping units. The conceptual analysis considers the three scenarios described above in combination, rather than as separate scenarios occurring independently.

E. CONCEPTUAL CONSTRUCTION SCHEDULE

At this time, there are no specific construction plans for any development (including new construction, enlargement, or conversion) that is projected to result from the Proposed Action. Although the Applicant controls five projected development or enlargement sites, there are no specific developer proposals on those sites. Market considerations will ultimately determine the demand for residential development. For the purposes of assessing potential construction impacts, a conceptual construction phasing and schedule for the RWCDS was developed with an experienced New York City construction manager to illustrate how development of the Rezoning Area could occur over the next 10 years, as shown in **Table 1-7** and described in Chapter 18, "Construction."

Table 1-7
Conceptual Construction Schedule

Site	Start Month	Finish Month	Approximate Duration (months)
Projected Development/Enlargement Sites Controlled by the Applicant:			
Projected Development Site 1	1st quarter 2014	2nd quarter 2016	27
Projected Development Site 2	1st quarter 2018	4th quarter 2019	24
Projected Development Site 3	2nd quarter 2015	4th quarter 2017	33
Projected Development Site 4	3rd quarter 2019	2nd quarter 2021	24
Projected Enlargement Site 1	2nd quarter 2015	1st quarter 2017	24
Other Projected Development/Enlargement Sites (not controlled by the Applicant):			
Projected Development Site 5	3rd quarter 2015	4th quarter 2016	18
Projected Development Site 6	1st quarter 2014	4th quarter 2015	24
Projected Development Site 7	3rd quarter 2016	1st quarter 2018	21
Projected Development Site 8	4th quarter 2018	1st quarter 2020	18
Projected Development Site 9	2nd quarter 2016	1st quarter 2018	24
Projected Development Site 10	1st quarter 2019	4th quarter 2020	24
Projected Development Site 11	1st quarter 2015	4th quarter 2017	24
Projected Development Site 12	1st quarter 2021	4th quarter 2022	24
Projected Development Site 13	1st quarter 2017	2nd quarter 2018	18
Projected Development Site 14	1st quarter 2019	4th quarter 2020	24
Projected Development Site 15	1st quarter 2021	4th quarter 2021	12
Projected Development Site 16	1st quarter 2014	2nd quarter 2015	18
Projected Development Site 17	4th quarter 2015	1st quarter 2017	18
Projected Development Site 18	4th quarter 2019	4th quarter 2020	15
Projected Development Site 19	1st quarter 2017	4th quarter 2018	24
Projected Enlargement Site 2	1st quarter 2015	4th quarter 2016	24
Projected Enlargement Site 3	2nd quarter 2021	1st quarter 2022	12

Source: Hunter Roberts Construction Group.

In the conceptual construction schedule, construction is assumed to begin in 2014. This schedule represents the reasonable worst-case scenario for potential environmental impacts since it results in the highest number of workers, trucks, and non-road engines on site at the various projected development and enlargement sites within the Rezoning Area at any given time, within reasonable construction scheduling constraints of the Proposed Action. However, due to the conservative nature of this conceptual schedule as explained above, construction may start at an earlier time. If the Proposed

Action is approved, complete build-out of the projected development and enlargement sites would occur over time with the last building assumed to be completed by the end of 2022.

F. ALTERNATIVES

CEQR requires that a description and evaluation of reasonable alternatives to the proposed action be included in an EIS at a level of detail sufficient to allow a comparative assessment of the alternatives. Alternatives and the rationale behind their selection are important in the disclosure of environmental effects of a proposed action. Alternatives provide options to the proposed action and a framework for comparison of potential impacts. If the environmental assessment and consideration of alternatives identify a feasible alternative that eliminates or minimizes adverse impacts while substantially meeting an action's goals and objectives, the lead agency considers whether to adopt that alternative as the proposed action. CEQR also requires consideration of a "No Action Alternative," which evaluates environmental conditions that are likely to occur in the future without the proposed action. Chapter 21, "Alternatives," assesses alternatives considered for this DEIS.

G. PUBLIC REVIEW PROCESS FOR THE PROPOSED ACTION

ENVIRONMENTAL REVIEW

Responding to the State Environmental Quality Review Act (SEQRA) and its implementing regulations, New York City has established rules for its environmental review process, CEQR. The environmental review process provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design; to evaluate reasonable alternatives; and to identify, and mitigate when practicable, any significant adverse environmental effects. Most recently revised in 2012, CEQR rules guide environmental review through the following steps:

- **Establishing a Lead Agency.** Under CEQR, the "lead agency" is the public entity responsible for conducting the environmental review. Usually, the lead agency is the entity principally responsible for carrying out, funding, or approving the proposed action. The CPC is the lead agency for the Proposed Action.
- **Determination of Significance.** The lead agency's first charge is to determine whether the proposed project may have a significant impact on the environment. To do so, it must prepare an Environmental Assessment Statement (EAS). The proposed project was the subject of an EAS that was issued on September 28, 2011. The lead agency determined that the Proposed Action might have a significant adverse effect on the environment and issued a Positive Declaration, requiring that an EIS be prepared.
- **Scoping.** Once the lead agency has issued a Positive Declaration, it must then issue a draft scope of work for the EIS. "Scoping," or creating the scope of work, is the process of focusing the environmental impact analyses on the key issues that are to be studied. CEQR requires a public scoping meeting as part of the process. Such a meeting was held for the Proposed Action and EIS Draft Scope of Work on October 27, 2011, and additional comments were accepted during a 10-day period that followed (thereafter, the city accepted additional comments). Modifications to the Draft Scope of Work were made as a result of public and interested agency input during the scoping process, and a Final Public Scoping Document for the project was issued on August 17, 2012.
- **Draft Environmental Impact Statement.** In accordance with the Final Scope of Work, a DEIS was prepared. The lead agency reviewed all aspects of the document, calling on other

city agencies to participate. Once the lead agency is satisfied that the DEIS is complete, it issues a Notice of Completion and circulates the DEIS for public review.

- **Public Review.** Publication of the DEIS and issuance of the Notice of Completion signal the start of the public review period. During this time, the public has the opportunity to review and comment on the DEIS either in writing or at a public hearing convened for the purpose of receiving such comments. Where the CEQR process is coordinated with another city process that requires a public hearing, such as the Uniform Land Use Review Procedure (described below), the hearings may be held jointly. The lead agency must publish a notice of the hearing at least 14 days before it takes place and must accept written comments for at least 10 days following the close of the hearing. All substantive comments received at the hearing or during the comment period became part of the CEQR record and are summarized and responded to in the Final EIS (FEIS).
- **Final Environmental Impact Statement.** After the close of the public comment period on the DEIS, the lead agency prepares the FEIS. The FEIS must incorporate relevant comments on the DEIS, either in a separate chapter or in changes to the body of the text, graphics, and tables. Once the lead agency determines that the FEIS is complete, it issues a Notice of Completion and circulates the FEIS.
- **Findings.** The lead agency will adopt a formal set of written findings based on the FEIS, reflecting its conclusions about the significant adverse environmental impacts of the proposed project, potential alternatives, and potential mitigation measures. The findings may not be adopted until at least 10 days after the Notice of Completion has been issued for the FEIS. Once findings are adopted, the lead agency may take its actions.

UNIFORM LAND USE REVIEW PROCEDURE

The city's Uniform Land Use Review Procedure (ULURP), mandated by Sections 197-c and 197-d of the New York City Charter, is a process specifically designed to allow public review of a proposed action at four levels: Community Board, Borough President, CPC, and City Council. The procedure sets time limits for review at each stage to ensure a maximum total review period of approximately seven months.

The process begins with certification by CPC that the ULURP application is complete, which includes satisfying CEQR requirements (see discussion above). The application is then referred to the relevant Community Board (in this case, Manhattan Community Board 2). The Community Board has up to 60 days to review and discuss the proposal, hold a public hearing, and adopt an advisory resolution regarding the actions. Once this is complete, the Borough President and the Borough Board have up to 30 days to review the actions if they choose. CPC then has up to 60 days to review the application, during which time a public hearing is held. Following the hearing, CPC may approve, approve with modifications, or deny the application. If a DEIS is circulating, its required CEQR public hearing may be held with the CPC ULURP hearing. Comments made at the DEIS public hearing are incorporated into an FEIS; the FEIS must be completed at least 10 days before the CPC action.

If the ULURP application is approved, or approved with modifications, it moves to the City Council for review. The City Council has 50 days to review the application and during this time may hold a public hearing on the Proposed Action. The City Council vote is final, unless the Mayor chooses to veto the Council's decision. The City Council can override the mayoral veto by a two-thirds vote. The mayor has 5 days in which to veto the City Council's actions, and the City Council may override the mayoral veto with 10 days. ✷