DEPARTMENT OF CITY PLANNING
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

Amanda M. Burden, FAICP, *Director*
Department of City Planning

March 21, 2013

POSITIVE DECLARATION

Project Identification
606 West 57th Street
CEQR No. 13DCP080M
ULURP Nos. Pending
SEQRA Classification: Type I

Lead Agency
City Planning Commission
22 Reade Street
New York, NY 10007
Contact: Celeste Evans
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Name, Description and Location of Proposal:

606 West 57th Street
The applicant, 606 W. 57 LLC, is proposing a zoning map amendment from M1-5 and M2-3 to C4-7 affecting a portion of a block located within the Clinton neighborhood of Manhattan, Community District 4 (Block 1104, Lots 25, 29, 31, 36, 40, 44 and 45). In addition, the proposed actions include:

1. A zoning text amendment pursuant to Zoning Resolution (ZR) §§ 23-933, 96-34 and Appendix F to designate the Rezoning Area an Inclusionary Housing designated area and to provide in the Rezoning Area:

   (i) A maximum of 12.0 FAR only through the provision of lower-income housing (with a limited amount of commercial uses above the ground floor being added to the base FAR of 9) and

   (ii) Automobile showrooms and automobile repair as a permitted use.

   It should be noted that the applicant may consider alternative mechanisms for providing inclusionary housing.

2. An authorization pursuant to ZR §13-553 to permit a curb cut on a wide street;
3. A special permit pursuant to ZR §§13-562 and 74-52 to permit a public parking garage for up to 550 cars.

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The proposed actions would facilitate a proposal by the applicant to develop an approximately 1.2 million gross square foot (gsf) mixed use structure, including 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage on the applicant-owned site (Block 1104, Lots 31, 40, 44 and 45).

Under the proposed actions, a range of new development could occur within the affected area and therefore, two Reasonable Worst Case Development Scenarios (RWCDS) analysis frameworks, referred to as the "Proposed Project" and "Mixed Use RWCDS", were identified for analysis purposes. As identified below, the "Proposed Project" analysis framework maximizes residential uses while the "Mixed Use RWCDS" analysis framework contains a mix of residential, hotel and commercial uses. In both scenarios, the applicant controlled lots (31, 40, 44 and 45) are collectively referred to as "Development Site 1" and the non-applicant owned lots (25 and 29) that are projected to be redeveloped under the proposed action, are referred to as "Development Site 2." Lot 36, the remaining lot in the rezoning area, is not projected for development in either scenario and would remain in its current conditions.

Per the "Proposed Project" analysis framework, Development Site 1 is projected to be developed with an approximately 1.2 million gsf mixed use structure containing 1,189 dwelling units (238 of which would be affordable pursuant to the Inclusionary Housing Program), 42,000 gsf of commercial uses and a 550-space below-grade parking garage. Development Site 2 is projected to contain 117,612 gsf of hotel uses (181 hotel rooms).

Under the "Mixed Use RWCDS" analysis framework, Development Site 1 is projected to be improved with an approximately 1.2 million gsf mixed use building containing 848 dwelling units (170 of which would be affordable pursuant to the Inclusionary Housing Program), 185,000 gsf of hotel uses (285 hotel rooms), 110,000 gsf of commercial uses, 30,000 gsf of medical office uses and a 550-space below-grade parking garage. Development Site 2 is projected to be developed with a 117,612 gsf hotel (181 hotel rooms).

The affected area is currently zoned M2-3, with the exception of the southern portions of Lots 40, 44 and 55, which are zoned M1-5. M2-3 districts allow manufacturing and commercial uses up to a maximum FAR of 2.0. M1-5 districts allow manufacturing and commercial uses up to a maximum FAR of 5.0 and community facilities up to 6.5 FAR by special permit. Accessory signage of various sizes is permitted in both M1 and M2 zoning districts; residential uses are not allowed. The proposed C4-7 zoning district allows commercial uses up to 10.0 FAR (and a 20% FAR bonus with the provision of a public plaza). C4-7 districts also allow residential uses up to 10.0 FAR as well as a bonus of up to 2.0 additional FAR pursuant to the Inclusionary Housing Program.

The entire affected area is located in the Special Clinton District "Other Area" (Northern Subarea C1), established in the Zoning Resolution to preserve the community's existing mixed-uses while permitting new construction in character with the existing scale of the Clinton neighborhood.

Currently, the four lots comprising the applicant-owned site (Lots 31, 40, 44 and 45) are developed with commercial uses. Lot 31 contains a 21,800 gsf structure utilized for auto repair, sales and related services. Lot 40 contains an approximately 39,000 gsf structure containing auto

related uses. Lot 44 contains a 1,000-space, four-story parking garage; lot 55 includes an approximately 3,500 gsf one-story auto repair structure. The three remaining sites (Lots 25, 29 and 36) are developed with commercial and automotive related uses. Lots 25 and 29 each contain office buildings, measuring approximately 16,200 gsf and 30,670, gsf respectively. Lot 36 contains an approximately 12,000 gsf office building with ground floor retail.

The Draft Scope of Work identifies one alternative that will be analyzed in the Environmental Impact Statement, the No Action Alternative. Additional alternatives that reduce project-related significant adverse impacts while substantively meeting the goals and objectives of the proposed actions may be identified at a later date.

Absent the proposed actions, the affected area would remain in its existing conditions.

The analysis year for the proposed action is 2017.

Statement of Significant Effect:
On behalf of the CPC, the Environmental Assessment and Review Division has determined, pursuant to 6 NYCRR Part 617.7, that the proposed action may have a significant effect on the quality of the environment as detailed in the following environmental impacts, and that an environmental impact statement will be required:

1. The action, as proposed, may result in significant adverse impacts related to land use, zoning and public policy.

2. The action, as proposed, may result in significant adverse impacts related to socioeconomic conditions.

3. The action, as proposed, may result in significant adverse impacts related to community facilities.

4. The action, as proposed, may result in significant adverse impacts on publicly accessible open space in the vicinity of the affected area.

5. The action, as proposed, may result in significant adverse shadow impacts.

6. The action, as proposed, may result in significant adverse impacts related to historic and cultural resources.

7. The action, as proposed, may result in significant adverse impacts related to urban design and visual resources.

8. The action, as proposed, may result in significant adverse impacts related to hazardous materials.

9. The action, as proposed, may result in significant adverse impacts related to water and sewer infrastructure.

10. The action, as proposed, may result in significant adverse impacts related to transportation.

11. The action, as proposed, may result in significant adverse impacts to air quality.

12. The action, as proposed, may result in significant adverse impacts to greenhouse gas emissions.

13. The action, as proposed, may result in significant adverse noise impacts.

14. The action, as proposed, may result in significant adverse public health impacts.

15. The action, as proposed, may result in significant adverse impacts related to neighborhood character.

16. The action, as proposed, may result in significant adverse construction-related impacts.

Supporting Statement:
The above determination is based on an Environmental Assessment Statement prepared for the action which finds that:

1. An Environmental Assessment Statement (EAS), dated March 21, 2013, was prepared for the proposed actions. The EAS concluded that, based on standard methodologies using *CEQR Technical Manual* guidelines and employing reasonable, worst-case assumptions, the proposed actions would not result in significant adverse impacts with respect to Natural Resources, Solid Waste and Sanitation Services and Energy.

2. Land Use, Zoning and Public Policy – The proposed action would result in new land uses.

3. Socioeconomic Conditions – The proposed action could result in indirect residential displacement as well as direct and indirect business displacement.

4. Community Facilities – The proposed action could result in 1,189 residential units, of which 238 could be affordable. These new residential dwelling units could increase demand at public elementary and intermediate schools, publicly funded child care facilities and local libraries.

5. Open Space – Changes to the area's open spaces may occur due to increased demand for use of publicly accessible spaces.

6. Shadows – The proposed action would introduce a building of a maximum height of 470 feet in the vicinity of the Route 9A Bikeway and Hudson River Park, as well as the waters of the Hudson River. Therefore, shadows cast by the proposed building could affect publicly accessible open spaces in the study area.

within close proximity to a known architectural resource, the Consolidated Edison Power House, which has been determined eligible for listing on the State and National Registers of Historic Places and has been heard for New York City Landmarks designation.

8. Urban Design and Visual Resources – The proposed action could change or restrict significant views of visual resources that are currently available from the proposed project site and surrounding study area. In addition, the proposed action would have the potential to change the urban design and visual character of the affected area.

9. Hazardous Materials – The proposed action could result in new construction and in-ground disturbance within the affected area, which has a documented history of hazardous materials conditions.

10. Water and Sewer Infrastructure – The proposed action would result in an incremental increase of more than 1,000 residential units in a combined sewer area in Manhattan and could potentially affect infrastructure in the surrounding area.

11. Transportation – The proposed action would generate vehicular traffic and increase demand for parking, pedestrian traffic and subway and bus riders.

12. Air Quality – The proposed action would allow new residential uses on a site that previously allowed only automotive, commercial or light industrial uses and could have the potential to result in mobile, industrial source and stationary source air quality impacts. In addition, the action may be affected by and could affect the emissions from the Con Edison 59th Street station in a manner that could potentially result in significant adverse air quality impacts on nearby sensitive receptors.

13. Greenhouse Gas Emissions – The proposed action could generate greenhouse gas emissions.

14. Noise – The proposed action would allow new residential, community facility and commercial uses on a site that previously allowed only automotive, commercial or light industrial use and could have the potential to result in mobile and stationary source noise impacts.

15. Public Health – The proposed action could result in effects related to air quality, hazardous materials or noise, and consequently public health may be affected.

16. Neighborhood Character – The proposed action could affect socioeconomic conditions, urban design and visual resources, historic and cultural resources, transportation and noise; consequently, the affected area's neighborhood character may be affected.

17. Construction – Potential significant adverse impacts related to architectural resources and transportation, air quality, noise, hazardous materials and natural resources could also result in construction impacts.

18. The Draft Environmental Impact Statement (DEIS) to be prepared for the proposed action will identify and describe any other potential effects on the environment.

Public Scoping:
The CEQR lead agency hereby requests that the applicant prepare or have prepared, at their option, a Draft Environmental Impact Statement (DEIS) in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

A public scoping meeting will be held on Thursday, April 25, 2013 at 10:00 AM at the New York City Department of City Planning, Spector Hall, 22 Reade Street, New York, New York, 10007. Written comments will be accepted by the lead agency through Monday, May 6, 2013.

This determination has been prepared in accordance with Article 8 of the Environmental Conservation Law.

Should you have any questions pertaining to this Positive Declaration, you may contact the Project Manager, Olga Abinader, at (212) 720-3493.

Celeste Evans

Celeste Evans, Deputy Director
Environmental Assessment & Review Division
New York City Department of City Planning

3/21/13
Date