

NEGATIVE DECLARATION

Statement of No Significant Effect

Pursuant to Executive Order 91 of 1977, as amended, and the Rules of Procedure for City Environmental Quality Review, found at Title 62, Chapter 5 of the Rules of the City of New York and 6 NYCRR, Part 617, State Environmental Quality Review, the Department of City Planning acting on behalf of the City Planning Commission assumed the role of lead agency for the environmental review of the proposed actions. Based on a review of information about the project contained in this environmental assessment statement (EAS) and any attachments hereto, which are incorporated by reference herein, the lead agency has determined that the proposed actions would not have a significant adverse impact on the environment.

Reasons Supporting this Determination

The above determination is based on information contained in this EAS, which finds the proposed actions sought before the City Planning Commission would not have a significant adverse impact on the environment. Reasons supporting this determination are noted below.

Land Use, Zoning, and Public Policy

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, 515 Seventh Avenue Realty L.P., seeks a zoning text amendment and three zoning special permits (the Proposed Actions) that would affect Manhattan Block 813, Lots 1, 16, 55 and 64 (the Affected Area) in the Midtown neighborhood of Manhattan, Community District (CD) 5. The zoning text amendment would establish a new Subdistrict, A-3, in the Special Garment Center District (GC) in which the following special bulk regulations would apply: an FAR bonus for providing a covered pedestrian space (CPS) and special tower coverage regulations to allow buildings with 61 percent tower coverage to develop to a maximum height equivalent to adjacent properties (while keeping in place the existing GC tower coverage requirements for development built over the height of adjacent properties). The zoning text amendment would include two special permits to be sought by the Applicant: 1) a special permit to allow for 18 FAR in exchange for a CPS bonus; and 2) a special permit to allow for an increase in the maximum tower lot coverage. In addition to these two special permits, the Applicant seeks a special permit for transient hotel use pursuant to Zoning Resolution section (ZR) 74-153. The Proposed Actions would facilitate one of the two scenarios outlined below (the Proposed Project) on the Applicant-controlled lot at 515 7th Avenue, Manhattan Block 813, Lot 64 (the Development Site). Scenario 1 would be a 38-story (640-foot-tall) plus cellar, 444,821 gross-square-feet (gsf) commercial building, including 437,773-gsf office uses, 1,506-gsf local retail uses and a 5,542 square-foot (sf) CPS. Scenario 2 would be a 36-story (510-foot-tall) plus cellar 436,033-gsf commercial building including 240,093-gsf hotel uses (255 rooms), 181,110-gsf office uses, a 9,288-gsf eating and drinking establishment, and a 5,542-sf CPS. Since the two scenarios have different building programs, technical impact areas of analysis for this EAS conservatively analyze whichever increment represents the worst case.

The Proposed Actions would only apply to the primary study area and would not change the zoning, land uses, or affect public policies within the secondary study area. The Affected Area is within the Special Garment Center District, Subdistrict A-1, which would be designated as newly established Subdistrict A-3 under the Proposed Actions. The Proposed Project would further the goals of the Special Garment Center District by redeveloping an underutilized site and activating commercial uses and would be compatible with the zoning and land uses in the surrounding area, which are largely commercial office and light manufacturing. Broadway and 7th Avenue, which bound the Affected Area to the west and east, respectively, are major arterial roads that would support additional density generated by the Proposed Actions. The Proposed Project would also be well served by many public transportation options within the secondary study area. Therefore, the Proposed Actions would not result in significant adverse impacts on land use, zoning or public policy.

Open Space

A detailed analysis related to open space is included in this EAS. The Proposed Actions would not have a direct effect on existing open space resources. Scenario 1 would exceed the 500-worker threshold with 986 workers. In the With-Action condition, the Scenario 1 passive open space ratio (OSR) for workers would be 0.071 acres per 1,000 workers, and, as in the No-Action condition, would remain below the city's guideline ratio of 0.15 acres. However, the CPS in the Proposed Project is included in the With-Action OSR calculation and would result in +0.48 % incremental change in the passive OSR for workers. As such, the Proposed Project would not have the potential for significant adverse open space impacts.

Shadows

A detailed assessment related to shadows is included in this EAS. The analysis determined that shadows could be cast on two sunlight-sensitive resources: Church of St. Mary the Virgin on the December 21 analysis day and Bryant Park on the March 21/September 21 and May 6/August 6 analysis days. The analysis demonstrated that the December 21 afternoon shadow (2:31 PM-2:42 PM) cast on Church of St. Mary the Virgin would exist in both the No-Action and With-Action conditions, and would therefore, not be *incremental* (action-generated). Similarly, the shadows cast on Bryant Park would be present in both the No-Action and With-Actions conditions and would not be action-generated. Therefore, there would be no significant adverse shadows impacts.

Historic and Cultural Resources

A detailed assessment related to historic and cultural resources is included in this EAS. The Landmarks Preservation Commission (LPC) determined that the Affected Area is not potentially archaeologically significant, and therefore, there would be no significant adverse impacts on archaeological resources. The Affected Area and much of the 400-foot radius study area (Study Area) are within the boundaries of the State/National Register (S/NR) -listed Garment Center Historic District. There are also 6 historic and cultural resources within the Study Area, including the LPC-designated Mills Hotel No. 3; the S/NR-listed and LPC-designated Greenwich Savings Bank; the LPC-designated Spring Mills Building; the S/NR-listed Times Square 42nd Street Subway Station; and LPC-eligible 1400 and 1410 Broadway. The Development Site does not contain any contributing resources to the Garment Center Historic District and the Proposed Action would not result in any changes to other lots containing contributing historic and cultural resources. The Proposed Project would not substantially change the visual setting or context of the surrounding Garment Center Historic District or any other individual landmarks in the Study Area. Since the Affected Area is within the S/NR-listed Garment Center Historic District, landmarks within 90-feet of the

Project Name: 515 7th Avenue
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SEQRA Classification: Type I

Proposed Project would be protected by DOB's Technical Policy and Procedure Notice (TPPN) #10/88, which includes a Construction Protection Plan. Therefore, there would be no significant adverse construction-related impacts to historic and cultural resources. The Proposed Project would not result in any action-generated shadows on any landmarks and would therefore have no shadows effects on any historic and cultural resources. Therefore, there would be no significant adverse impacts related to historic and cultural resources.

Urban Design and Visual Resources

A detailed analysis related to urban design and visual resources is included in this EAS. The analysis determined that there would be no changes to visual resources within the Affected Area, and that existing view corridors and visual resources within the secondary study area (a 400-foot radius around the Affected Area) will still be able to be viewed under the With-Action condition. While the Proposed Actions would result in a building form on the Development Site that is not permitted as-of-right, the Proposed Project would have similar density, bulk and height to other buildings and planned No-Action development in the surrounding area. Therefore, there would be no significant adverse urban design and visual resource impacts.

Transportation

A detailed transportation analysis is included in this EAS. The analysis determined that the Proposed Project would not exceed the 2021 CEQR Technical Manual thresholds that would warrant a detailed assessment for traffic or transit. Since the Proposed Project would exceed the 200-trip CEQR threshold for pedestrian trips in the AM peak hour, a detailed pedestrian analysis was prepared. The Proposed Actions would generate an increase of 200 or more pedestrian trips at the east sidewalk on 7th Avenue between West 37th Street and West 38th Street and the northeast corner at 7th Avenue and West 37th Street. As in the No-Action condition, these analyzed pedestrian elements would continue to operate at an acceptable Level of Service (LOS) C during the weekday AM peak hour in the With-Action condition. Therefore, there would be no significant adverse transportation impacts.

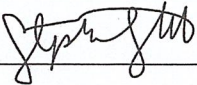
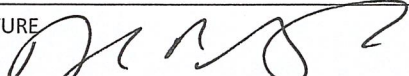
Construction

A detailed construction analysis is included in this EAS. Construction of the Proposed Project would not exceed the 2021 CEQR Technical Manual thresholds that would warrant a detailed assessment for traffic, transit, or pedestrians, and therefore, would not result in significant adverse construction impacts related to transportation. The Applicant will enter a Restrictive Declaration (RD) to include Project Components Related to the Environment (PCREs) commitments related to air quality and noise construction conditions. The commitments include the use of specific construction equipment and noise barriers. With these RD measures in place, there would be no significant adverse construction-related impacts.

Hazardous Materials Air Quality and Noise

An (E) designation (E-840) related to air quality and noise would be established as part of the approval of the proposed actions. This (E) designation will supersede the existing (E) designation for noise (E-486). The hazardous materials (E) designation (also E-486) will remain in place. Refer to "Determination of Significance Appendix: (E) designation" for the applicable (E) designation requirements. The hazardous materials, air quality and noise analyses conclude that with the (E) designation in place, the proposed actions would not result in a significant adverse impact related to hazardous materials, air quality or noise.

No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Max Marinoff at +1 212-720-3621.

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NAME Stephanie Shellooe, AICP	DATE 4/4/2025
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NAME Daniel R. Garodnick	DATE 4/7/2025
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Project Name: 515 7th Avenue

CEQR # 24DCP114M

SEQRA Classification: Type I

Determination of Significance Appendix

The Proposed Action(s) were determined to have the potential to result in changes to development on the following site(s):

Development Site	Borough	Block and Lot
Proposed Development	Manhattan	Block 813, Lot 64

(E) Designation Requirements

To ensure that the proposed actions would not result in significant adverse impacts related to air quality and noise an (E) designation (**E-840**) would be established as part of approval of the proposed actions on the Proposed Development as described below:

Development Site	Hazardous Materials	Air Quality	Noise
Proposed Development		X	X

Air Quality

The (E) designation requirements for air quality would apply as follows:

Proposed Development, Scenario 1: Any new residential or commercial development on the above-referenced property must use natural gas as the type of fuel for the heating, ventilation, and air conditioning (HVAC) system and hot water equipment and ensure that the exhaust stack is at least 643-feet above grade to avoid any potential significant adverse air quality impacts.

Proposed Development, Scenario 2: Any new commercial or residential development on Block 813, Lot 64 must use natural gas as the type of fuel for the heating and air conditioning (HVAC) system and hot water equipment and ensure that the exhaust stack is at least 513 feet above grade and at least 92 feet from the western lot line facing Seventh Avenue, to avoid any potential significant adverse air quality impacts.

Noise

The (E) designation requirements for noise would apply as follows:

Proposed Development: To ensure an acceptable interior noise environment, future hotel uses must provide a closed-window condition with a minimum of 31 dBA window/wall attenuation on the facades facing 7th Avenue and the facades facing 38th Street and the facades facing 37th Street within 50 feet of 7th Avenue and the facades facing Broadway within 50 feet of 38th Street in order to maintain an interior L10 noise level not greater than 45 dBA for hotel uses as illustrated in the EAS. To maintain a closed-window condition, an alternate means of ventilation must also be provided. Alternate means of ventilation includes, but is not limited to, air conditioning.