City Environmental Quality Review

ENVIRONMENTAL ASSESSMENT STATEMENT
PART I, GENERAL INFORMATION

Reference Numbers

1. **10DCP003M**
CEQR REFERENCE NUMBER (TO BE ASSIGNED BY LEAD AGENCY)

BSA REFERENCE NO. IF APPLICABLE

PENDING
ULURP REFERENCE NO. IF APPLICABLE

OTHER REFERENCE NO. (S) IF APPLICABLE
(e.g., Legislative Intro, CAPA, etc.)

Lead Agency & Applicant Information
PROVIDE APPLICABLE INFORMATION

2a. LEAD AGENCY

New York City Planning Commission
NAME OF LEAD AGENCY

Robert Dobruskin
NAME OF LEAD AGENCY CONTACT PERSON

22 Reade Street, Room 4E
ADDRESS

New York | **NY** | **10007**
CITY | STATE | ZIP

(212) 720-3423 | **(212) 720-3495**
TELEPHONE | FAX

rdobrus@planning.nyc.gov
EMAIL ADDRESS

2b. APPLICANT INFORMATION

Saint Vincents Catholic Medical Center of New York d/b/a Saint Vincent Catholic Medical Centers (SVCMC)
NAME OF APPLICANT

Shelly Friedman
NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON

Friedman & Gotbaum, LLP
568 Broadway, Suite 505
ADDRESS

New York | **NY** | **10012**
CITY | STATE | ZIP

212-925-4545 | **212-925-5199**
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Action Description

SEE CEQR MANUAL SECTIONS 2A & 2B

3a. NAME OF PROPOSAL: **Saint Vincent's Hospital Manhattan—New Acute Care Hospital and Emergency Department and Residential Development**

3b. DESCRIBE THE ACTION(S) AND APPROVAL(S) BEING SOUGHT FROM OR UNDERTAKEN BY CITY (AND IF APPLICABLE, STATE AND FEDERAL AGENCIES) AND, BRIEFLY, DESCRIBE THE DEVELOPMENT OR PROJECT THAT WOULD RESULT FROM THE PROPOSED ACTION(S) AND APPROVAL(S):

See page 1a.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

See page 1f.

Required Action or Approvals

4. CITY PLANNING COMMISSION ■ Yes ☐ No

☐ Change in City Map ■ Zoning Certification ☐ Site Selection – Public Facility
■ Zoning Map Amendment ■ Zoning Authorization ☐ Disposition – Real Property ☐ Franchise
■ Zoning Text Amendment ☐ Housing Plan & Project ☐ UDAAP ☐ Revocable Consent ☐ Concession
☐ Charter 197-a Plan
■ Zoning Special Permit, specify type: **See page 1a**
☐ Modification of:
☐ Renewal of:
☐ Other:

5. UNIFORM LAND USE PROCEDURE (ULURP) ■ Yes ☐ No

6. BOARD OF STANDARDS AND APPEALS Yes No

☐ Special Permit ☐ New ☐ Renewal Expiration Date
☐ Variance ☐ Use Bulk
Specify affected section(s) of Zoning Resolution

7. DEPARTMENT OF ENVIRONMENT PROTECTION ☐ Yes ■ No

☐ Title V Facility ☐ Power Generation Facility ☐ Medical Waste Treatment Facility

PROPOSED ACTIONS

SVCMC is seeking a number of discretionary actions in connection with the construction of its proposed new acute care hospital and emergency department and the development of its East Site for residential use. All of the development would occur on land currently occupied and used by SVCMC in the Greenwich Village neighborhood in Manhattan. The project site—which includes Block 617, Lots 1 and 55 (the Triangle and New Hospital Sites, respectively) and Block 607, Lot 1 (the East Site)—is located along Seventh Avenue between West 13th Street and West 11th Street/Greenwich Avenue (see Figure 1). The Triangle Site is zoned C2-7; the New Hospital Site is zoned C2-6 along Seventh Avenue and C1-6 in the midblock; and the East Site is zoned C2-6 along Seventh Avenue and R6 in the midblock. The project site is also part of a large-scale community facility development (LSCFD) designated in 1979 that provided for the transfer of zoning floor area from Block 617, Lots 1[1] and 55 (the Triangle and New Hospital Sites, respectively) to Block 607, Lot 1 (the East Site) and for authorizations to modify lot coverage and height and setback for the construction of the Link and Coleman Pavilions (N780516 ZAM). The LSCFD also provided for the construction of the Materials Handling Facility and creation and regulation of the privately owned public space on the Triangle Site. The project site is located within the boundaries of the Greenwich Village Historic District, although none of the buildings on the project site is individually designated as a New York City Landmark.

The requested actions are as follows:

MAP AMENDMENTS

- Rezoning of the New Hospital Site from C2-6 and C1-6 to C2-7. This would increase the allowable Floor Area Ratio (FAR) for community facilities from 6.5 to 10. However, the proposed new hospital and reconstructed Materials Handling Facility are expected to use only 9.26 FAR consistent with the design approved by the New York City Landmarks Preservation Commission (LPC).
- Rezoning of the Seventh Avenue portion of the East Site from C2-6 to C6-2. This map amendment would increase the allowable FAR for residential use from up to 3.44 to up to 6.02 and would maintain the current FAR 6.5 for community facility or mixed use residential/community facility uses. It would also increase the allowable FAR for commercial use from 2.0 to 6.0. It would also allow the use of the special permit provisions available to general large-scale developments (GLSDs) described below (see "Discretionary Permits and Authorizations").
- Rezoning of the midblock portion of the East Site from R6 to R8. This would increase the allowable FAR for residential use from up to 2.43 to 6.02 and the amount of FAR for community facility or mixed use residential/community facility from 4.8 to 6.5. This is needed in part to allow the adaptive reuse of two midblock buildings, each in excess of 10 FAR. These buildings were non-complying in 1961, and the FAR shortfall on the single zoning lot of the East Site remained uncorrected with the adoption in 1979 of the existing LSCFD.

[1] Block 617, Lot 1 will be subdivided into two tax lots. SVCMC will retain ownership of both.

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Project Site Boundary

Study Area Boundary (400-Foot Perimeter)

Figure 1
Sanborn

TEXT AMENDMENTS

- Zoning text amendment to LSCFD text to add a new ZR 79-44 setting forth a special permit through which an existing LSCFD in Community District (CD) 2 in Manhattan can be reduced to less than 3 acres. This would allow the lot area of the existing LSCFD to be reduced to the New Hospital Site and a portion of the Triangle Site. Currently, there is a requirement that LSCFDs be no less than 3 acres, and there are no provisions for modifications to existing LSCFDs. The special permit would permit temporary non-compliances that have been created as a result of the reduction of area of the LSCFD within the area removed from the LSCFD. This is required to permit the new hospital to be placed in service before demolition of the old hospital on the East Site. And finally the new special permit would allow the new reduced LSCFD to modify the yard requirements and to utilize the existing bulk modification provisions in ZR 79-43 waiving height and setback on the periphery of the LSCFD, courts, and distance between windows and walls or lot lines not otherwise allowed in Section 79-21 and not permitted as a matter of right in C2-7 districts.
- Zoning text amendment to ZR 74-743(a)(4) to permit maximum floor area ratio without regard to height factor or open space ratio requirements and to make open space allowances currently applicable only in GLSDs located in Manhattan CD 7 applicable to GLSDs in Manhattan CD 2. This would reduce the open space obligation on the residential portion of the project to 50 percent. While required from the outset of this project, this requirement has gained in importance due to the subsequent requirement imposed by LPC that two non-complying buildings on the midblock of the East Site be preserved.

REDUCTION OF A LARGE-SCALE COMMUNITY FACILITY DEVELOPMENT

- Modification and reduction of the existing LSCFD covering the entire project site. This would allow for the reduction in the LSCFD to eliminate the area of the existing East Site and a portion of the Triangle Site while still permitting the use of a portion of the development rights on the remaining portion of Triangle Site to be transferred to the New Hospital Site.

DESIGNATION OF A GENERAL LARGE-SCALE DEVELOPMENT

- Creation of a GLSD consisting of the East Site and a portion of the Triangle Site. This would allow a portion the Triangle Site to be counted in the open space calculations for the residential development on the East Site as described above.

DISCRETIONARY PERMITS AND AUTHORIZATIONS

- LSCFD special permit pursuant to (new) ZR 79-44 to permit (1) the reduction in the permitted size of a previously created LSCFD to less than 3 acres, (2) modification of yard requirements and (3) temporary non-compliances that have been created as a result of the reduction of area of the LSCFD within the area removed from the LSCFD.
- LSCFD special permit pursuant to ZR 79-43 to modify the C2-7 regulations relating to height and setback on West 13th Street and Seventh Avenue, courts and distance between windows and walls and lot lines.
- LSCFD authorizations pursuant to ZR 79-21 to modify by authorization distribution of permitted floor area within the LSCFD without regard for zoning lot lines, height, and setback regulations along West 12th Street and rear yard regulations which would otherwise apply along portions of the LSCFD's lot lines abutting other zoning lots.

- LSCFD authorization pursuant to ZR 79-31 authorizing permitted or required accessory off-street bicycle parking spaces to be located anywhere within the development without regard for zoning lot lines.
- LSCFD authorization pursuant to ZR 79-32 authorizing permitted required accessory loading berths to be located anywhere within the development without regard for zoning lot lines.
- GLSD special permits pursuant to ZR 74-743 (as amended) as follows:
  - ZR 74-743(a)(1): distribution of total allowable floor area, lot coverage and total required open space without regard for zoning lot lines or district boundaries to allow for location of open space on the Triangle Site;
  - ZR 74-743(a)(2): location of buildings without regard for the applicable yard, court, distance between buildings, or height and setback regulations applicable in the C6-2 and R8 zoning districts to allow for modification of height and setback regulations for existing and proposed buildings on the zoning lot; and
  - ZR 74-743(a)(4) (as amended) to modify the open space regulations applicable in the C6-2 and R8 zoning districts to allow the maximum FAR within the GLSD to be developed and to allow the required open space to be reduced by up to 50 percent.
- GLSD special permit pursuant ZR 74-744(b) to permit residential and non-residential uses to be arranged within the C6-2 portion of the GLSD without regard for locational regulations set forth in ZR 32-42. Doctors' offices proposed for the East Site within the C6-2 district may occupy a portion of the third floor of the development, with residential uses located on the remainder of the floor.
- Special permit pursuant to ZR 13-561 to provide an accessory parking garage with approximately 250 spaces in the residential development. This would allow additional on-site accessory parking spaces for residents and tenants.
- A request to the CPC pursuant to ZR 11-42(c) to grant in its approvals of the proposed special permits and authorizations extensions of the periods after which each would automatically lapse pursuant to ZR 11-42(a) from four years from the effective date of such permit or authorization to a period not to exceed ten years.

ADDITIONAL NON-CPC PERMITS AND APPROVALS

A revocable consent will be sought from NYCDOT for the proposed underground service tunnel beneath West 12th Street that would connect the new acute care hospital and emergency department on the New Hospital Site to the loading bays, oxygen tanks, and Materials Handling Facility on the Triangle Site. The proposed project also requires a Certificate of Need approval from NYSDOH. In addition, SVCMC may seek funding from DASNY, which is an interested agency for the proposed project's environmental review. DASNY's action would consist of its authorization of the issuance of Dormitory Authority obligations on behalf of SVCMC, the proceeds of which would be used to finance the proposed project. Finally, the proposed project requires and has obtained three Certificates of Appropriateness and a Notice to Proceed on the basis of Hardship from LPC.

The bus stop currently located at the corner of Seventh Avenue and West 12th Street would be relocated one block to the south on the Triangle Site. This requires approval by MTA-New York City Transit and that agency coordinates with NYCDOT.

ADDITIONAL CPC NON-DISCRETIONARY ACTION

The proposed project would require a waiver pursuant to ZR 36-65 that the Commissioner of Buildings has certified that there is no way to arrange the hospital loading berths of the Materials Handling Facility on the Triangle Site with access to the street to conform to the provisions of ZR 36-682.

PROJECT SITE CONDITIONS

SVCMC currently owns and occupies the entire project site. The project site is composed of three tax lots located along Seventh Avenue in Greenwich Village (see Figure 2, "Existing Site Plan"). The East Site (Block 607, Lot 1), located on the east side of Seventh Avenue between West 11th and West 12th Streets, consists of the current hospital buildings and support functions, such as administrative offices (see Table 1). The New Hospital Site (Block 617, Lot 55), located on the west side of Seventh Avenue between West 12th and West 13th Streets, consists of the O'Toole Building, which houses ambulatory care facilities and physicians' offices. The Triangle Site (Block 617, Lot 1), formed by Seventh Avenue, West 12th Street and Greenwich Avenue, consists of the includes loading bays and two medical gas tanks and is connected to the East Site via a tunnel running beneath Seventh Avenue, and open space which is currently fenced and inaccessible to the public.

As described above, the project site is currently governed by a LSCFD.

Table 1
Existing Buildings on the Project Site

Location/Building	Block/Lot	Lot Area (sf)	Address	Height	Current Use	Gross Floor Area (sf) Above Grade
East Site (Block 607, Lot 1)						
Coleman/Link Pavilions	Block 607, Lot 1	92,925	1 Seventh Avenue	190/59 ft.	Hospital and related	356,013
Cronin Building			133 West 11th Street	151 ft.	Hospital and related	88,170
Spellman Pavilion			143 West 11th Street	134 ft.	Hospital and related	63,582
Reiss Pavilion			148 West 12th Street	109 ft.	Hospital and related	67,120
Nurses' Residence			158 West 12th Street	140 ft.	Hospital and related	73,903
Smith/Raskob Buildings			170 West 12th Street	146/168 ft.	Hospital and related	114,326
The Triangle Site (Block 617, Lot 1)						
Materials Handling Facility	Block 617, Lot 1	16,677	76 Greenwich Avenue	20 ft.	Warehouse	8,500
New Hospital Site (Block 617, Lot 55)						
O'Toole Building	Block 617, Lot 55	36,138	20 Seventh Avenue	55 ft.	Ambulatory Care/ Physician Offices	188,876

Source: SVCMC

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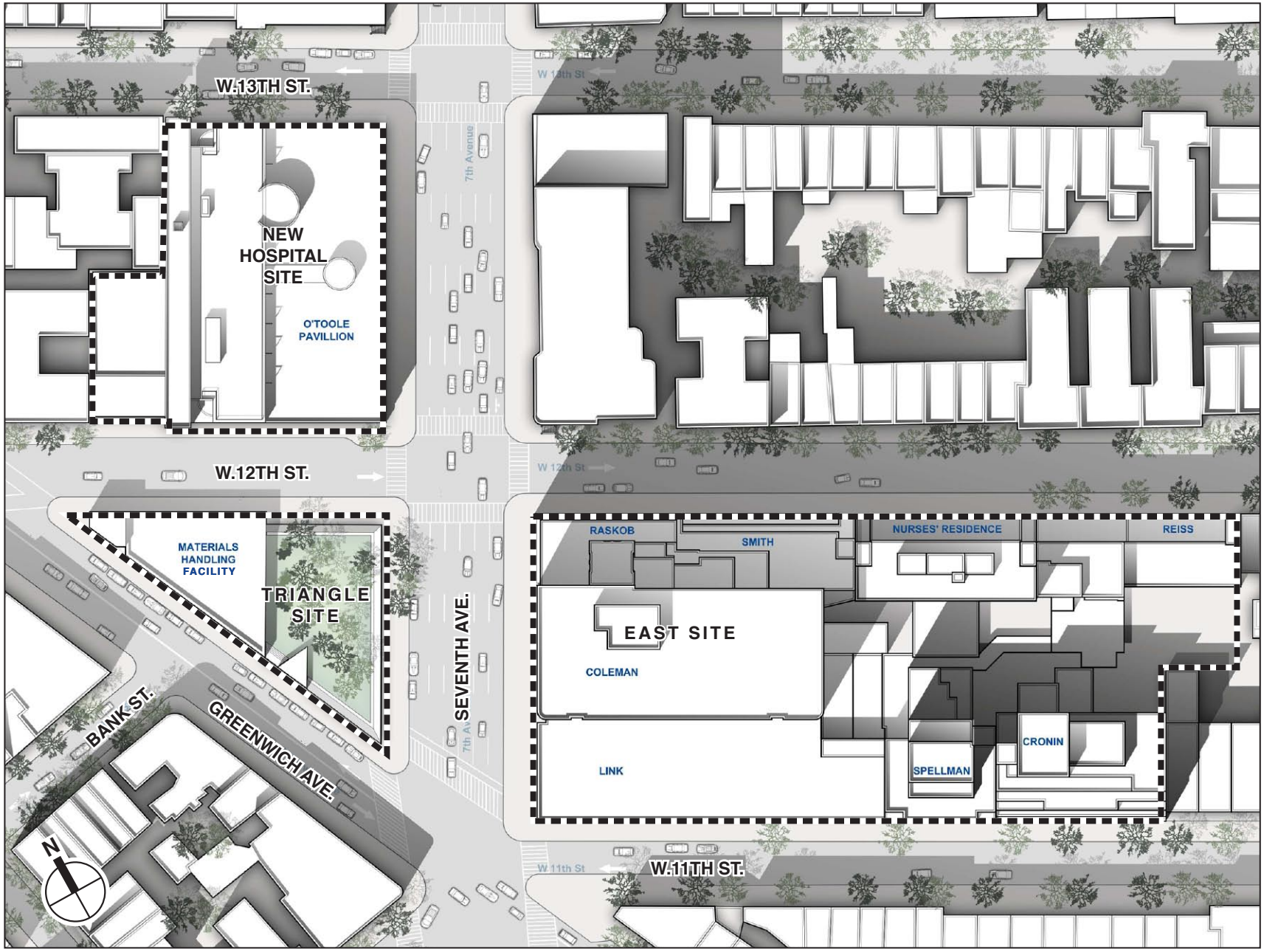


Figure 2

Existing Site Plan

PROPOSED DEVELOPMENT PROGRAM

NEW ACUTE CARE HOSPITAL AND EMERGENCY DEPARTMENT BUILDINGS

SVCMC proposes to construct a new 19-story acute care hospital and emergency department on the New Hospital Site. The O'Toole Building, which currently occupies this site, would be demolished (see Figure 3, "Proposed Site Plan"). Loading docks for the hospital and the below-ground Materials Handling Facility on the Triangle Site to the south of the new acute care hospital and emergency department would continue to be used. The loading docks on the ground level of this building would be rebuilt with the loading bays at an angle to West 12th Street for easier truck access. In addition, a second level of mechanical space would be constructed to house the chiller plant serving the new acute care hospital and emergency department. The Triangle Site also would include 8,573 square feet (sf) of privately owned, publicly accessible open space. An underground service tunnel would be constructed to connect the new acute care hospital and emergency department to the Materials Handling Facility on the Triangle Site. Overall, the hospital portion of the proposed project would include 639,799 gross square feet (gsf) of floor area in the new acute care hospital and emergency department and 30,650 gsf in the Materials Handling Facility (see Table 2).

The main entrance to the new acute care hospital and emergency department would be along Seventh Avenue. The primary ambulance entrance, along with the walk-in emergency entrance, would also be located along Seventh Avenue. A secondary ambulance entrance would be on the north side of West 12th Street. An ambulette drop-off and pickup are would be located on the south side of West 13th Street near Seventh Avenue.

Table 2
Proposed Development Program

	Gross Floor Area (sf)	Zoning Floor Area (sf)
Acute Care Hospital and Emergency Department		
Hospital above grade	459,984	403,984
Hospital below grade	179,815	--
Subtotal, New Hospital	*639,799*	*403,984*
Materials Handling Facility above grade	12,618	4,572
Materials Handling Facility below grade	18,032	--
Subtotal, Materials Handling Facility	*30,650*	*4,572*
Total Hospital-Related	*670,449*	*408,556*
Residential Development		
Residential (above grade)	591,986	559,409
Medical Offices	21,094	20,426
Retail	11,200	10,825
Parking, mechanical, and below-grade residential amenity	173,600	--
Total Residential Development	*797,880*	*590,660*
TOTAL PROJECT	**1,468,329**	**999,216**

The new acute care hospital would have the capacity for 366 beds.

The outpatient and private practice services currently housed in the O'Toole Building would be relocated off-site. SVCMC is currently seeking space within the immediate vicinity of the project site, though relocation plans have not been finalized at this time.

10.16.09



Figure 3

Proposed Site Plan

RESIDENTIAL DEVELOPMENT

With the completion of the new acute care hospital and emergency department on the western portion of the site, the East Site would be developed for residential use with retail and medical office uses on the ground and basement floors. The Raskob and Smith Buildings, Spellman Pavilion, and Nurses' Residence would be adapted for residential use. Extensions in the rear yards of the Nurses' Residence and Spellman Pavilion would be removed and a new extension to the rear of the Spellman Pavilion will be built.

The Coleman, Link, and Reiss Pavilions and Cronin Building would be demolished and new residential buildings would be constructed at these locations. A new 16-story residential building would be constructed on the site of the Link and Coleman Pavilions, and a new 10-story apartment building would replace the Reiss Pavilion. A row of five 5-story townhouses would be constructed on the site of the Cronin Building. Along Seventh Avenue, the buildings would include ground floor retail space as well as medical offices on the second and third floors and at the cellar level. An accessory parking garage with approximately 250 spaces would be constructed below grade.

The residential portion of the proposed project would contain a total of 797,880 gsf (624,280 gsf above grade), including 591,986 gsf of residential floor area, 11,200 gsf of retail space, 21,094 gsf of medical office space, and 173,600 gsf of parking, mechanical, and below-grade residential amenity space. The residential space would include 559,409 zoning square feet (zsf) of floor area. Although the developer of the residential buildings currently intends to build up to 450 units, the Environmental Impact Statement (EIS) will analyze 658 units as a reasonable worst-case scenario based on an average unit size of 850 zsf.

3c. DESCRIBE THE PURPOSE OF AND NEED FOR THE ACTION(S) AND APPROVAL(S):

SVCMC regularly undertakes assessments of the healthcare needs of the community and its role in the larger community to determine its long-term infrastructure needs as an acute care hospital with inpatient, emergency, ambulatory care, and home-based services. The most recent analysis provided a road map for the development of a new clinical infrastructure for an acute care hospital and emergency department. The objective of the planning process was to design a community based health care delivery system predicated on neighborhood data to best address the clinical demands projected for the future.

This analysis was based on the hospital's Primary Service Area (PSA) demographics, historical community demand as recorded in the New York Statewide Planning and Research Cooperative System (SPARCS) database, disease management/ambulatory care sensitive conditions/ prevention quality indicators, and future projected utilization. External factors in the analysis include the impact of changing demographics, use rates, and medical advances. Internal factors include advanced technologies, improved efficiencies and clinical enhancements resulting in better throughput and a decrease in inpatient length of stay.

In addition, SVCMC examined the staffing and facility requirements necessary to fulfill the inpatient, emergency and ambulatory care needs of the community. The preliminary results of this analysis are summarized as follows:

- Approximately 360 to 396 inpatient beds and behavioral health emergency observation beds are necessary to meet community need and must be located within the proposed acute care hospital;

- Managed emergency department growth, including the establishment of urgent care facilities within SVCMC's PSA is necessary to encourage more appropriate use of the emergency room;
- Surgical, interventional procedure, and diagnostic imaging space appropriately sized and equipped is necessary to accommodate advancements in medical and surgical technologies; and,
- Decentralized ambulatory care centers are necessary to provide services more easily accessible to patients.

Based on the service composition noted above, a functional space program was developed. In optimally configured space—one parameter of which was that all acute care beds and hospital services be contained in a single building—the program was determined to require approximately 600,000 to 650,000 gsf of space for an acute care hospital and an emergency department.

Healthcare delivery for the new acute care hospital and emergency department will rely heavily on major technological advances in medicine, particularly those advances made in the last decade. The prevalence of minimally invasive, image guided procedures has resulted in better outcomes for patients who depend less on medication during what is today a much shorter recovery process. These new medical technologies demand a physical environment that provides the space and layout for the new technology, equipment, and critical infrastructure services such as increased frequency of air exchange, precision control of air temperature and quality, increased consumption of normal power and unrestricted access to emergency power.

These new medical technologies demand space that can support flexibility in use over time through wide spacing of structural support columns, reinforcement of floors to support the weight of equipment intensive occupancy, uniform horizontal floor elevations, and increased spacing between floors to provide space above the finished ceiling for the complex web of ventilation, lighting, power, information technology, and life safety systems required in today's healthcare environment. The standard minimum floor-to-floor heights for the construction of acute care hospitals range from 13 to 14 feet for bed floors and from 15 to 16 feet for surgical, diagnostic and procedural floors. Only nine percent of the existing SVCMC floors are built to that standard.

In fact, SVCMC today is an assemblage of buildings built for various purposes over an 80-year period of time (see Table 1). These buildings, forming the hospital east of Seventh Avenue were designed as freestanding structures each with their own service cores and demising walls. In many cases, it is not possible to pass from one building to another. While Smith, Raskob, Coleman, and Link connect on most floors (in some cases via ramps to compensate for variation in floor elevation), the Nurses' Residence building stands alone, nearly 120 feet tall, without connection above the 2nd floor to its neighbors Smith and Reiss, thus isolating the Reiss Pavilion from the rest of the buildings on the East Site. Spellman, too, lacks connection above the 4th floor to its neighbor Link, thereby isolating the upper floors of the Spellman Pavilion and Cronin Building from the rest of the buildings on the East Site. As hospitals plan to meet the pace of advances in medical care, such haphazard horizontal adjacencies limit programmatic growth, expansion, and relocation. Moreover, passage between these buildings, already hampered by the structural walls of the joined buildings and the varying floor levels, requires 23 elevators in 7 separate elevator banks and 19 individual staircases. The ratio of truly usable space in the existing hospital complex, net of hallways, stairs and elevators, is only 50 percent of the SVCMC's footprint.

Accordingly, SVCMC believes that it has no alternative but to build a new acute care hospital and emergency department on the New Hospital Site. Construction activities would begin with demolition of the O'Toole Building. Following completion of the new hospital building on the New Hospital Site and the transfer of medical functions to that building, the existing East Site buildings would be vacated and that site would be redeveloped with residential buildings with retail and medical office uses on the ground and basement floors in cooperation with a real estate development partner. The transfer of the East Site to a private developer for residential development would provide one of the necessary revenue sources for SVCMC to construct the new acute care hospital and emergency department. The redevelopment of the East Site with residential use would allow for the productive reuse of what is otherwise an obsolete group of historically contributing buildings within the Greenwich Village Historic District. The redevelopment and reuse of the East Site would result in an overall reduction in the amount of development on this portion of the project site by more than 15 percent, from the existing approximately 763,114 gsf above grade to approximately 624,280 gsf.

PLEASE NOTE THAT MANY ACTIONS ARE NOT SUBJECT TO CEQR. SEE SECTION 110 OF TECHNICAL MANUAL.

8. OTHER CITY APPROVALS ■ Yes ☐ No

☐ Legislation ☐ Rulemaking: specify agency:

☐ Construction of Public Facilities ☐ Funding of Construction, Specify ☐ Funding of Programs, Specify

☐ Policy or plan ☐ Permits, Specify:

Other; explain: **Certificates of Appropriateness and Notice to Proceed from LPC Revocable consent from the New York City Department of Transportation (NYCDOT) for proposed tunnel under West 12th Street**

9. STATE ACTIONS/APPROVALS/FUNDING ■ Yes ☐ No

If "Yes," identify: **Dormitory Authority of the State of New York (DASNY): Authorization of the Issuance of Bonds (Hospital Program); Certificate of Need approval from the New York State Department of Health (NYSDOH).**

10. FEDERAL ACTIONS/APPROVALS/FUNDING ☐ Yes ■ No

If "Yes," identify

Action Type

11a. ☐ Unlisted; or ■ Type I; specify category (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended):
The project site is located within the Greenwich Village Historic District (NYCHD and S/NR)

11b. ■ Localized action, site specific ☐ Localized action, change in regulatory control for small area ☐ Generic action

Analysis Year

12. Identify the analysis year (or build year) for the proposed action: **2019**

Would the proposal be implemented in a single phase? ☐ Yes ■ No ☐ NA.

Anticipated period of construction: **2011 - 2019**

Anticipated completion date: **2019**

Would the proposal be implemented in multiple phases? ■ Yes ☐ No ☐ NA.

Number of phases: **2**

Describe phases and construction schedule: **The replacement hospital would be constructed from 2011 to 2015. The residential portion of the project would be constructed in a second phase from 2016 through 2019.**

Directly Affected Area

INDICATE LOCATION OF PROJECT SITE FOR ACTIONS INVOLVING A SINGLE SITE ONLY (PROVIDE ATTACHMENTS AS NECESSARY FOR MULTIPLE SITES)

13a. LOCATION OF PROJECT SITE

1 and 20 Seventh Ave., 133-143 West 11th Street, 148-170 West 12th Street, 76 Greenwich Ave.
STREET ADDRESS

West side of Seventh Avenue between Greenwich Avenue and West 13th Street; East side of Seventh Avenue between West 11th and West 12th Streets
DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS

R6, C1-6, C2-6, C2-7 — **12a and 12 c**
EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY — ZONING SECTIONAL MAP NO.

Block 607, Lot 1; Block 617, Lots 1 and 55 — **Manhattan** — **2**
TAX BLOCK AND LOT NUMBERS — BOROUGH — COMMUNITY DISTRICT NO.

13b. PHYSICAL DIMENSIONS AND SCALE OF PROJECT

TOTAL CONTIGUOUS SQUARE FEET OWNED OR CONTROLLED BY PROJECT SPONSOR: **145,740** SQ. FT.

PROJECT SQUARE FEET TO BE DEVELOPED: **145,740** SQ. FT.

GROSS FLOOR AREA OF PROJECT: **1,468,329** SQ. FT.

IF THE ACTION IS AN EXPANSION, INDICATE PERCENT OF EXPANSION PROPOSED

IN THE NUMBER OF UNITS, SQ. FT. OR OTHER APPROPRIATE MEASURE: **N/A** % OF

DIMENSIONS (IN FEET) OF LARGEST PROPOSED STRUCTURE: **286** HEIGHT **200** WIDTH **206** LENGTH

LINEAR FEET OF FRONTAGE ALONG A PUBLIC THOROUGHFARE: **Approx. 425 on West 11th St.; 675 on West 12th St.; 150 on West 13th St.; 412 along Seventh Ave.; and 260 along Greenwich Ave.**

13c. IF THE ACTION WOULD APPLY TO THE ENTIRE CITY OR TO AREAS THAT ARE SO EXTENSIVE THAT A SITE-SPECIFIC DESCRIPTION IS NOT APPROPRIATE OR PRACTICABLE, DESCRIBE THE AREA LIKELY TO BE AFFECTED BY THE ACTION:

N/A

13d. DOES THE PROPOSED ACTION INVOLVE CHANGES IN REGULATORY CONTROLS THAT WOULD AFFECT ONE OR MORE SITES NOT ASSOCIATED WITH A SPECIFIC DEVELOPMENT? ☐ Yes ■ No

IF 'YES,' IDENTIFY THE LOCATION OF THE SITES PROVIDING THE INFORMATION REQUESTED IN 13a. & 13b. ABOVE.

There are currently no locations other than the project site where the proposed text amendments would be applicable.

PART II, SITE AND ACTION DESCRIPTION

Site Description

EXCEPT WHERE OTHERWISE INDICATED, ANSWER THE FOLLOWING QUESTIONS WITH REGARD TO THE DIRECTLY AFFECTED AREA. THE DIRECTLY AFFECTED AREA CONSISTS OF THE PROJECT SITE AND THE AREA SUBJECT TO ANY CHANGE IN REGULATORY CONTROLS.

1. **GRAPHICS** Please attach: (1) a Sanborn or other land use map; (2) a zoning map; (3) a tax map. On each map, clearly show the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. The maps should not exceed 8 1/2 x 14 inches in size.

See Figures 1, 4, and 5.

2. **PHYSICAL SETTING** (both developed and undeveloped areas)

Total directly affected area (sq. ft.): **145,740** Water surface area (sq. ft.): **0**

Roads, building and other paved surfaces (sq. ft.): **145,740** Other, describe (sq. ft.): **0**

3. **PRESENT LAND USE**

Residential

Total no. of dwelling units **0** No. of low-to-moderate income units **0**

No. of stories **N/A** Gross floor area (sq. ft.) **0**

Describe type of residential structures: **N/A**

Commercial

Retail: No. of bldgs. **0** Gross floor area of each building (sq. ft.): **N/A**

Office: No. of bldgs. **0** Gross floor area of each building (sq. ft.): **N/A**

Other: No. of bldgs. **0** Gross floor area of each building (sq. ft.): **N/A**

Specify type(s): No. of stories and height of each building: **N/A**

Manufacturing/Industrial

No. of bldgs. **0** Gross floor area of each building (sq. ft.): **0**

No. of stories and height of each building: **N/A**

Types of use(s): **N/A**

Open storage area (sq. ft.) **N/A**

If any unenclosed activities, specify: **N/A**

Community facility

Type of community facility: **Hospital**

No. of bldgs. **8** Gross floor area of each building (sq. ft.): **See Table 1**

No. of stories and height of each building: **See Table 1**

Vacant Land

Is there any vacant land in the directly affected area? ☐Yes ■No

If yes, describe briefly:

Publicly accessible open space

Is there any existing publicly accessible open space in the directly affected area? ☐Yes ■No

If yes, describe briefly:

According to the 1979 LSCFD Authorization N780516 ZAM, the open space on the Triangle Site was identified as a "New Garden Area Available for Community Development." The open space exists today but is fenced and is not accessible to the public.

Does the directly affected area include any mapped City, State or Federal parkland? ☐Yes ■No

If yes, describe briefly:

Does the directly affected area include any mapped or otherwise known wetland? ☐Yes ■No

If yes, describe briefly:

Other Land Use **None.**

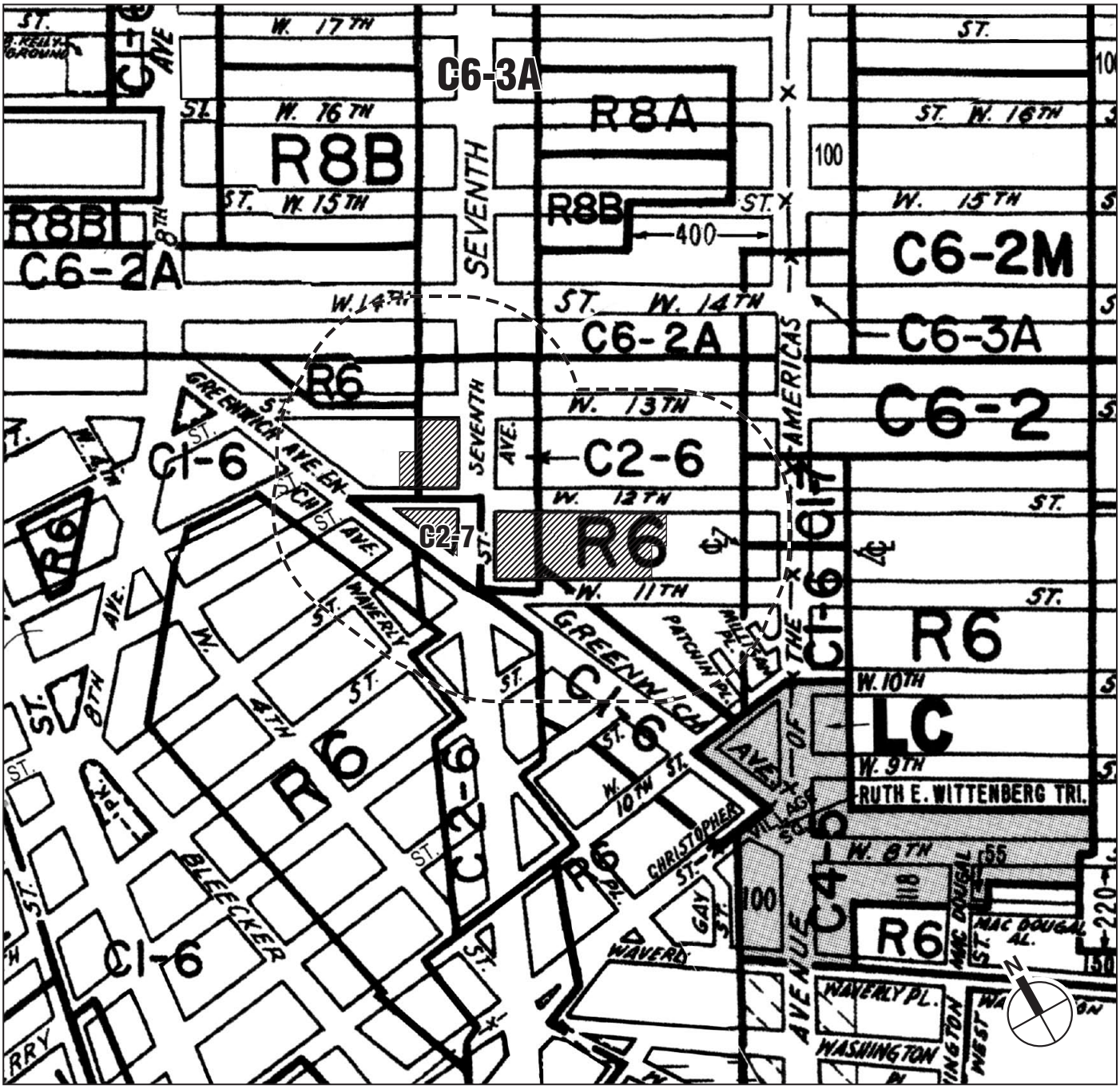
No. of stories **N/A** Gross floor area (sq. ft.): **N/A**

Type of use(s): **N/A**



Figure 4
Land Use

2.11.09



Project Site

Study Area Boundary (400-Foot Perimeter)

Zoning District Boundary

Special Purpose District

Figure 5
Zoning

4. **EXISTING PARKING**

Garages

No. of public spaces: **48** No. of accessory spaces: **0**

Operating hours: **6:00 AM to 10:00 PM** Attended or non-attended? **Attended**

Lots

No. of public spaces: **0** No. of accessory spaces: **0**

Operating hours: **N/A** Attended or non-attended? **N/A**

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.

5. **EXISTING STORAGE TANKS**

Gas or service station? ☐ Yes ■ No Oil storage facility? ■ Yes ☐ No Other? ■ Yes ☐ No

If yes, specify: **3,000-gallon diesel AST in a vault in the sub-basement of the Coleman Pavilion; 6,000-gallon fuel oil UST under the sidewalk north of Reiss Pavilion; 2 above ground liquid oxygen tanks (9,200 and 1,500 gallons) on Triangle Site; 1 above ground 6-ton nitrous oxide vertical vessel on Triangle Site**

Number and size of tanks: **5 (see above)** Last NYFD inspection date: **unknown**

Location and depth of tanks: **See locations above; depths unknown**

6. **CURRENT USERS**

SEE CEQR TECHNICAL MANUAL CHAPTER III F., HISTORIC RESOURCES

No. of residents: **0** No. and type of businesses: **1 hospital**

No. and type of workers by business: **Approx. 3,257** No. and type of non-residents who are not workers: **388 hospital patients (inpatient); approx. 4,828 hospital visitors* per day**

***Includes 4,129 visitors for outpatient services and 699 visitors to the 388 hospital patients.**

7. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Answer the following two questions with regard to the directly affected areas, lots abutting that area, lots along the same blockfront or directly across the street from the same blockfront, and, where the directly affected area includes a corner lot, lots which front on the same street intersection.

Do any of the areas listed above contain any improvement, interior landscape feature, aggregate of landscape of landscape features, or archaeological resource that:

(a) has been designated (or is calendared for consideration as) a New York City Landmark, Interior Landmark or Scenic Landmark;

(b) is within a designated New York City Historic District;

(c) has been listed on, or determined eligible for, the New York State or National Register of Historic Places;

(d) is within a New York State or National Register Historic District; or

(e) has been recommended by the New York State Board for listing on the New York State or National Register of Historic Places?

Identify any resource:

The project site is located within the Greenwich Village Historic District, both a New York City Historic District and a district listed on the State and National Registers (S/NR) of Historic Places. The O'Toole Building has been determined eligible for listing on the S/NR.

Do any of the areas listed in the introductory paragraph above contain any historic or archaeological resource, other than those listed in response to the previous question? Identify any resource.

LPC has determined that the project site is not sensitive for archaeological resources.

SEE CEQR TECHNICAL MANUAL CHAPTER III K., WATERFRONT REVITALIZATION PROGRAM

8. **WATERFRONT REVITALIZATION PROGRAM**

Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries? ☐ Yes ■ No

(A map of the boundaries can be obtained at the Department of City Planning bookstore.)

If yes, append a map showing the directly affected area as it relates to such boundaries. A map requested in other parts of this form may be used.

Project Description

THIS SUBPART SHOULD GENERALLY BE COMPLETED ONLY IF YOUR ACTION INCLUDES A SPECIFIC OR KNOWN DEVELOPMENT AT PARTICULAR LOCATIONS

9. **CONSTRUCTION**

Will the action result in demolition of or significant physical alteration to any improvement? ■ Yes ☐ No

If yes, describe briefly:

The following buildings would be demolished: O'Toole Building, Coleman/Link Pavilions, Reiss Pavilion, and Cronin Building. The Smith/Raskob Buildings, Nurses' Residence, and Spellman Pavilion would be adapted for residential use. The Materials Handling Facility would undergo significant alteration.

Will the action involve either above-ground construction resulting in any ground disturbance or in-ground construction? ■ Yes ☐ No

If yes, describe briefly:

Five basement levels are planned below grade on the New Hospital Site. There would also be underground electrical transformer vaults either on West 13th Street or West 12th Street. A basement and parking garage would be constructed on the eastern portion of the site as part of the residential development. An underground service tunnel would be constructed across West 12th Street between the existing basement of the Materials Handling Facility and the basement of the New Hospital Site.

10. PROPOSED LAND USE

Residential
Total no. of dwelling units: **658*** | No. of low-to-moderate income units: **0** | Gross floor area (sq. ft.): **591,986**
No. of stories: **up to 16**
Describe type of residential structures:
New apartment buildings would be constructed on the sites of the Coleman/Link and Reiss Pavilions, and townhouses would be constructed on the site of the Cronin Building. The Smith/Raskob Buildings, Nurses' Residence, and Spellman Pavilion would be converted to residential use.
***Dwelling unit count is based on an average unit size of 850 zsf within 559,409 zsf of residential space. Although the developer of the residential buildings intends to build up to 450 units, the 658 units of 850 zsf average size are analyzed as a reasonable worst-case scenario for analysis.**

Commercial
Retail: No. of bldgs.: **1** | Gross floor area of each building (sq. ft.): **11,200 gsf ground floor**
Office: No. of bldgs.: **0** | Gross floor area of each building (sq. ft.): **N/A**
Other: No. of bldgs.: **0** | Gross floor area of each building (sq. ft.): **N/A**
No. of stories and height of each building: **1 story of retail in 16-story building**

Manufacturing/Industrial
No. of bldgs.: **0** | Gross floor area of each building (sq. ft.): **N/A**
No. of stories and height of each building: **N/A**
Type of use(s): **N/A** | Open storage area (sq. ft.): **N/A**
If any unenclosed activities, specify:

Community facility
Type of community facility: **Hospital and medical offices**
No. of bldgs.: **2** | Gross floor area of each building (sq. ft.): **670,449 hospital-related; 21,094 medical office***
No. of stories and height of each building: **19-story hospital building (plus 5 below-grade levels); medical office in cellar level and floors 2 and 3 of residential building on east side of Seventh Avenue**

***For zoning purposes, medical office space above the second floor is considered commercial space.**

Vacant land
Is there any vacant land in the directly affected area? ☐ Yes ■ No
If yes, describe briefly:

Publicly accessible open space
Is there any publicly accessible open space to be removed or altered? ■ Yes ☐ No
If yes, describe briefly:
The proposed project would convert the currently inaccessible "New Garden Area Available for Community Development" on the Triangle Site to an 8,573-sf privately owned public space.

Is there any existing publicly accessible open space to be added? ☐ Yes ■ No
If yes, describe briefly:

Other Land Use: **None**
No. of stories: **N/A** | Gross floor area (sq. ft.): **N/A**
Type of use(s): **N/A**

11. PROPOSED PARKING

Garages
No. of public spaces: **0** | No. of accessory spaces: **Approx. 250**
Operating hours: **24 hours** | Attended or non-attended? **Attended**

Lots
No. of public spaces: **0** | No. of accessory spaces: **0**
Operating hours: **N/A** | Attended or non-attended? **N/A**

Other (including street parking) – please specify and provide same data as for lots and garages, as appropriate.
No. and location of proposed curb cuts:

12. **PROPOSED STORAGE TANKS**

Gas or storage stations? ☐ Yes ■ No Oil storage facility? ☐ Yes ■ No

Other? ■ Yes ☐ No

If yes, specify: **Approx. 4 fuel oil storage tanks**

Number and size of tanks: **10,000-gallon (4)**

Location and depth of tanks: **2 USTs on hospital site and 2 on residential site; depths TBD**

13. **PROPOSED USERS**

No. of residents: **987[1]**

No. and type of businesses? **1 hospital, 1 medical arts, 2-4 retail**

No. and type of workers by businesses: **Approx. 2,165 hospital, 42 medical[2], 34 retail[3], and 25 building maintenance[4]**

No. and type of non-residents who are not workers: **Approx. 2,454 hospital patients/visitors daily**

[1] Based on an average household size of 1.5 in Census Tract 71 for a reasonable worst-case of 658 dwelling units,
[2] Based on 2 employees per 1,000 gsf medical office space.
[3] Based on 3 employees per 1,000 gsf retail space.
[4] Based on 1 employee per 26 residential units in 658 units.

14. **HISTORIC RESOURCES (ARCHITECTURAL AND ARCHAEOLOGICAL RESOURCES)**

Will the action affect any architectural or archaeological resource identified in response to either of the two questions at number 7 in the Site Description section of the form? ■ Yes ☐ No

If yes, describe briefly:

The O'Toole Building, which has been determined S/NR-eligible, would be demolished as part of the proposed project. (The other buildings that would be demolished—Coleman, Link, Reiss, and Cronin—are not individual landmarks, S/NR-eligible, or contributing buildings in the Greenwich Village Historic District.) The Smith/Raskob Buildings, Nurses' Residence, and Spellman Pavilion would be adapted for residential use.

SEE CEQR TECHNICAL MANUAL CHAPTER III B., SOCIOECONOMIC CONDITIONS

15. **DIRECT DISPLACEMENT**

Will the action directly displace specific businesses or affordable and/or low income residential units? ☐ Yes ■ No

If yes, describe briefly:

SEE CEQR TECHNICAL MANUAL CHAPTER III C., COMMUNITY FACILITIES & SERVICES

16. **COMMUNITY FACILITIES**

Will the action directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, hospitals, and other health care facilities, day care centers, police stations, or fire stations? ☐ Yes ■ No

If yes, describe briefly:

SVCMC is a privately owned and operated non-profit corporation.

Zoning Information

17. What is the zoning classification(s) of the directly affected area?

R6, C1-6, C2-6, and C2-7

18. What is the maximum amount of floor area that can be developed in the directly affected area under the present zoning? Describe in terms of bulk for each use.

(56,788 sf in C1-6/C2-6 x 2.0 FAR) + (16,677 sf in C2-7 x 2.0 FAR) = 146,930 sf commercial use

(56,788 sf in C1-6/C2-6 x 3.44 FAR) + (16,677 sf in C2-7 x 7.52 FAR) + (72,275 sf in R6 x 2.43 FAR) = 496,390 sf residential use

(56,788 sf in C1-6/C2-6 x 6.5 FAR) + (16,677 sf in C2-7 x 10 FAR) + (72,275 sf in R6 x 4.8 FAR) = 882,812 sf community facility use

19. What is the proposed zoning of the directly affected area?

The New Hospital Site would be rezoned from C2-6 and C1-6 to C2-7. The portion of the East Site zoned C2-6 would be rezoned to C6-2 and the portion of the East Site zoned R6 would be rezoned to R8.

20. What is the maximum amount of floor area that could be developed in the directly affected area under the proposed zoning? Describe in terms of bulk for each use.

(20,650 sf in C6-2 x 6.0 FAR) + (52,815 sf in C2-7 x 2.0 FAR) = 229,530 sf commercial use (plus an additional 45,906 sf if 20 percent plaza bonus is included in C6-2)
(20,650 sf in C6-2 x 6.02 FAR)+(52,815 sf in C2-7x7.52 FAR)+(72,275 sf in R8 x 6.02 FAR) = 956,577 sf residential use
(20,650 sf in C6-2 x 6.5 FAR) + (52, 815 sf in C2-7 x 10.0 FAR) + (72,275 sf in R8 x 6.5 FAR) = 1,132,163 sf community facility use (plus an additional 226,443 sf if 20 percent plaza bonuses are included in C6-2 and C2-7)

21. What are the predominant land uses and zoning classifications within a ¼-mile radius of the proposed action?

The ¼-mile area surrounding the project site is a mixed use neighborhood including residential buildings with a substantial number of ground floor retail uses and a variety of institutional uses. Concentrations of retail uses are located along Sixth, Seventh, and Eighth Avenues as well as Greenwich Avenue and West 14th Street. Institutional uses include houses of worship and schools. Zoning in the ¼-mile area is also predominantly residential and includes R6, R8A, and R8B residential districts as well as mixed residential/commercial districts including C1-6, C1-7, C2-6, C6-1, C6-2A, and C6-3A.

Additional Information

22. Attach any additional information as may be needed to describe the action. If your action involves changes in regulatory controls that affect one or more sites not associated with a specific development, it is generally appropriate to include here one or more reasonable development scenarios for such sites and, to the extent possible, to provide information about such scenario(s) similar to that requested in the Project Description questions 9 through 16.

Impact Significance

PART III ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING, AND PUBLIC POLICY	yes
SOCIOECONOMIC CONDITIONS	yes
COMMUNITY FACILITIES AND SERVICES	yes
OPEN SPACE	yes
SHADOWS	yes
URBAN DESIGN/VISUAL RESOURCES	yes
NEIGHBORHOOD CHARACTER	yes
NATURAL RESOURCES	yes
HAZARDOUS MATERIALS	yes
WATERFRONT REVITALIZATION PROGRAM	yes
INFRASTRUCTURE	yes
SOLID WASTE AND SANITATION SERVICES	yes
ENERGY	yes
TRAFFIC AND PARKING	yes
TRANSIT AND PEDESTRIANS	yes
AIR QUALITY	yes
NOISE	yes
CONSTRUCTION IMPACTS	yes
PUBLIC HEALTH	yes

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the action may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment

Lead Agency Certification

Celeste Evans	Robert Dobruskin, AICP
PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
Senior Project Manager, EARD	Director, DCP-EARD
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
November 6, 2009	November 6, 2009
DATE	DATE

A. LAND USE, ZONING, AND PUBLIC POLICY

The proposed project would introduce new land uses to portions of the project site and would require discretionary actions related to zoning. Therefore, the Draft EIS (DEIS) will include a full analysis of potential land use, zoning, and public policy impacts as described in the Draft Scope of Work.

B. SOCIOECONOMIC CONDITIONS

The EIS will examine the effects of the proposed project on socioeconomic conditions in the vicinity of the project site, as described in the Draft Scope of Work.

C. COMMUNITY FACILITIES AND SERVICES

The proposed project would directly affect a community facility—Saint Vincent's Hospital on the project site—and would introduce approximately 105 elementary and middle school students to Community School District (CSD) 2, thereby exceeding the analysis threshold of 50 elementary/middle school students. Therefore, as described in the Draft Scope of Work, the DEIS will include an analysis of potential impacts on public elementary schools in CSD 2.

An analysis of libraries is undertaken if the project would result in more than a 5 percent increase in the ratio of residential units to libraries in the borough. In Manhattan, the CEQR threshold for this increase is 901 residential units. As the proposed project could include up to 658 residential units, no assessment of potential impacts on public libraries is warranted.

An analysis of the potential for indirect impacts on health care facilities is undertaken with projects of more than 600 low- to moderate-income housing units, and an analysis of day care centers is necessary when a project would introduce more than 50 eligible children (357 low-income or 417 low-to-moderate-income residential units in Manhattan, as identified in Table 3C-4 of the *CEQR Technical Manual*). As the proposed project includes only market-rate units, no analysis of indirect impacts on health care or day care facilities is warranted.

However, with respect to direct impacts on health care facilities, a discussion of the proposed project's benefits on the hospital will be included as described in the Draft Scope of Work.

D. OPEN SPACE

Based on the *CEQR Technical Manual*, an open space assessment is typically conducted if the proposed action would directly affect an open space or if the action would increase the population by more than 200 residents or 500 workers. Since the proposed project would result in an increase in residents above the *CEQR Technical Manual* threshold, an open space analysis will be provided in the EIS, as described in the attached Draft Scope of Work.

E. SHADOWS

The CEQR criteria for a shadows assessment states that actions that result in new shadows long enough to reach a publicly accessible open space (except within an hour and a half of sunrise and sunset), a historic landscape, a historic resource with sunlight dependent features, or an important natural feature would require analysis to determine whether a significant adverse impact would occur. While the proposed new buildings on the East Site would be lower than the existing buildings, the tallest proposed building, on the New Hospital Site, would reach approximately 286 feet in height. Therefore, the proposed project would have the potential to cast new shadows on nearby open spaces. An analysis of the new buildings' potential to result in shadow impacts in the area will be included in the EIS, as described in the Draft Scope of Work.

F. HISTORIC RESOURCES

According to the *CEQR Technical Manual*, a historic resources assessment is required if there is the potential to affect either archaeological or architectural resources. Since the project site is within the Greenwich Village Historic District (LPC and S/NR) and redevelopment of the site would entail in-ground disturbance, it is necessary to analyze the potential impacts of the proposed project on historic and archaeological resources. In a letter dated August 25, 2008, LPC determined that the project site is not sensitive for potential archaeological resources. OPRHP's Concurrence with LPC's determination will be sought. The work proposed to be undertaken in the EIS is described in the Draft Scope of Work.

G. URBAN DESIGN AND VISUAL RESOURCES

According to the *CEQR Technical Manual*, a detailed assessment of urban design and visual resources is undertaken when a proposed action would result in a building or structure substantially different in height, bulk, form, setbacks, size, scale, use, or arrangement than exists; when an action would change block form, demap an active street, map a new street, or would affect the street hierarchy, street wall, curb cuts, pedestrian activity, or other streetscape elements; or when an action would result in above-ground development or would change the bulk of new above-ground development and is proposed in an area that includes significant visual resources. As part of the proposed project, some of the existing buildings on the project site would be demolished and new buildings containing low- to high-rise components would be constructed on portions of the site. Therefore, a discussion of the proposed project's effects on urban design and visual resources will be included in the EIS, as described in the Draft Scope of Work.

H. NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of buildings, the presence of notable landmarks, and a variety of other features. The proposed project would involve a change in the scale of development on the project site that is within a historic district, and it would also generate additional traffic. The potential for these and other factors to impact the character of the neighborhood will be analyzed in the EIS as described in the Draft Scope of Work.

I. NATURAL RESOURCES

A natural resources assessment is conducted when a natural resource is present on or near the project site and when an action involves the disturbance of that resource. The *CEQR Technical Manual* defines natural resources as water resources, including surface water bodies and groundwater; wetland resources, including freshwater and tidal wetlands; upland resources, including beaches, dunes, and bluffs, thickets, grasslands, meadows and old fields, woodlands and forests, and gardens and other ornamental landscaping; and built resources, including piers and other waterfront structures. The project site is located in a fully developed area in Manhattan and has limited potential to provide unique habitat for noteworthy wildlife. A screening analysis will be presented in the EIS identifying whether the proposed project would result in significant impacts on natural resources.

J. HAZARDOUS MATERIALS

According to CEQR criteria, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their

exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. For the project site, a Phase I environmental assessment has been undertaken and hazardous materials conditions will be disclosed in the EIS as described in the Draft Scope of Work. If necessary, Phase II testing and remediation measures will also be discussed.

K. WATERFRONT REVITALIZATION PROGRAM

The project site is not located within the boundaries of the city's Coastal Zone. Therefore, the Waterfront Revitalization Program and Coastal Zone assessment are not required.

L. — M. INFRASTRUCTURE, SOLID WASTE, AND ENERGY

Although the proposed project is not expected to place excessive burdens on infrastructure, solid waste or energy systems, the EIS will disclose the proposed project's effects, as described in the Draft Scope of Work. To reduce the project's burden on infrastructure and energy systems, SVCMC intends to seek LEED certification for both the proposed new hospital and the residential buildings.

N. TRAFFIC AND PARKING

The *CEQR Technical Manual* requires traffic and parking assessments for any proposed action that would result in development greater than the levels shown in Table 3O-1 (see *CEQR Technical Manual* page 3O-2). As described in the Draft Scope of Work, a trip generation analysis has been conducted to determine whether, based on the result of travel demand surveys, quantified traffic and parking analyses are necessary based on CEQR thresholds. Based on the preliminary findings presented in Appendix A, detailed quantified traffic and parking analyses will not be required. However, if final trip generation projections exceed the CEQR threshold, then quantified traffic and parking analyses would be undertaken.

O. TRANSIT AND PEDESTRIANS

According to CEQR criteria, the transit and pedestrian analyses should be coordinated with the traffic and parking analyses (see "Traffic and Parking," above). If an action results in fewer than 200 peak hour rail or bus transit riders, further transit analyses are not typically required. As described in the Draft Scope of Work, a trip generation analysis will be conducted to determine whether the proposed project would result in 200 or more peak hour pedestrian and transit trips. Based on the preliminary findings presented in Appendix A, detailed quantified analysis will not be required. However, if final trip generation projections exceed the CEQR threshold, then a detailed analysis will be conducted.

P. AIR QUALITY

The air quality studies for the proposed project will include a stationary source analysis and an analysis of emissions from the proposed parking garage. The stationary source air quality impact analysis will include an assessment of heating, ventilation, and air conditioning (HVAC) systems' emissions. The Draft Scope of Work outlines the studies to be undertaken.

Q. NOISE

According to the *CEQR Technical Manual*, a noise analysis is appropriate if an action would generate any mobile or stationary sources of noise or would be located in an area with high ambient noise levels. As described in the Draft Scope of Work, the EIS noise analysis will

examine the level of attenuation needed in the proposed buildings to satisfy CEQR requirements for interior noise levels.

R. CONSTRUCTION IMPACTS

The *CEQR Technical Manual* calls for an assessment of construction-related impacts, with a focus on historic and archaeological resources, transportation, air quality, noise, hazardous materials, and natural resources. The likely construction schedule for development at the sites and an estimate of activities will be described. Construction impacts will be evaluated according to the *CEQR Technical Manual* guidelines, as described in the Draft Scope of Work.

S. PUBLIC HEALTH

Following the guidelines presented in the *CEQR Technical Manual*, the EIS will examine the project's potential to significantly affect public health concerns related to air quality, noise, hazardous materials, and construction.

Applicant 24.

Anne Locke	St Vincent's Catholic Medical Center of New York
PREPARER NAME	PRINCIPAL
Senior Vice President and Chief Operating Officer, AKRF	c/o Shelly Friedman
PREPARER TITLE	NAME OF PRINCIPAL REPRESENTATIVE
Anne M Locke	Partner, Friedman & Gotbaum, LLP
PREPARER SIGNATURE	TITLE OF PRINCIPAL REPRESENTATIVE
11/6/09	Shelly Friedman
DATE	SIGNATURE OF PRINCIPAL REPRESENTATIVE
	11-6-09
	DATE

NOTE: Any person who knowingly makes a false statement or who knowingly falsifies any statement on this form or allows any such statement to be falsified shall be guilty of an offense punishable by fine or imprisonment or both, pursuant to Section 10-154 of the New York City Administrative Code, and may be liable under applicable laws.

Impact Significance

PART III, ENVIRONMENTAL ASSESSMENT AND DETERMINATION

TO BE COMPLETED BY THE LEAD AGENCY

The lead agency should complete this Part after Parts I and II have been completed. In completing this Part, the lead agency should consult 6 NYCRR 617.7, which contains the State Department of Environmental Conservation's criteria for determining significance.

The lead agency should ensure the creation of a record sufficient to support the determination in this Part. The record may be based upon analyses submitted by the applicant (if any) with Part II of the EAS. The CEQR Technical Manual sets forth methodologies developed by the City to be used in analyses prepared for the listed categories. Alternative or additional methodologies may be utilized by the lead agency.

1. For each of the impact categories listed below, consider whether the action may have a significant effect on the environment with respect to the impact category. If it may, answer yes.

LAND USE, ZONING AND PUBLIC POLICY	
SOCIOECONOMIC CONDITIONS	
COMMUNITY FACILITIES AND SERVICES	
OPEN SPACE	
SHADOWS	
HISTORIC RESOURCES	
URBAN DESIGN/VISUAL RESOURCES	
NEIGHBORHOOD CHARACTER	
NATURAL RESOURCES	
HAZARDOUS MATERIALS	
WATERFRONT REVITALIZATION PROGRAM	
INFRASTRUCTURE	
SOLID WASTE AND SANITATION SERVICES	
ENERGY	
TRAFFIC AND PARKING	
TRANSIT AND PEDESTRIANS	
AIR QUALITY	
NOISE	
CONSTRUCTION IMPACTS	
PUBLIC HEALTH	

2. Are there any aspects of the action relevant to the determination whether the action may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, explain them and state where, as a result of them, the action may have a significant impact on the environment.

3. If the lead agency has determined in its answers to questions 1 and 2 of this Part that the action will have no significant impact on the environment, a negative declaration is appropriate. The lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a negative declaration.

4. If the lead agency has determined in its answers to questions 1 and 2 of this part that the actions may have a significant impact on the environment, a conditional negative declaration (CND) may be appropriate if there is a private applicant for the action and the action is not Type I. A CND is only appropriate when conditions imposed by the lead agency will modify the proposed action so that no significant adverse environmental impacts will result. If a CND is appropriate, the lead agency should describe here the conditions to the action that will be undertaken and how they will mitigate potential significant impacts.

5. If the lead agency has determined that the action may have a significant impact on the environment, and if a conditional negative declaration is not appropriate, then the lead agency should issue a positive declaration. Where appropriate, the lead agency may, in its discretion, further elaborate here upon the reasons for issuance of a positive declaration. In particular, if supporting materials do not make clear the basis for a positive declaration, the lead agency should describe briefly the impact(s) it has identified that may constitute a significant impact on the environment.

6.

Lead Agency Certification

PREPARER NAME	NAME OF LEAD AGENCY REPRESENTATIVE
PREPARER TITLE	TITLE OF LEAD AGENCY REPRESENTATIVE
PREPARER SIGNATURE	SIGNATURE OF LEAD AGENCY REPRESENTATIVE
DATE	DATE