Draft Scope of Work for an Environmental Impact Statement
Hudson Square Rezoning
CEQR No: 12DCP045M

A. INTRODUCTION

The Rector, Church Wardens, and Vestrymen of Trinity Church in the City of New York (the "Applicant") is requesting a zoning map amendment and zoning text amendment to permit a wider range of uses in 18 blocks of the Hudson Square section of Manhattan. The New York City Planning Commission (CPC), as lead agency for New York City Environmental Quality Review (CEQR), has determined that the Proposed Action will require the preparation of an Environmental Impact Statement (EIS). In accordance with CEQR, the lead agency is initiating a process to define the scope of the Draft EIS (DEIS). As a first step in that process, it has prepared this Draft Scoping Document for the DEIS and has made it available to agencies and the public for review and comment. A Final Scoping Document will be prepared after consideration of public comments.

A public meeting has been scheduled on October 27, 2011 to provide a forum for public comments on this EIS Draft Scope of Work. The public meeting will be held at the New York City Department of City Planning's Spector Hall, 22 Reade Street, New York, New York, 10007. The scoping meeting will be held at 10 AM. Written comments on the EIS Draft Scope of Work will be accepted by the lead agency until the close of business on November 7, 2011. Written comments should be addressed to:

New York City Planning Commission
Attention: Robert Dobruskin, AICP
Director EARD, NYCDCP
22 Reade Street, Room 4E
New York, New York 10007

B. PROJECT DESCRIPTION

AREA PROPOSED FOR REZONING

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

Table 1
Proposed Rezoning Area - Existing Land Use

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

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

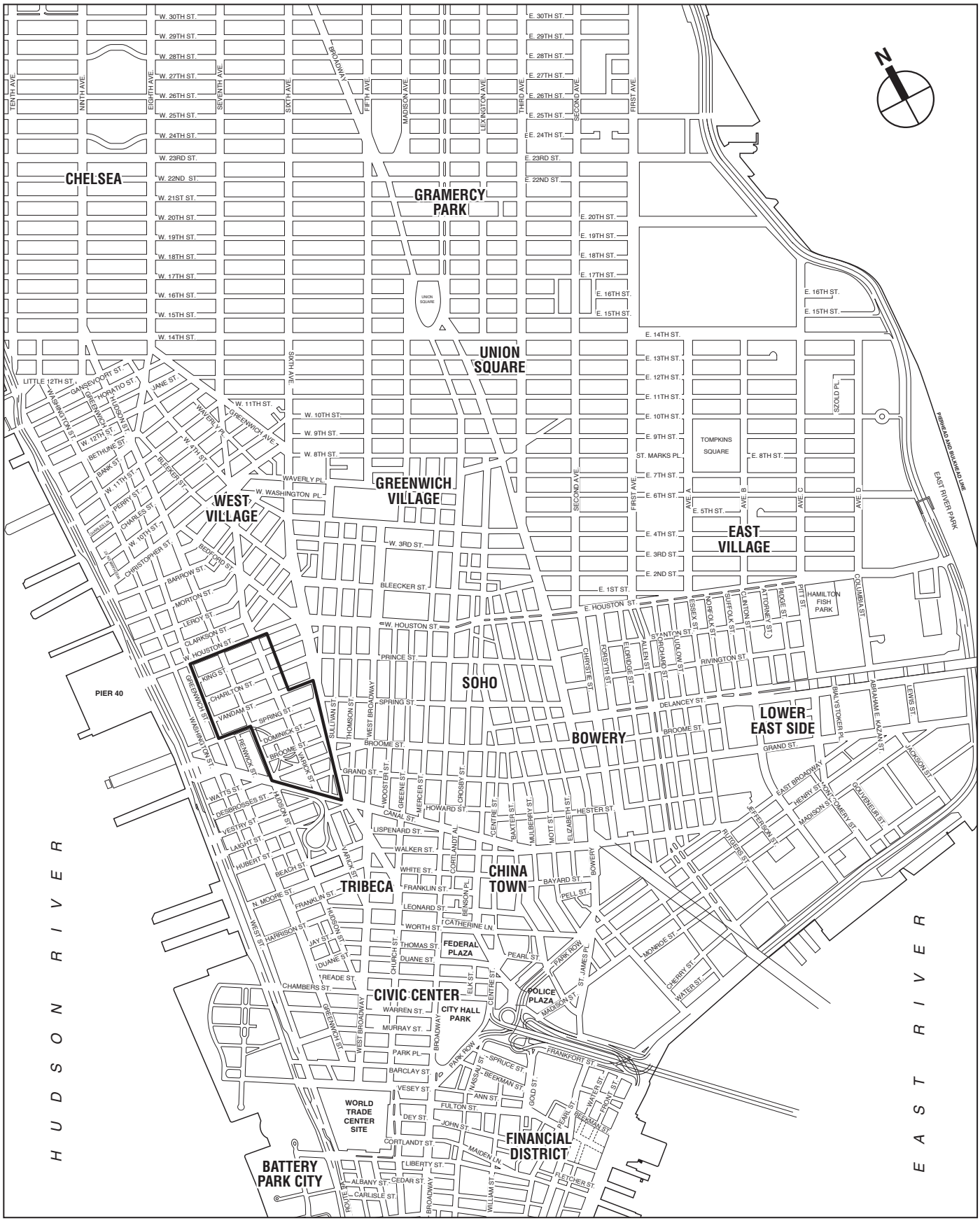
NOTES: sf = gross square feet; GF Retail = ground-floor retail; Res = residential; Com = commercial; CF = community facility

SOURCES:

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

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

2.16.10



Proposed Rezoning Area

0 2000 FEET

SCALE

Project Location
Figure 1

HUDSON SQUARE REZONING

DESCRIPTION OF THE PROPOSED ACTION

OVERVIEW

The Applicant seeks approval from CPC for a zoning text amendment and zoning map amendment to create a Special Purpose zoning district, the Special Hudson Square District, over an underlying M1-6 District within the Rezoning Area (the Proposed Action). The proposed Special Hudson Square District would contain two subdistricts: Subdistrict A and Subdistrict B. Subdistrict A is bounded by Grand Street, Avenue of the Americas, Canal Street, and Varick Street and includes all of tax block 227. Subdistrict B is bounded roughly by Dominick Street to the north, midblock between Varick Street and Avenue of the Americas to the east, Watts Street to the South, and the Holland Tunnel entrance to the west, and includes portions of tax blocks 477, 491, and 578 (see Figure 2).

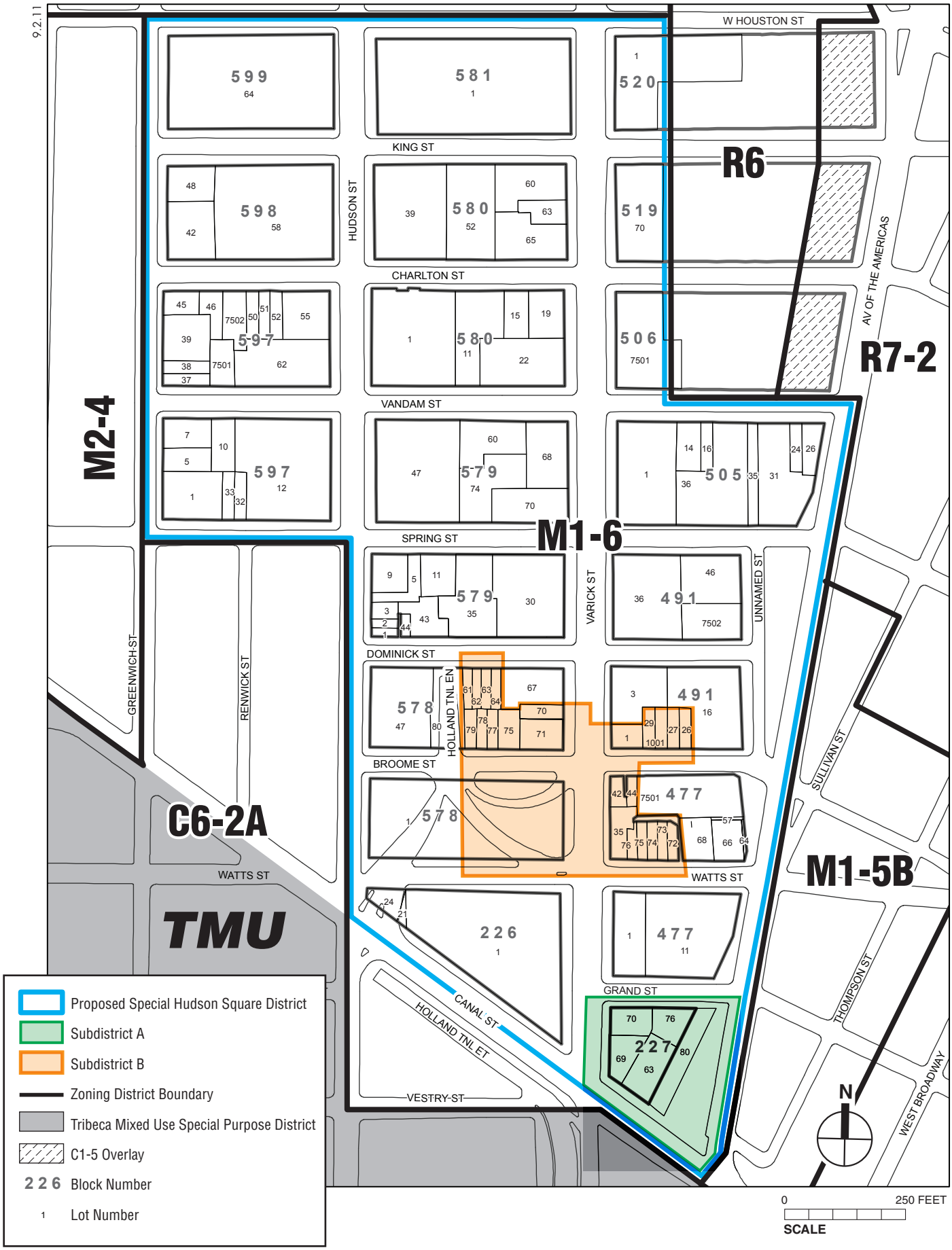
The current M1-6 zoning district allows manufacturing and commercial uses, but prohibits residential, educational and most cultural uses, and places no height restriction on buildings. The Proposed Action would allow new residential development to occur in the Special Hudson Square District, with incentives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

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

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

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

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



Proposed Zoning
Figure 2

HUDSON SQUARE REZONING

subdistrict, floor space used for a public school would be exempt from the calculation of zoning floor area.

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

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

PROPOSED ZONING

Special Hudson Square District

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

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

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

        On narrow streets: base height minimum 60 ft and maximum 125 ft; street wall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 15 ft
2. For development sites containing existing buildings with 50,000 zoning square feet (zsf) or more, new residential floor area would be permitted only upon certification by the Chairperson of the City Planning Commission that the amount of non-residential floor area in the existing building would be replaced at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded, requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include office, retail, storage, community facility (except community facility uses with sleeping accommodations), warehouse, light and industrial manufacturing.
3. Ground floor retail would be permitted throughout the entire district, but to restrict so-called "big box" stores, retail would be limited to 10,000 zsf of floor area per establishment on the

ground floor. Food stores would be permitted with no floor area limitation. Eating and drinking establishments with dancing would be permitted only by BSA special permit.

4. A special permit would be required for hotels with more than 100 sleeping units. (Hotels with more than 100 sleeping units would be permitted as-of-right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario—the "residential development goal"—have been constructed and issued certificates of occupancy.)
5. Buildings containing residential uses would have a sliding scale base FAR from 9 FAR to 10 FAR depending on the extent of non-residential use, allowing an additional 0.25 total FAR for each 1.0 FAR of non-residential use (e.g., 9 FAR maximum for 0 FAR non-residential use, 9.25 FAR for 1 FAR non-residential use, 9.5 for 2 FAR non-residential use, 9.75 for 3 FAR non-residential use, 10 FAR for 4 FAR non-residential use).

Subdistrict A

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

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

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

c) Building Height—Maximum building height 430 ft

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

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

Subdistrict B

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

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

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

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

OTHER ACTIONS

Inclusionary Housing

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

Applicant or by owners of sites in the Rezoning Area not controlled by the Applicant and, therefore, the Proposed Action will not undergo coordinated review with agencies responsible for affordable housing financing programs.

Public School

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

PURPOSE AND NEED

NEEDS OF THE PARISH OF TRINITY CHURCH

The Parish of Trinity Church (Trinity), a progressive Episcopal church in Downtown Manhattan and one of the oldest institutions in New York City, has played an important role in the health and vitality of the city for more than 300 years. Beyond serving its own parishioners, Trinity directs and supports substantial charitable efforts serving New Yorkers throughout the city, particularly in New York's seven most impoverished communities. Trinity's St. Paul's Chapel also served as the center for volunteer efforts in Lower Manhattan immediately after the tragic 9/11 attacks on the World Trade Center.

Trinity Church owns commercial property in the Hudson Square neighborhood, which is managed by Trinity's internal real estate group, Trinity Real Estate. As a division of a non-profit, Trinity Real Estate dedicates all net revenue derived from its land holdings (after paying property taxes and operational expenses) to support the Church and its charitable mission. Without any other significant sources of funding, Trinity—and its charitable efforts—are dependent on the success of Trinity Real Estate's commercial holdings in Hudson Square. For over 300 years, Trinity has been deeply rooted in Hudson Square and is deeply committed to the neighborhood's vitality and continued success.

Trinity operates direct services for those in need and provides philanthropic grants to organizations throughout the five boroughs to tackle some of the city's most pressing challenges—stronger schools, helping unemployed New Yorkers qualify and get jobs and offering services for those living in poverty.

- *Improving our public schools.* To improve schools, Trinity creates civic partnerships with neighborhood public schools to provide much needed programming including after school and arts classes. Trinity is also a financial supporter of the Alliance for Quality Education, the state's leading community-based organization committed to ensuring high quality education for all students.
- *Job training and growth.* To promote job growth, Trinity has provided loans and grants to support job training and development in the seven New York City communities that send the most inmates to New York State prisons. Within these communities—Lower East Side, Harlem, South Jamaica, South Bronx, Bedford-Stuyvesant, East New York and Oceans Hill-Brownsville—Trinity is working to retain and create jobs, providing economic opportunity where it is most needed. In Hudson Square, Trinity is also providing free space for a New York City-sponsored incubator for 35 new start-up companies that will spur job growth throughout the city.
- *Aiding the homeless and New Yorkers living in poverty.* To aid the homeless and the poor, Trinity partners with the Downtown Alliance and the Bowery Residents' Committee to provide outreach

services. Trinity is planning a new "Charlotte's Place" community center to provide social services, recreational programs and a welcoming gathering spot for the neighborhood. Trinity also sponsored John Heuss house, which was for 20 years the only homeless facility and outreach program in the Financial District. Through an affiliate, St. Margaret's House, Trinity created and sponsors a 250 unit project in Lower Manhattan for low-income seniors, mostly from the Chinatown area.

- *Helping New Yorkers keep their homes.* Trinity houses the Center for New York City Neighborhoods, a non-profit organization established by the City and several foundations to combat mortgage foreclosures and reduce the negative impact of such foreclosures (when they do occur) in neighborhoods throughout the city.
- *Supporting progressive causes.* With its grant programs, Trinity has also provided funding for efforts to reduce gun violence, create affordable housing and provide services for gay and lesbian youth. It consistently contributes to civic causes throughout the city ranging from health monitoring for the thousands of New Yorkers affected by the World Trade Center attacks to $1.0 million for the restoration of the landmarked Cathedral of St. John the Divine.
- *Strengthening the Arts.* For the last 30 years, Trinity's "Concerts at 1" series has provided free family friendly cultural offerings to the community while supporting the efforts of emerging local musicians. In addition to its own high quality music programs, Trinity continues to support neighborhood artists and arts programs, from providing free studio space to the Lower Manhattan Cultural Council (LMCC) for working artists (including New Orleans artists displaced by Hurricane Katrina) to free rehearsal space for the HERE Arts Center.
- *Preserving historic churches.* Trinity maintains and preserves Trinity Church and St. Paul's Chapel—two of the City's most important historic landmarks and tourist destinations, attracting close to three million visitors annually. In the aftermath of 9/11, Trinity opened St. Paul's to volunteers in the recovery effort, offering respite and counseling to all who came there. The Parish also owns and maintains the historic landmark St. Cornelius Chapel on Governor's Island, as well as the non-denominational Trinity Cemetery in Washington Heights.

Trinity's work also extends beyond New York borders:

- *Promoting international democracy and social justice.* Trinity also supports progressive and democratic efforts around the world, especially in Africa, where for many years the Parish has been a major supporter of Archbishop Desmond Tutu's fight against apartheid and his efforts toward reconciliation in South Africa. Recently, it provided a major grant to the Tutu Conference Center located in Chelsea, home to The Center for Peace and Reconciliation. Trinity is now working on reconciliation with leaders in Sudan.

Because all of its activities, programs and projects depend almost entirely on income from the Parish's property in Hudson Square, Trinity's ability to achieve its mandate of helping New Yorkers in need is inextricably tied to the health of the neighborhood and of the City itself. To this end, and to promote the long-term vitality of a neighborhood in which it has been rooted for over 300 years, Trinity is proposing to rezone the Hudson Square neighborhood, as discussed below.

GOALS OF THE PROPOSED REZONING

Overview

The purpose of the proposed rezoning is to create a vibrant mixed-use neighborhood in Hudson Square by addressing the neighborhood's significant challenges while preserving its essential character. The rezoning would support this objective by encouraging Hudson Square's evolution

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

The Neighborhood and Its Challenges

The Rezoning Area encompasses the area within Hudson Square north of Canal Street, South of Houston Street and east of Greenwich Street that is currently zoned M1-6. Trinity Church is the dominant landholder in this area and owns a number of mid- and high-rise commercial buildings and other properties located throughout the Rezoning Area. There are also numerous properties that Trinity does not control, which constitute a mix of buildings types and uses. An M1-6 zone allows manufacturing and commercial uses, places no height restriction on buildings and prohibits residential, educational and most cultural uses.

While an M1-6 was an appropriate zoning classification for many years, the neighborhood has changed. Manufacturing uses are no longer prevalent and are no longer seeking to move to Hudson Square. Trinity Real Estate was in the forefront of the City's change from an industrial to a commercial economy. Trinity Real Estate successfully transformed its large manufacturing buildings to a variety of commercial and office uses once its major tenants—printers and related businesses—began to leave as computer technology took hold in the publishing industry. Because the area has a remarkable building stock that could be transformed from industrial to commercial uses, and because the area is well served by transit, many buildings have gracefully made this transition. But for the lack of services and street life in the area, it would be, perhaps, the premier center for the types of creative tenants that are crucial to the City's economic future.

However, the neighborhood faces many challenges preventing it from achieving its full potential and Trinity Real Estate once again wishes to be in the forefront of efforts to address those challenges, in a manner consistent and supportive of the long-range needs of the City and the neighborhood. Creative companies and their workers seek out neighborhoods that provide not only office space that meets their specific requirements, but also street level vitality with energy fueled by retail and cultural activities. As a district of predominantly office uses that lacks pedestrian traffic during evenings and on the weekends, Hudson Square has historically had difficulty attracting and retaining neighborhood retail. Furthermore, zoning restrictions prohibit the development of cultural and educational institutions that could serve the residents of Hudson Square as well as residents of the denser abutting neighborhoods of Soho, Greenwich Village and Tribeca. These retail and cultural uses are also critically important to creative commercial tenants (and their employees). As a result, Hudson Square has commercial vacancy rates that have historically been persistently high and retail vacancy rates that have historically been among the highest in the City. Under current zoning regulations, many property owners have undertaken or are exploring hotel development as the only viable development option. With no height restrictions in the District, new development can be expected to rise high above current heights.

The Proposal

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

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

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

	Hudson Square	Comparable Neighborhoods		Hudson Square
	Current	Flatiron	Park Ave South	After Rezoning
Commercial SF	9,787,326	16,245,069	12,536,249	9,771,955
Residential SF	331,051	6,729,001	7,559,624	3,133,532
Residential % of Total	**3%**	29%	38%	**32%**

Source:
HR&A Advisors, Inc; AKRF, Inc.

The proposal seeks to preserve and enhance the essential character of Hudson Square while introducing limited changes that would improve the quality of the neighborhood.

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

- Prohibit the conversion to residential use of the larger buildings in the area that contain 50,000 sf or more of floor area, unless such floor area is replaced on a one-for-one basis, thereby preserving the existing commercial and industrial buildings—and the uses within.
- Prohibit demolition of buildings with 50,000 sf or more unless the amount of non-residential floor area in the building is replaced on the zoning lot on a one-for-one basis, which will limit the likelihood that such existing large commercial buildings will be demolished.

To help the neighborhood thrive responsibly, Trinity's proposed rezoning will likewise make a series of important changes. Specifically, it would:

- Impose a height limit that is in context for a mixed-use neighborhood;
- Incentivize the creation of new affordable housing alongside market rate housing to ensure diversity;
- Allow for a new school or schools to support the needs of existing and incoming residents;

- Restrict the development of eating and drinking establishments with dancing and certain large retail establishments which could adversely impact the quality of life of surrounding neighborhoods; and
- Require a special permit for hotels with more than 100 sleeping units to provide controls on hotel development.

The proposed rezoning also includes two subdistricts to respond to special conditions in certain areas of Hudson Square.

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

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

In sum, the rezoning seeks to improve Hudson Square by allowing it to evolve into an active, mixed-use neighborhood without damaging its existing character. Such a neighborhood would meet the goals of Trinity Church and its charitable mission, while assuring Hudson Square's vibrancy and contribution to the City's economy for decades to come.

C. FRAMEWORK FOR ENVIRONMENTAL REVIEW

The Proposed Action would change the regulatory controls governing land use and development in the proposed Rezoning Area, and would allow new development to occur over time. Since the Proposed Action, if approved, would lead to development taking place in the future, the environmental setting is not the current environment, but the environment as it would exist in the future at the time the Proposed Action would go into effect. The future projected environmental setting is known as the "Future No-Action" conditions, which characterizes the future baseline conditions most likely to occur if the Proposed Action does not take place. In this case, the Future No-Action scenario consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant absent the Proposed Action. The No-Action development scenario is described in greater detail below.

The "Future With-Action" scenario assumes that the Proposed Action is approved. The Future With-Action scenario will be compared with the Future No-Action scenario, to allow the project's incremental impacts to be evaluated. The incremental difference will serve as the basis for the environmental assessment's impact analyses. An assessment is made as to whether those changes by the Proposed Action would constitute significant adverse impacts. The EIS will consider alternatives that could reduce or eliminate significant adverse impacts identified in the technical analyses and propose mitigation for such impacts, to the extent practicable. The approach to the analysis framework is further discussed below.

A ten-year period is typically the length of time over which developers would act on area-wide rezonings such as that proposed. Therefore, 2022 was selected as the analysis year for the

environmental impact analyses. The EIS will provide a description of "Existing Conditions" for 2011 and assessments of future conditions in 2022, in the No-Action and With-Action conditions.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

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

A total of 21 projected development sites (including 5 sites owned or controlled by the Applicant) and 16 potential development sites have been identified in the Rezoning Area on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged (See Table 3 and Figures 3 and 4). Of the 21 projected development sites, 15 are projected new construction sites, 1 is a projected conversion sites, and 5 are projected enlargement sites on which additional floors could be constructed above the existing structures. Of the 16 potential development sites, 2 are potential new construction development sites, 2 are potential conversion sites, and 12 are potential enlargement sites.

To determine conditions in the Future No-Action and With-Action scenarios, standard methodologies have been used following the 2010 *CEQR Technical Manual* guidelines employing reasonable assumptions as to what development would occur in either scenario. These methodologies have been used to identify the amount, type, and location of future development. Generally, for area-wide rezonings that create a range of development opportunities, new development can be expected to occur on selected, rather than on all, sites within a rezoning area. The first step in establishing the development scenario is to identify those sites where new development could reasonably be expected to occur.

In projecting the amount and location of new development, several factors have been considered in identifying likely development sites, including current and past development trends. The specific development site criteria are listed below.

DEVELOPMENT SITE CRITERIA

New Construction Sites

1. Sites are considered likely to be redeveloped as a result of the Proposed Action if they:

- Are built to less than 50 percent of the proposed maximum FAR;

Table 3

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

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

NOTES:

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

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

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

3) Projected Site 6 would not be able to maximize its FAR under the narrow streets bulk regulations and is therefore assumed to be built to a lower FAR.

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

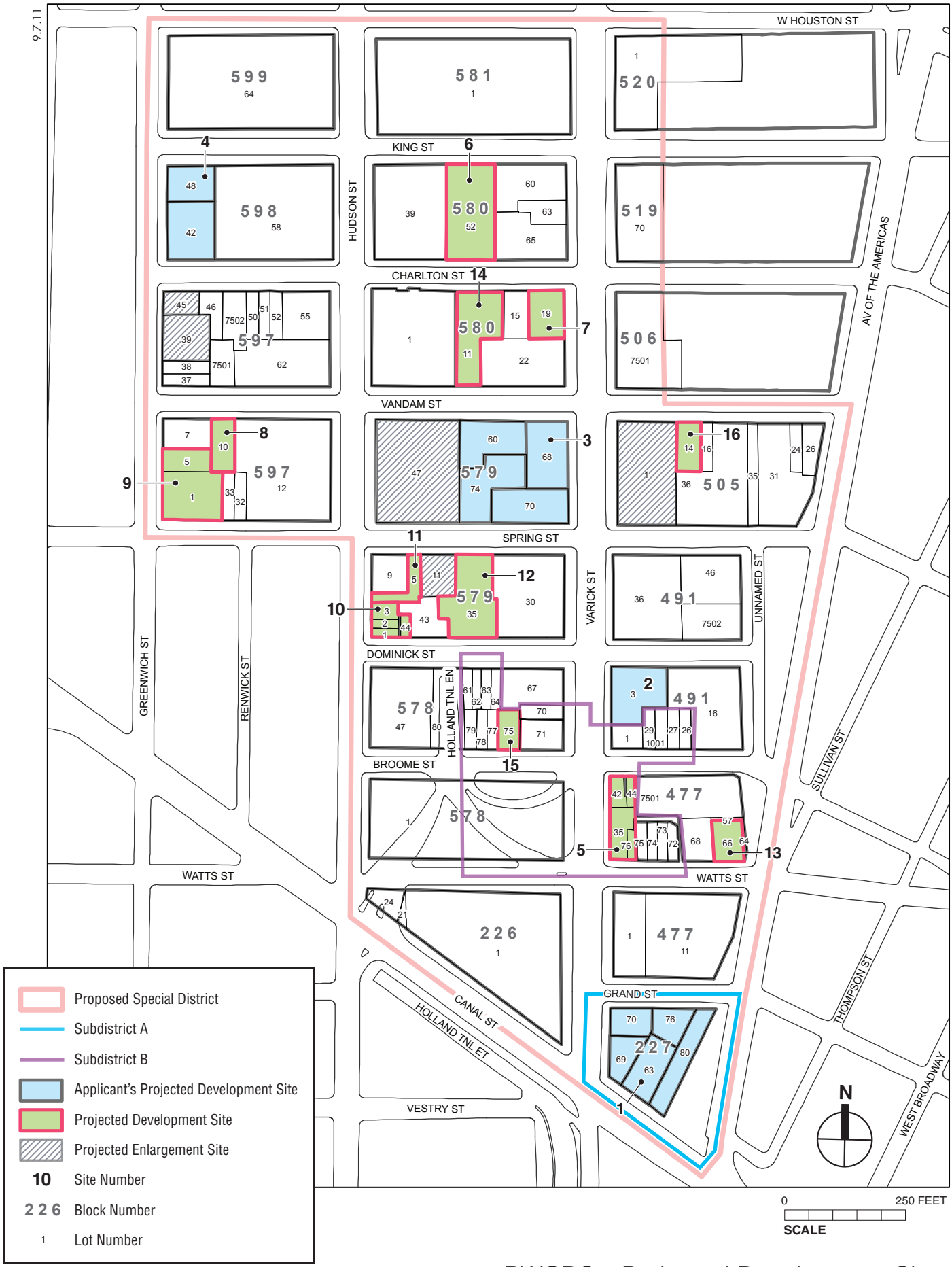
5) The EIS will also consider a scenario in which a school is not developed on Projected Site 1. In this case, Projected Site 1 would be developed with a 296,640-zsf mixed-use building with residential and ground-floor retail. The total floor area on all projected development and enlargement sites would remain the same for all uses except community facility uses, which would be 0-zsf in the With-Action and increment without the proposed school.

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

DU = dwelling unit

SOURCES:

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



RWCDS – Projected Development Sites

Figure 3

HUDSON SQUARE REZONING



RWCDS – Potential Development Sites

Figure 4

HUDSON SQUARE REZONING

- Have a minimum 2,500-sf lot area, to allow for a rational design of residential floorplates and to take full advantage of the additional FAR; and
- Are undeveloped, contain vacant or partially vacant buildings, or buildings with garage, storage, or warehousing uses. These sites do not contain significant previous investment in buildings or infrastructure, and are therefore less onerous to assemble and redevelop.

2. Lot assemblages are considered likely if the lots comprising the development site have fewer than three owners. Multiple ownerships make it difficult to assemble the parcels into a large contiguous footprint for development in a timely manner.

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

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

Conversion Sites

Sites considered likely to be converted to residential use are those that: contain industrial or commercial loft buildings less than 50,000 zsf in size; and/or have other site constraints that limit development of new buildings; and/or have had little or no recent reinvestment.

Enlargement Sites

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

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

DEVELOPMENT SITE OVERVIEW

The Proposed Action would permit new residential development, residential enlargements, and residential conversions of buildings containing less than 50,000 zsf of floor area in an area where existing zoning does not allow new residential use. As described above, light manufacturing, commercial, community facility, and parking uses would also be permitted in the proposed Special Hudson Square District. While the Proposed Action would not result in an increase in the permitted FAR for commercial uses (and would in fact result in a decrease in permitted FAR for commercial

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

uses due to the elimination of the existing plaza and arcade bonuses), new residential uses would be permitted, with an Inclusionary Housing bonus with the provision of low- to moderate-income housing. For any new residential development on a site with an existing building containing 50,000 zsf or more of non-residential floor area, the amount of existing non-residential floor area must be replaced on the zoning lot on a one-for-one basis.

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

Development Site Assumptions

- All new construction sites are assumed to be constructed to the maximum permitted FAR with bonus of 12.0, or 7.2 FAR for sites within Subdistrict B, except for a limited number of sites where the proposed bulk regulations would make it infeasible to achieve the maximum FAR.
- New construction sites not subject to the non-residential replacement requirement are assumed to contain residential use with ground floor retail. New construction sites that are subject to the non-residential replacement requirement are assumed to replace existing non-residential floor area on a one-to-one basis, and the remaining floor area would be residential.
- The development site in Subdistrict A is assumed to be constructed to approximately 9.0 FAR, and provide floor space for school use equivalent to approximately 2.3 FAR. It is assumed the base of the building would contain retail and school uses, with residential above.

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

- All enlargements were assumed to contain residential uses.
- The Inclusionary Housing bonus is only available to sites where an enlargement constitutes more than 50 percent of the floor area of an existing building. For residential enlargements above commercial buildings, unless the residential use constitutes 50 percent of the floor area, the Inclusionary Housing bonus is not available.
- Due to structural limitations,[1] most residential buildings in the District would not be able to enlarge to the maximum permitted FAR, but would instead be expected to construct 1 to 2 additional penthouse levels.

Projected and Potential Development Sites

As described above, projected development sites are considered more likely to be developed within the foreseeable future because they are larger sites or are built to a relatively lower density. Potential development sites are less likely to be developed within a ten-year period because they are not as easily assembled into single ownership, have an irregular shape, are in active use, reflect a significant amount of relatively recent renovation or alteration or have some combination of these features.

[1] On sites of less than 5,000 sf, the egress and elevator cores comprise an increased and detrimental percentage of the overall floor area, dropping floorplate efficiency below 80 percent. In addition, the slenderness of the building requires additional structural bracing, increasing construction costs.

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

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

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

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

FUTURE NO-ACTION DEVELOPMENT SCENARIO

The Future No-Action scenario consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant by 2022 in the future without the Proposed Action. Absent the Proposed Action, it is expected that new construction would occur on four projected development sites owned by the Applicant (see Table 3 and Figure 5). A new, approximately 333,470-zsf development containing a hotel tower above a commercial base with retail and other permitted commercial uses (including, possibly, a trade school, banquet hall, or dance studio) would be constructed on Block 227, Lots 63, 69, 70, 76, and 80, bounded by Avenue of the Americas and Grand, Canal, Varick Streets (Projected Site 1), which is currently vacant. Projected Site 2 (Block 491, Lot 3), which is located at the corner of Varick and Dominick Streets and currently contains surface parking, would be developed with a two-story, approximately 24,232-zsf commercial building containing ground-floor retail and other permitted commercial uses above. At Projected Site 3 (Block 579, Lots 60, 68, 70, and 74, bounded by Vandam, Varick, Spring, and Hudson Streets), which is currently underutilized and contains outdated buildings, the existing buildings would be demolished and an approximately 337,200-zsf development containing a hotel tower above a commercial base with retail and other permitted commercial uses would be constructed on the site. The site located at Greenwich Street between King and Charlton Streets (Projected Site 4, Block 598, Lots 42 and 48) containing parking uses is expected to be developed with a two-story approximately 40,000-zsf commercial building containing ground-floor retail and other permitted commercial uses above. It is

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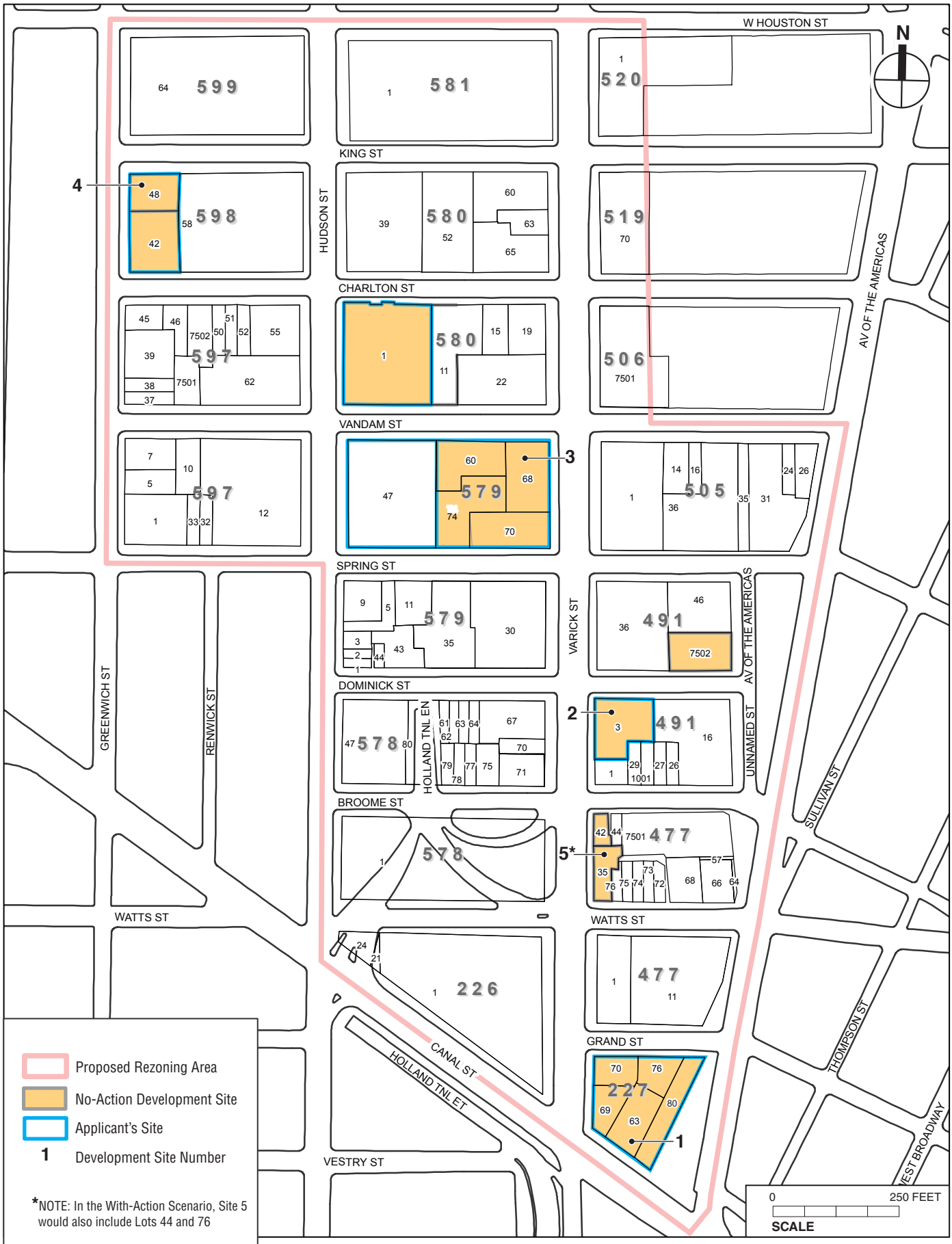


No-Action Developments in Proposed Rezoning Area

Figure 5

HUDSON SQUARE REZONING

expected that the commercial base below the hotels would contain a limited amount of retail use catering to the retail demand generated by hotel guests. The Applicant's site at 304 Hudson Street (Projected Enlargement Site 1, Block 579, Lot 47) would remain in its current use in the No-Action scenario. The Future No-Action development scenario for each of the projected and potential development sites are summarized in Table 3 above.

Because of the Rezoning Area's location within the Manhattan Core (under Article I, Chapter 3 of the *New York City Zoning Resolution*), off-street parking spaces are not required. However, as accessory parking is permitted under the existing zoning, the Future No-Action development scenario assumes the inclusion of accessory parking pursuant to the existing zoning regulations (Sections 13-131, 13-133, and 13-134 of the *New York City Zoning Resolution*).

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

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

Table 4 lists the development that is expected occur throughout the rezoning area in the Future No-Action scenario.

Table 4
Future No-Action Development Scenario

Site No.	Block	Lot	Address	Development Type	Zoning Floor Area (zsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces
APPLICANT'S PROJECTED DEVELOPMENT SITES														
	227	63	417 Canal Street											
	227	69	74 Varick Street											
	227	70	76 Varick Street											
	227	76	11 Grand Street											
Projected 1	227	80	87 Avenue Of The Amer	Hotel above commercial base	333,468	14,917	0	272,491	419	46,060	0	0	0	78
Projected 2	491	3	114 Varick Street	2-story commercial development	24,232	12,116	0	0	0	12,116	0	0	0	6
	579	60	50 Vandam Street											
	579	68	143 Varick Street											
	579	70	137 Varick Street											
Projected 3	579	74	275 Spring Street	Hotel above commercial base	337,168	11,000	0	247,790	381	78,378	0	0	0	79
	598	42	551 Greenwich Street											
Projected 4	598	48	561 Greenwich Street	2-story commercial development	39,880	19,940	0	0	0	19,940	0	0	0	10
OTHER PROJECTED DEVELOPMENT SITES														
	477	35	94 Varick Street											
Projected 5	477	42	104 Varick Street	Residential	52,648	0	0	0	0	0	52,648	61	0	12
Total No-Action Development, Projected and Potential Development Sites					**787,396**	**57,973**	**0**	**520,281**	**800**	**156,494**	**52,648**	**61**	**0**	**185**
NO-ACTION DEVELOPMENT ON OTHER SITES WITHIN REZONING AREA														
NA	491	7502	145 Avenue Of The Amer	Commercial enlargement	5,198	0	5,198	0	0	0	0	0	0	0
NA	580	1	330 Hudson Street	Commercial office conversion and expansion, ground floor retail	350,000	20,000	330,000	0	0	0	0	0	0	0

Notes: See Table 1 and 3 for additional information on each development site.
Sources: Trinity Real Estate; NYC Department of Buildings.

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

FUTURE WITH-ACTION DEVELOPMENT SCENARIO

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

Reasonable Worst Case Development Scenario 1

In RWCDS 1, new residential construction with ground floor retail uses and residential conversions and enlargements are expected to occur on a number of sites throughout the Rezoning Area. The Future With-Action development scenarios for each of the projected and potential development sites under RWCDS 1 are summarized in Table 3. Under RWCDS 1, it is assumed that the maximum permitted residential development (based on the development site assumptions outlined above) would occur on each of the development sites.

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

Since the development of a new public school requires the provision of adequate funding within the New York City Department of Education Capital Plan, which is outside of the Applicant's control, RWCDS 1 also includes a scenario in which a new school is not developed on Projected Site 1 (see Task 5, "Community Facilities and Services," below). In this scenario, Projected Site 1 would be developed with an approximately 296,640-zsf mixed use building with residential use and ground-floor retail.

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

the Future With-Action development scenario assumes the inclusion of accessory parking at 20 percent of the total residential units, and/or 1 space for every 4,000 sf of commercial use.

Reasonable Worst Case Development Scenario 2

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

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

The Future With-Action development scenarios for each of the projected and potential development sites under RWCDS 2 are summarized in Table 5.

SUMMARY

Projected Development Sites

The RWCDS consists of a total of 21 projected development sites (5 of which are owned or controlled by the Applicant). Of the 21 sites, 15 are projected new construction sites, 1 is a projected conversion sites, and 5 are projected enlargement sites (see Figure 3 and Tables 3 and 5). In the Future No-Action scenario, the projected development sites would contain a total of approximately 520,300 zsf of hotel (approximately 800 hotel rooms), 117,000 zsf of retail, 471,400 zsf of commercial office, 381,300 zsf of other commercial (such as loft and storage space, or other permitted uses such as trade schools, banquet halls, or dance studios), 73,200 zsf of residential (i.e., 74 dwelling units), 63 public parking spaces, and approximately 185 new accessory spaces.

For the projected new construction and conversion sites, the DEIS will assess all possible density-related impacts (such as socioeconomic conditions, community facilities, open space, and traffic and parking, and transit and pedestrians) and all possible site specific impacts (such as shadows, historic resources, urban design, hazardous materials, air quality, and noise) resulting from the increment of the Proposed Action. The 5 projected enlargement sites, which would result in 154 new dwelling units, are included in the assessment for all possible density-related impacts, as well as for some site-specific impacts, including historic resources, air quality, and noise impacts.

Reasonable Worst Case Development Scenario 1

In the Future With-Action scenario under RWCDS 1, the projected development sites would contain a total of approximately 2,666,600 zsf residential (approximately 3,210 dwelling units, of which 3,136 units would be new with the proposed rezoning), 202,000 zsf of retail, 618,200 zsf of commercial office, 84,900 zsf of other commercial use (such as loft and storage space), 75,000 zsf of community facility (school) use, and approximately 678 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 642 units of the total 3,210 units would be developed as affordable housing available to low- and moderate-income households.

Table 5

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

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

NOTES:

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

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

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

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

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

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

DU = dwelling unit

SOURCES:

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

Reasonable Worst Case Development Scenario 2

In the Future With-Action scenario under RWCDS 2, the projected development sites would contain a total of approximately 2,407,800 zsf residential (approximately 2,893 dwelling units, of which 2,819 units would be new with the proposed rezoning), 202,000 zsf of retail, 618,200 zsf of commercial office, 84,900 zsf of other commercial use (such as loft and storage space), 306,700 zsf of community facility use (comprised of approximately 75,000 zsf of school use and 231,700 zsf of dormitory use [approximately 773 dormitory beds[1]]), and approximately 614 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, 568 units of the total 2,893 units would be developed as affordable housing available to low- and moderate-income households.

Potential Development Sites

The RWCDS consists of a total of 16 potential development sites, of which 2 are potential new construction development sites, 2 are potential conversion sites, and 12 are potential enlargement sites (see Figure 4). In the Future No-Action scenario, the potential development sites would contain a total of approximately 142,000 zsf of residential (i.e., 222 existing dwelling units), 46,300 zsf of commercial office, 24,300 zsf of other commercial (such as loft and storage space), and 4,200 zsf of retail. In the Future With-Action scenario, the potential development sites would contain a total of approximately 298,500 zsf of residential (394 dwelling units), 22,400 zsf of retail, and 5,000 zsf of other commercial use (such as loft or storage space).[2] Of the additional 172 dwelling units produced in the Future With-Action scenario on the potential development and enlargement sites, 22 would be expected to be affordable housing units pursuant to the Inclusionary Housing Program.

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

Increment

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

Under RWCDS 1, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of 3,136 residential units (of which approximately 642 units , or 20 percent, would be affordable), approximately 84,900 zsf of retail use, 146,800 zsf of office use, 75,000 zsf of community facility (school) use (in the scenario with a school), and 492 accessory parking spaces; as well as a net decrease of approximately 476,600 zsf of hotel use (approximately 733 hotel rooms), 296,400 zsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household

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

[2] In the Future With-Action scenario (both RWCDS 1 and RWCDS 2), there would be no additional commercial office on the potential development sites.

size in Manhattan Community District 2), the additional 3,136 dwelling units would add an estimated 5,770 residents to the Rezoning Area.

Under RWCDS 2, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of 2,819 residential units (of which approximately 568 units , or 20 percent, would be affordable), approximately 84,900 zsf of retail use, 146,800 zsf of office use, 306,700 zsf of community facility use (comprised of approximately 75,000 zsf of school use [in the scenario with a school] and 231,700 zsf of dormitory use [approximately 773 dormitory beds]), and 429 accessory parking spaces; as well as a net decrease of approximately 476,600 zsf of hotel use (approximately 733 hotel rooms), 296,400 zsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2) and 1 student per dormitory bed, the additional 2,819 dwelling units and 773 dormitory beds would add an estimated 5,960 residents to the Rezoning Area.

CONCEPTUAL ANALYSIS

As noted above, the Proposed Action could result in the development of hotel uses with more than 100 sleeping units, provided that it is developed either pursuant the special permit required under the zoning or as-of-right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario have been constructed and issued certificates of occupancy. Therefore, a conceptual analysis will be provided to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area. The specific development scenarios to be included in the conceptual analysis are discussed under Task 23, below.

D. EIS SCOPE OF WORK

The RWCDS associated with the Proposed Action would affect various areas of environmental concern and have the potential for significant impacts, requiring that an EIS be prepared. The environmental review provides a means for decision-makers to systematically consider environmental effects along with other aspects of project planning and design, to evaluate reasonable alternatives, and to identify, and mitigate where practicable, any significant adverse environmental impacts.

The EIS will contain the following:

A. A description of the Proposed Action and the environmental setting;

B. A statement of the potential significant adverse environmental impacts of the Proposed Action, including their short- and long-term effects and typical associated environmental effects;

C. An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Action are implemented, and any proposed mitigation;

D. A discussion of reasonable alternatives to the Proposed Action;

E. An identification of irreversible and irretrievable commitments of resources that would be involved if the Proposed Action are implemented; and

F. A description of measures proposed to minimize or fully mitigate any significant adverse environmental impacts.

The first step in preparing the EIS document is the public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. The proposed scope of work for each technical area to be analyzed in the Hudson Square Rezoning EIS follows. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the 2010 *CEQR Technical Manual*.

Based on the preliminary screening assessment undertaken in the Environmental Assessment Statement and following the guidelines outlined in the 2010 *CEQR Technical Manual*, natural resources will not require an analysis in the EIS. The Rezoning Area is located within a fully developed area in Manhattan and the Proposed Action are not expected to result in any effects on natural resources. The specific areas to be included in the EIS, as well as their respective tasks, are described below.

TASK 1. PROJECT DESCRIPTION

The first chapter of the DEIS introduces the reader to the Proposed Action and sets the context in which to assess impacts. The chapter identifies the Proposed Action (brief description and location of the Proposed Action) and provides the following:

- The background and/or history of the Proposed Action;
- A statement of the public purpose and need for the Proposed Action;
- Key planning considerations that have shaped the current proposal;
- A detailed description of the Proposed Action; and
- A discussion of the approvals required, procedures to be followed, and the role of the EIS in the process.

The project description chapter provides the public and decision-makers with a base from which to evaluate the project against both With-Action and No-Action options. The chapter will summarize the RWCDS for analysis in the EIS and present its rationale.

The section on approval procedures will explain the ULURP process, its timing, and hearings before the Community Board, the Manhattan Borough President's office, CPC, and the New York City Council. The role of the EIS as a full-disclosure document to aid in decision-making will be identified and its relationship to ULURP and the public hearings described.

TASK 2. FRAMEWORK FOR ANALYSIS

This chapter will discuss the framework for the analyses for the EIS. It will identify the analysis years and describe the future development scenarios (No-Action scenario and With-Action scenarios) that will be assessed in the EIS. Each impact category will discuss the existing conditions, and conditions with the Future No-Action and With-Action scenarios. The technical analysis and identification of potential significant adverse impacts will be focused on the incremental change to the environmental setting that the Proposed Action would create as compared to the Future No-Action condition. Consequently, this chapter will also comprehensively define the environmental setting expected in the No-Action condition, including a discussion of development projects expected to be completed independent of the Proposed Action, and the baseline growth in the No-Action condition that will be analyzed in all the technical areas.

TASK 3. LAND USE, ZONING, AND PUBLIC POLICY

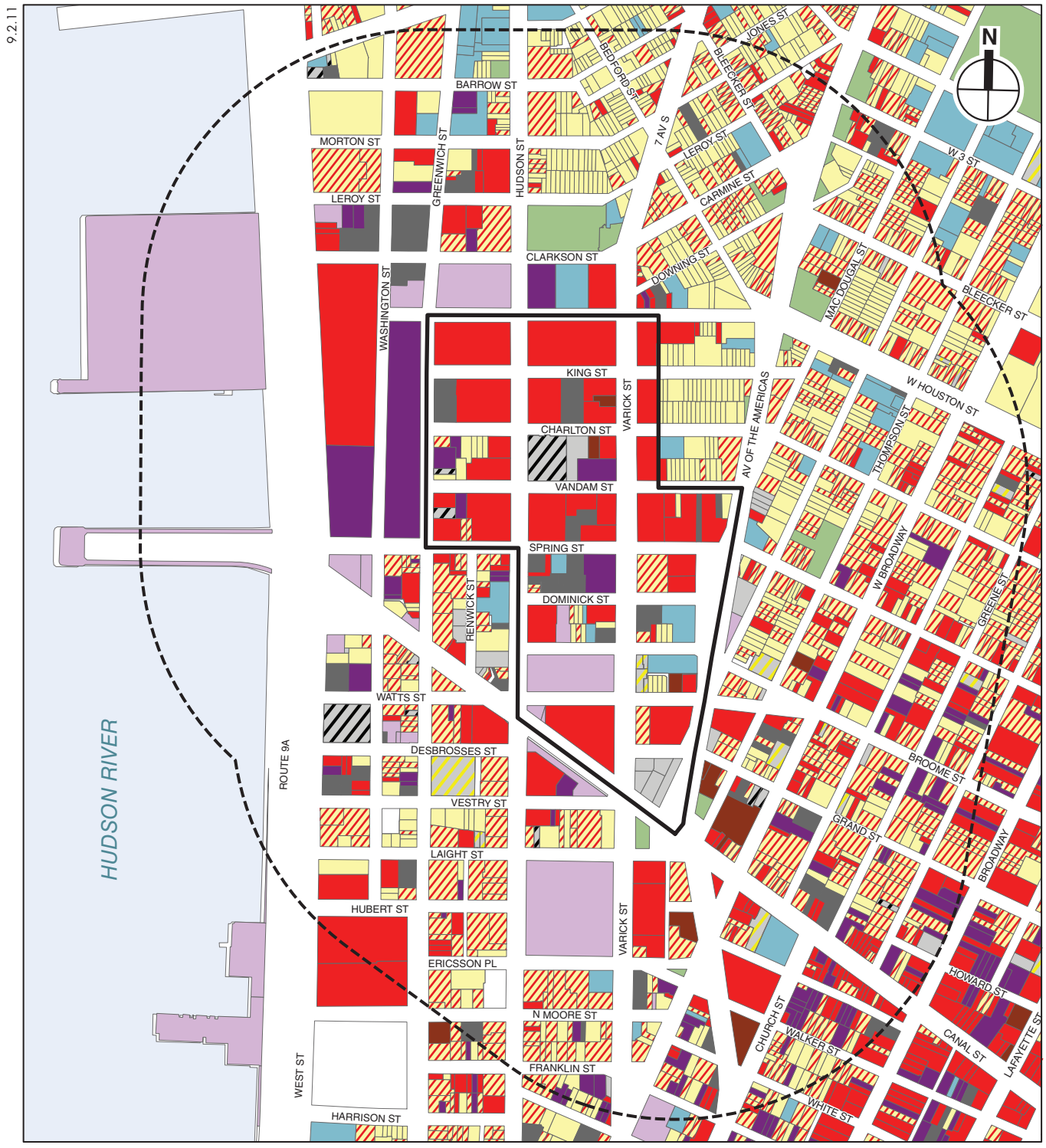
This chapter will analyze the potential impacts of the Proposed Action on land use, zoning, and public policy. The land use study area will consist of the proposed Rezoning Area, where the potential land use effects of the Proposed Action will be straightforward and direct (reflecting the development scenario), and neighboring areas that could experience indirect impacts. For the purpose of environmental analysis, the land use study area will extend approximately a ¼-mile from the borders of the proposed Rezoning Area (see Figure 6). The land use assessment will include description of existing (2011) conditions and evaluations of the Future No-Action and With-Action conditions in 2022.

The analysis will include the following subtasks:

- Provide a brief development history of the Rezoning Area and surrounding ¼-mile study area;
- Provide a detailed description of land use, zoning, and public policy in the study area. Based on field surveys and data available from various sources (such as the Department of Finance and Department of Buildings) and prior studies, identify, describe, and graphically portray existing land use conditions and predominant land use patterns in the land use study area. A more detailed analysis will be conducted for the project area;
- Describe recent land use trends in the study area and identify major factors influencing land use trends;
- Describe and map existing zoning and any recent actions taken by the CPC and/or the Board of Standards and Appeals (BSA) in the Rezoning Area and surrounding study area;
- Describe relevant public policies that apply to the Rezoning Area and study areas;
- Prepare a list of future development projects in the study area that would be expected to influence future land use trends. Also, identify any pending zoning actions or other public policy actions that could affect land use patterns and trends in the study area. Based on these changes, assess future land use and zoning conditions in 2022 without the Proposed Action;
- Describe and assess the potential land use changes in the Rezoning Area based on the RWCDS; and
- Assess the effects and identify potential impacts of the Proposed Action on land use trends, zoning, and public policy, including PlaNYC 2030. Discuss the Proposed Actions potential effects related to issues of compatibility with surrounding land use, the consistency with zoning and other public policies, and the effect of the Proposed Action on ongoing development trends and conditions in the area.

TASK 4. SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of an area.



Land Use Study Area

Figure 6

This chapter will assess the Proposed Action potential effects on the socioeconomic character of the study area, which is expected to conform to the ¼-mile land use study area described in Task 3.[1]

According to the 2010 *CEQR Technical Manual*, the five principal issues of concern with respect to socioeconomic conditions are whether a proposed action would result in significant adverse impacts due to: (1) direct residential displacement; (2) direct business and institutional displacement; (3) indirect residential displacement; (4) indirect business and institutional displacement; and (5) adverse effects on specific industries. As detailed below, the Proposed Action warrant an assessment of socioeconomic conditions with respect to all but one of these principal issues of concern—direct residential displacement. According to the 2010 *CEQR Technical Manual,* direct displacement of fewer than 500 residents would not typically be expected to alter the socioeconomic characteristics of a neighborhood. The Proposed Action would result in the direct displacement of approximately 4 residential units and, therefore, would not result in significant adverse impacts due to direct residential displacement.

In conformance with the 2010 *CEQR Technical Manual* guidelines, the assessment of the four remaining areas of concern will begin with a preliminary assessment to determine whether a detailed analysis is necessary. Detailed analyses will be conducted for those areas in which the preliminary assessment cannot definitively rule out the potential for significant adverse impacts. The detailed assessments will be framed in the context of existing conditions and evaluations of the Future No-Action and With-Action conditions in 2022, including any population and employment changes anticipated to take place by the time the project is complete.

INDIRECT RESIDENTIAL DISPLACEMENT

The concern with respect to indirect residential displacement is whether a proposed action—by introducing a substantial new development that is markedly different from existing uses, development, and activities within the neighborhood—could lead to increases in property values, and thus rents, making it difficult for some residents to afford their homes. The objective of the indirect residential displacement analysis is to determine whether the Proposed Action would either introduce a trend or accelerate a trend of changing socioeconomic conditions that may potentially displace a vulnerable population to the extent that the socioeconomic character of the neighborhood would change.

The indirect residential displacement analysis will use the most recent available U.S. Census data, New York City Department of Finance's Real Property Assessment Data (RPAD) database, as well as current real estate market data, to present demographic and residential market trends and conditions for the study area. The presentation of study area characteristics will include population, housing value and rent, cooperatives and condominium conversion, estimates of the number of housing units not subject to rent protection, and median household income. Following 2010 *CEQR Technical Manual* guidelines, the preliminary assessment will perform the following step-by-step evaluation:

- **Step 1**: Determine if the Proposed Action would add substantial new population with different income as compared with the income of the study area population. If the expected average incomes of the new population would be similar to the average incomes of the study area populations, no further analysis is necessary. If the expected average incomes of the new

[1] Per 2010 *CEQR Technical Manual* guidelines, the socioeconomic study area boundary may be extended to a ½-mile radius if the Proposed Action population would exceed 5 percent of the ¼-mile study area population.

population would exceed the average incomes of the study area populations, then Step 2 of the analysis will be conducted.

- **Step 2**: Determine if the Proposed Actions population is large enough to affect real estate market conditions in the study area. If the population increase may potentially affect real estate market conditions, then Step 3 will be conducted.
- **Step 3**: Determine whether the study area potentially contains a population at risk of indirect displacement resulting from rent increases due to changes in the real estate market caused by the new population.

If the preliminary assessment finds that there is a substantial population potentially at risk of indirect displacement, a detailed analysis will be conducted. The detailed analysis would utilize more in-depth demographic analysis and field survey to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Action on prevailing socioeconomic trends and, thus, impacts on the identified population at risk.

DIRECT BUSINESS DISPLACEMENT

Based on preliminary estimates, there are approximately 85 businesses on the projected development sites[1]; however, many of these businesses will be displaced in the Future No-Action conditions. Nonetheless, it is expected that the Proposed Actions would exceed the 2010 *CEQR Technical Manual* analysis threshold of 100 displaced employees and, therefore, warrants assessment of the Proposed Action's effects on socioeconomic conditions due to direct business displacement.

The analysis of direct business and institutional displacement will estimate the number of employees and the number and types of businesses that would be displaced by the Proposed Action, and characterize the economic profile of the study area using current employment and business data from the New York State Department of Labor or U.S. Census Bureau. This information will be used in addressing the following CEQR criteria for determining the potential for significant adverse impacts:

- Whether the businesses to be displaced provide products or services essential to the local economy that would no longer be available in its "trade area"[2] to local residents or businesses due to the difficulty or either relocating the business or establishing new, comparable businesses;
- Whether a category of businesses is the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it.

INDIRECT BUSINESS DISPLACEMENT

According to the 2010 *CEQR Technical Manual*, commercial developments of 200,000 sf or less or residential development of 200 units or less would typically not result in significant indirect impacts. As compared to the Future No-Action condition, the Proposed Action (both RWCDS 1 and RWCDS 2) would result in a substantial net reduction in the amount of hotel space and other commercial space; an approximately 146,800-zsf net increase in commercial office space; and an approximately 84,900-zsf net increase in retail space. Although the net increment of commercial space added by the Proposed Action

[1] This estimate does not include businesses on the projected enlargement sites as these businesses are expected to remain in the Future With-Action condition.

[2] The "trade area" may be the study area or, depending on the size of the area from which the majority of customers or clients of the businesses are drawn, a broader area.

would be less than 200,000 sf, the Proposed Action would introduce a substantial new residential use that could alter socioeconomic conditions in the study area. Therefore, an indirect business displacement analysis will be conducted to determine if the Proposed Action would introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area.

The analysis will describe and characterize conditions and trends in employment and businesses within the study area using the most recent available data from public and private sources such as New York State Department of Labor, the U.S. Census Bureau, and ESRI, as well as discussions with local real estate brokers as necessary. This information will be used in a preliminary assessment to consider:

- Whether the Proposed Action would introduce enough of a new economic activity to alter existing economic patterns;
- Whether the Proposed Action would add to the concentration of a particular sector of the local economy enough to alter or accelerate existing economic patterns;
- Whether the Proposed Action would directly displace uses of any type that directly support businesses in the area or bring people to the area that form a customer base for local businesses; and
- Whether the Proposed Action would directly or indirectly displace residents, workers, or visitors who form the customer base of existing businesses in the area.

If the preliminary assessment finds that the Proposed Action could introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area, a detail analysis will be conducted. The detail analysis would follow the 2010 *CEQR Technical Manual* guidelines to determine whether the Proposed Action would increase property values and thus increase rents for a potentially vulnerable category of businesses and whether relocation opportunities exist for those businesses.

SPECIFIC INDUSTRIES

The Rezoning Area has a substantial presence of creative arts industry uses, such as production studios, film storage businesses, and other arts-related firms. Therefore, the analysis for effects on specific industries will focus on the potential effects of the Proposed Action on the City's creative arts industry, and will draw on the economic and real estate data compiled in assessing direct and indirect displacement impacts. Following the guidelines in the *CEQR Technical Manual*, the analysis for effects on specific industries will respond to the following issues:

- Whether the Proposed Action would significantly affect the future operations of the creative arts industry in the City; and
- Whether the Proposed Action would indirectly substantially reduce employment or impair viability of the creative arts industry in the City.

Analysis of non-creative arts industries that are present in the study area will be conducted at a level of detail that is appropriate based on the *CEQR Technical Manual* guidelines, depending on the results of the direct displacement assessments.

TASK 5. COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the Proposed Action. New workers tend to create limited demands for community facilities and services, while new residents create more substantial and permanent demands. This chapter of the DEIS will evaluate the effects on community services due to the Proposed Action, including effects on police and fire protection,

public schools, outpatient and emergency health care facilities, libraries, and publicly funded day care facilities. The community facilities and services assessment will include a description of existing conditions, and evaluations of conditions in 2022 in the Future No-Action and With-Action conditions.

According to the *CEQR Technical Manual*, preliminary thresholds indicating the need for detailed analysis are as follows:

- Public Schools: More than 50 new elementary/middle school or 150 high school students.
- Libraries: A greater than 5 percent increase in the ratio of residential units to libraries in the borough. For Manhattan, this is equivalent to residential population increase of 901 residential units.
- Health Care Facilities (outpatient): The ability of health care facilities to provide services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of health care facilities is included only if a proposed action would directly affect the physical operations of, or access to and from, a hospital or public health clinic, or if a proposed action would create a sizeable new neighborhood where none existed before.
- Day Care Centers (publicly funded): More than 20 eligible children based on the number of new low/moderate-income residential units by borough. For Manhattan, an increase of 170 low/moderate-income residential units exceeds this threshold.
- Fire Protection: The ability of the fire department to provide fire protection services for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of fire protection services is included only if a proposed action would directly affect the physical operations of, or access to and from, a fire station house, or if a proposed action would create a sizeable new neighborhood where none existed before.
- Police Protection: The ability of the police department to provide public safety for a new project usually does not warrant a detailed assessment under CEQR. Generally, a detailed assessment of police protective services is included only if a proposed action would directly affect the physical operations of, or access to and from, a precinct house, or if a proposed action would create a sizeable new neighborhood where none existed before.

Based on these thresholds and the RWCDS assumptions, detailed analyses will be conducted for public schools, libraries, and day care centers. The Applicant is committed to collaborating with the SCA on the development of a new public school in the Rezoning Area. Therefore, the analysis of public schools will address the potential for the Proposed Action (both RWCDS 1 and RWCDS 2) to result in the development of a new public school (pre-kindergarten through fifth grades at Projected Site 1). (Correspondence from the SCA regarding the development of a new public school within the Rezoning Area is provided in Appendix A.) Since the development of a new public school requires the provision of adequate funding within the New York City Department of Education Capital Plan, which is outside of the Applicant's control, the analysis of public schools will also address any potential adverse impacts that would result with RWCDS 1 and RWCDS 2 if a new school is not developed within the Rezoning Area. Since the Proposed Action would not directly affect existing health care, fire, or police facilities, nor would it result in the creation of a substantial new neighborhood where none existed before, a detailed assessment of these services is not warranted. The fire and police facilities that serve the Rezoning Area will be identified and discussed qualitatively for informational purposes.

TASK 6. OPEN SPACE

New residents and workers introduced to the Rezoning Area under the Proposed Action would create added demands on local open space and recreational facilities. The Proposed Action would generate more than 200 residents, the 2010 *CEQR Technical Manual* threshold requiring a quantified analysis of open space for projects not found in an area specifically designated as underserved or well-served with regard to open space, thereby requiring further assessment of open space. Therefore, a detailed open space analysis will be conducted to determine whether the Proposed Action would affect the quantitative and qualitative measures of open space adequacy within the study area.

The analysis will include the following subtasks:

- Using 2000 Census data and other data where applicable, calculate the total residential population of the open space study area, which would be defined as the area within a ½-mile radius from the proposed Rezoning Area, with the study area boundary adjusted to include all census tracts with at least 50 percent of their area within the ½-mile radius. The population will be indicated pursuant to Table 7-1 of the 2010 *CEQR Technical Manual*;
- Based on the inventory of facilities and study area residential and worker population, calculate the open space ratio for the residential population in the study area, and compare to City guidelines to assess adequacy. This is expressed as the amount of open space acreage per 1,000 user population. Open space ratios will be calculated for active and passive open space, as well as the ratio for the aggregate open space;
- For the Future No-Action scenario, assess expected changes in future levels of open space supply and demand by the project's analysis year, based on other planned development projects and any public open space expected to be developed within the study areas. Develop open space ratios for the Future No-Action scenario and compare them with existing ratios to determine changes in future levels of adequacy;
- Based on the residential and worker population that would be added by the Proposed Action, assess the effects on open space supply and demand in the study areas. The assessment of the Proposed Actions impacts will be based on a comparison of open space ratios under the Future No-Action and Future With-Action scenarios. In addition to the quantitative analysis, qualitative analysis will be performed to determine if the changes resulting from the Proposed Action will result in a substantial change (positive or negative) or an adverse effect to open space conditions; and
- If the results of the impact analysis identify a potential for a significant impact, discuss potential mitigation measures.

TASK 7. SHADOWS

This chapter will examine the Proposed Action potential for significant and adverse shadow impacts pursuant to 2010 *CEQR Technical Manual* criteria. Generally, shadow impacts could occur if an action would result in new structures, or additions to buildings resulting in structures over 50 feet in height that could cast shadows on natural features, publicly accessible open space, or on historic features that are dependent on sunlight.

The Proposed Action would result in development of buildings of greater than 50 feet in height within the Rezoning Area, and could potentially result in shadow impacts on Duarte Square Park, which is adjacent to one of the Applicant's projected development sites. An analysis of shadows will be prepared focusing on the relation between the incremental shadows created by the Future With-Action scenario as compared with the Future No-Action scenario. The EIS will assess the RWCDS, on a site-specific basis, for potential shadowing effects on existing light-sensitive uses, and disclose

the range of shadow impacts, if any, which are likely to result from the Proposed Action, further identifying:

- Projected and potential development sites adjacent to existing parks, publicly accessible open space, and sunlight-sensitive historic resources;
- Projected and potential development sites located in areas which are not susceptible to shadow impacts; and
- If warranted, describe in shadow diagrams and text the potential effect of shadows from buildings resulting from the identified RWCDS (both projected and potential development sites) on publicly accessible open spaces or light-sensitive historic resources.
- Identify any significant adverse impacts. If significant adverse impacts are identified, describe any proposed mitigation measures.

The shadow assessment would be coordinated with Task 6, "Open Space" and Task 8, "Historic Resources."

TASK 8. HISTORIC AND CULTURAL RESOURCES

The 2010 *CEQR Technical Manual* identifies historic resources as districts, buildings, structures, sites, and objects of historical, aesthetic, cultural, and archaeological importance. This includes designated New York City Landmarks (NYCLs), Interior Landmarks, Scenic Landmarks, and properties within designated New York City Historic Districts (NYCHDs); resources calendared for consideration as one of the aforementioned by the New York City Landmarks Preservation Commission (LPC); resources listed on, or formally determined eligible for inclusion on, the State and/or National Register of Historic Places (S/NR), or contained within a district listed on, or formally determined eligible for, S/NR listing; resources recommended by the New York State Board for S/NR listing; National Historic Landmarks (NHLs); and resources not identified by one of the programs listed above, but that meet their eligibility requirements.

Because the Proposed Action would induce development that could result in new in-ground disturbance and the construction of new buildings, the Proposed Action would have the potential to result in impacts on archaeological and architectural resources. The proposed Rezoning Area contains a number of architectural resources, including an S/NR-eligible former firehouse (now the New York City Fire Museum) on Spring Street between Varick and Hudson Streets, the NHL Holland Tunnel, and residential and commercial properties that may meet S/NR eligibility criteria. In addition, the Rezoning Area is adjacent or in close proximity to four historic districts that will be discussed in the EIS: the NYCHD Charlton-King-Vandam Historic District, the Greenwich Village Historic District Extension II, the Tribeca North Historic District, and the S/NR-eligible South Village Historic District. The Rezoning Area contains an area that was previously identified by LPC in 2002 as a potentially eligible Graphic Arts Historic District. However, as LPC has not pursued this potential historic district, including determining specific boundaries or contributing buildings, it will not be assessed in the EIS.

The analysis of potential impacts on architectural resources will consider the Rezoning Area, with a specific focus on the projected and potential development sites, and a 400-foot study area surrounding the Rezoning Area. The analysis of potential impacts to archaeological resources will be limited to those areas where new in-ground disturbance is likely to occur (the area of potential effect [APE]. The APE for archaeological resources is defined as the projected and potential development sites, which may be developed under the Proposed Action.

The analysis will include the following subtasks:

- Prepare a historical narrative of the Rezoning Area and surrounding study area to provide a context in which to assess the significance of historic resources;
- Submit the APE and a description of the Proposed Action to LPC for its review and determination regarding archaeological sensitivity;
- If LPC determines that some or all of the APE may be sensitive for archaeological resources, prepare a Stage 1A Documentary Study as directed by LPC. The Stage 1A would be summarized in the EIS and submitted to LPC for review and approval;
- Identify, map, and describe all NHLs, LPC-designated, S/NR-listed, and LPC- and S/NR-eligible architectural resources in the rezoning and study areas.
- Field survey the rezoning and study areas to determine whether there are any potential architectural resources that could be impacted by the Proposed Action. Potential architectural resources comprise properties that may be eligible for listing on the S/NR and/or designation as a NYCL. Map and describe any identified potential architectural resources. Seek determinations of eligibility from LPC for any potential architectural resources in the rezoning and study areas;
- Based on planned development projects, qualitatively discuss any impacts on archaeological and architectural resources that are expected in the Future No-Action condition;
- Identify and assess the probable impacts of development resulting from the Proposed Action on archaeological resources within the APE;
- Identify and assess the probable impacts of development resulting from the Proposed Action on architectural resources in the rezoning and study areas. This includes potential physical impacts on architectural resources, such as demolition, alteration, and construction-related impacts due to adjacent construction and contextual (visual impacts); and
- If significant adverse impacts are identified, develop mitigation measures in consultation with LPC.

TASK 9. URBAN DESIGN AND VISUAL RESOURCES

The Proposed Action would result in physical changes within the Rezoning Area beyond the bulk and form permitted as-of-right. These changes would affect a pedestrian's experience of public space, requiring an urban design assessment. Since the overall change to the pedestrian experience is likely to be sufficiently significant to require greater explanation, a detailed analysis will be conducted.

The detailed analysis will be undertaken as follows:

- Prepare a concise narrative of the Rezoning Area and the surrounding ¼-mile study area. This narrative will address the components of urban design as defined in the 2010 *CEQR Technical Manual*: streets, buildings, visual resources, open space, natural resources, wind, and sunlight. The narrative will be supported with items from the detailed analysis checklist in Section 330 of Chapter 10 in the 2010 *CEQR Technical Manual*, which include photographs, birdseye views, area maps including one showing existing view corridors and access to visual resources, and information on building massing, floor area, lot and tower coverage, building heights, open area, building setbacks, and average floor plate sizes.
- Based on planned and proposed development projects and using the information gathered above for existing conditions, assess whether and how urban design conditions are expected to change in the future No-Action condition.
- Present program information for the RWCDS, including site plans, zoning calculations, floor area calculations, lot and tower coverage, building heights and setbacks, floorplate sizes, and

streetwall heights. Program information will also include, as appropriate, sketches or renderings of the future With-Action condition for existing views, elevations along street fronts, detailed landscape plans, and sections through street and other pedestrian areas, and proposed program and use distribution.

- Assess how the Proposed Action would affect urban design relative to the No-Action condition, describing the project in terms of how it would affect the areas' defining elements of urban design, and determine the significance of those changes.
- Identify any significant adverse impacts. If significant adverse impacts are identified, describe any proposed mitigation measures.

TASK 10. HAZARDOUS MATERIALS

The objective of the hazardous materials assessment is to determine which, if any, of the projected and potential development sites may have been adversely affected by current or historical uses at or adjacent to the sites. The Proposed Action would result in new residential development in areas currently zoned for manufacturing, and therefore have the potential to result in significant hazardous materials impacts.

A preliminary screening assessment prepared pursuant to the 2010 *CEQR Technical Manual* and Chapter 24 of Title 15 of New York City Department of Environmental Protection (DEP) rules governing the placement of environmental designations ("E-designations") will be conducted for the projected and potential development sites to determine which sites warrant an institutional control (E-designation or similar mechanism) to ensure they are properly investigated (and if necessary remediated) prior to redevelopment. If the potential for contamination is not identified on a projected or potential development site, the screening assessment will be conducted on adjacent properties. If impacts are not identified on the adjacent properties, the screening assessment will be expanded to include properties within 400 feet of the development sites to determine if institutional controls on the development sites are warranted.

In addition to searching standard federal and state environmental databases, readily available public records will be requested and reviewed, where applicable. Where electronic records are not available, Freedom of Information Law (FOIL) requests will be submitted to various City and State agencies, including the New York State Department of Environmental Conservation (NYSDEC), DEP, New York City Fire Department (FDNY), and the New York City Department of Sanitation (DSNY), regarding the use, storage, or release of petroleum products and/or hazardous materials or any other environmental concerns at the sites. A database search will be conducted for each site on the New York City Department of Buildings (DOB) website.

The hazardous materials assessment will include:

- Review of United States Geological Society (USGS) topographical maps to ascertain the topography. Available USGS and New York State Geological Survey documents will be reviewed for surface and subsurface geological conditions in addition to the groundwater conditions in the area;
- Review of Sanborn Fire Insurance Maps to develop a profile on the historical uses of sites; and
- Performance of field reconnaissance. The majority of the sites in the area are owned privately and are not accessible for inspection. Therefore, the reconnaissance will generally consist of observing sites from public access ways (e.g., sidewalks and streets) and noting the uses of the

buildings (e.g., industrial, manufacturing, residential, or commercial). Field reconnaissance will include the following:

- Characterization of the range of industrial uses and activities performed in the Rezoning Area;
- Description of constituents most commonly associated with the industrial activity;
- Observation of surrounding properties to assess potential impacts on the sites;
- Observation of any illegal dumping of domestic refuse, hazardous waste, and/or construction debris on the site or in the vicinity;
- Evidence of any electrical transformers or large capacitors on the subject property; and
- Evidence of underground storage tanks or aboveground storage tanks (USTs and/or ASTs).

The mapping, databases, and field data will be evaluated to assess the potential for environmental concerns at the development sites. A summary of findings and conclusions will be prepared for inclusion in the EIS to determine where E-designations[1] or similar institutional control mechanisms, such as restrictive declarations, (which might be used for City-owned or Trinity-owned sites) are appropriate.

An E-designation would require that the fee owner of that site conduct a testing and sampling protocol, and remediation, where appropriate, to the satisfaction of DEP before the issuance of a building permit by DOB (pursuant to ZR Section 11-15 [Environmental Requirements]). The E-designation also includes mandatory construction-related health and safety plans which must be approved by DEP.

TASK 11. WATER AND SEWER INFRASTRUCTURE

The 2010 *CEQR Technical Manual* outlines thresholds for analysis of a project's water demand and its generation of wastewater and stormwater. A preliminary analysis of a project's effects on the water supply system would be warranted if a project would result in an exceptionally large demand for water (e.g., those that would use more than 1 million gallons per day [gpd]) or would be located in an area that experiences low water pressure (e.g., Rockaway Peninsula or Coney Island). A preliminary analysis of a project's effects on wastewater or stormwater infrastructure is warranted depending on a project's proposed density, its location, and its potential to increase impervious surfaces. For the Proposed Action, an analysis of water supply is not warranted since the Proposed Action would not result in a demand of more than 1 million gpd and the Rezoning Area is not located in an area of the City that experiences low water pressure. An analysis of the Proposed Action effects on wastewater and stormwater infrastructure is warranted since the Proposed Action would result in a net increase of more than 1,000 residential units within Manhattan.

Therefore, this section will analyze the Proposed Action effects on wastewater and stormwater infrastructure, as follows:

[1] As described in the *CEQR Technical Manual*, an E-designation is used in connection with an environmental review pursuant to any zoning map amendment to identify potential significant contamination on one or more tax lots within the affected zoning area that is not under the control of the Applicant. The E-designation discloses the potential contamination associated with the site and the required mitigation needed to ensure the protection of public health and the environment prior to construction of the site.

- Describe existing conditions. The existing stormwater drainage system and surfaces (pervious or impervious) within the Rezoning Area will be described, and the amount of stormwater generated within the Rezoning Area will be estimated using NYCDEP's volume calculation worksheet. Drainage areas with direct discharges and overland flow will be presented.

  The existing sewer system serving the Rezoning Area will be described based on records obtained from NYCDEP. Records obtained will include sewer network maps, drainage plans, capacity information for sewer infrastructure components, and other information as warranted (such as sewer backup complaint and repair history data). The existing flows to the water pollution control plant (WPCP) that serves the Rezoning Area (the Newtown Creek WPCP) will be obtained for the latest 12-month period, and the average dry weather monthly flow will be presented. Existing capacity information for pump stations, regulators, etc. within the affected drainage area will be presented based on information obtained from NYCDEP.
- Describe the future No Action condition. Any changes to the Rezoning Area's stormwater drainage system and surface area expected in the future without the Proposed Action will be described.

  Any changes to the sewer system expected to occur in the future without the Proposed Action will be described based on information provided by NYCDEP.
- Assess Impacts from the Proposed Action. The analysis of impacts will identify and assess the effects of the incremental sanitary and stormwater flows on the capacity of the sewer infrastructure.

  Assess future stormwater generation from the Proposed Action and assess their potential for impacts. Any changes to the Rezoning Area's proposed surface area (pervious or impervious) will be described, and runoff coefficients and runoff for each surface type/area will be presented. Volume and peak discharge rates of stormwater from the Rezoning Area will be determined based on the NYCDEP volume calculation worksheet.

  Sanitary sewage generation for the Proposed Action will be estimated. The effects of the incremental demand on the system will be assessed to determine the impact on operations of the WPCP serving the Rezoning Area.

  Based on the analyses of future stormwater and wastewater generation, the change in flows and volumes to the sewer system and/or waterbodies due to the Proposed Action will be determined.

TASK 12. SOLID WASTE AND SANITATION SERVICES

The Proposed Action would induce new development that would require sanitation services. This chapter will provide an estimate of the additional solid waste expected to be generated by the projected developments and assess its effects on the City's solid waste and sanitation services. This assessment will:

- Describe existing and future New York City solid waste disposal practices;
- Estimate solid waste generation under existing conditions and in the Future No-Action condition;
- Forecast solid waste generation by the projected developments induced by the Proposed Action based on CEQR guidelines; and
- Assess the impacts of the Proposed Action solid waste generation (projected developments) on the City's collection needs and disposal capacity. The Proposed Action consistency with the City's Solid Waste Management Plan will also be assessed.

TASK 13. ENERGY

According to the 2010 *CEQR Technical Manual*, because all new structures requiring heating and cooling are subject to the New York State Energy Conservation Code, which reflects State and City energy policy, actions resulting in new construction would not create significant energy impacts, and as such would not require a detailed energy assessment. For CEQR purposes, energy impact analysis focuses on an action's consumption of energy. A qualitative assessment/screening analysis will be provided in the EIS, as appropriate. This would include an estimate of the additional energy consumption associated with the RWCDS induced by the proposed rezoning, including an estimate of the demand load on electricity, gas, and other energy sources; and an assessment of available supply.

TASK 14. TRANSPORTATION

As described above, the Proposed Action would include the development of a large number of residential dwelling units, a school, a modest amount of retail, and commercial office uses. At the same time, there would be a substantial reduction in hotel and office space, as well as the loss of several existing public parking facilities. The proposed uses would typically require the analysis of the weekday AM, midday, PM, and Saturday afternoon peak periods. Based on the incremental development anticipated to result from the Proposed Action, detailed operational analyses of traffic conditions for all four of these time periods will most likely be warranted. A detailed assignment of vehicle trips based on the approved set of travel demand factors will be performed to determine the appropriate traffic study area (intersections expected to experience 50 or more peak hour incremental vehicle trips, the CEQR traffic analysis threshold), which is likely to be bounded by Canal Street to the south, West Houston Street to the north, Sixth Avenue to the east, and Route 9A to the west.

A second critical issue to be addressed will be the projected demand for parking and if there is a potential for a parking shortfall. Since future developments would likely result in the displacement of existing public parking resources, as part of the CEQR analyses, an assessment of existing and future on- and off-street parking conditions will be conducted to evaluate the potential for a parking shortfall attributed to the Proposed Action.

For transit and pedestrians, appropriate analyses will be prepared to incorporate specific elements that are expected to incur incremental trips that would exceed the 2010 *CEQR Technical Manual* thresholds of 200 peak hour subway trips, 50 peak hour bus trips in one direction for a single bus route, or 200 peak hour pedestrian trips.

The detailed transportation analyses would include the following subtasks:

TRAVEL DEMAND AND SCREENING ASSESSMENTS

- Prepare travel demand estimates and transportation analysis screening. Detailed trip estimates of both the No-Action and With-Action development scenarios will be prepared using standard sources, including the 2010 *CEQR Technical Manual*, most recently available U.S. census data, approved studies, and other references. The trip estimates (Level-1 screening assessment) will be summarized by peak hour, mode of travel, and person vs. vehicle trips. The results of these estimates will be summarized in a Travel Demand Factors memo for review and concurrence by the lead agency. For traffic, a detailed vehicle trip assignment (Level-2 screening assessment) will be prepared to determine the appropriate intersections for analysis of potential traffic impacts. The trip estimates will also identify the numbers of peak hour person trips made by transit and the numbers of pedestrian trips traversing the area's sidewalks, corner reservoirs, and

crosswalks. As recommended by the 2010 *CEQR Technical Manual*, the appropriate transit and pedestrian elements will be selected for analysis.

- Prepare travel demand estimates for No Build projects. For the detailed analyses of various transportation elements, the projection of future traffic, transit, and pedestrian volume levels will incorporate trips from known No Build projects. The projection of these trips will be based on the approved set of travel demand factors and other appropriate references.

TRAFFIC

- Define the study area. The traffic study area will include the intersections within and surrounding the proposed Rezoning Area that are most likely to be affected by the project-generated traffic. If warranted based on the detailed vehicle trip assignments, detailed traffic analyses will be undertaken for the weekday AM, midday, and PM peak hours, as well as the Saturday peak hour, at the study area intersections.
- Perform traffic data collection. Traffic volumes and relevant data at the study area intersections will be collected as per *CEQR* guidelines via a combination of manual turning movement and vehicle classification counts and automatic traffic recorder machine counts. Information pertaining to street widths, traffic flow directions, lane markings, parking regulations, and bus stop locations at study area intersections will be inventoried. Traffic control devices (including signal timings) in the study area will be recorded and verified with official signal timing data from the New York City Department of Transportation (NYCDOT).
- Conduct existing conditions analysis. Balanced peak hour traffic volumes will be prepared for the capacity analysis of study area intersections. This analysis will be conducted using the *2000 Highway Capacity Manual* (*HCM*) methodology with the latest approved *Highway Capacity Software* (*HCS*). The existing volume-to-capacity (v/c) ratios, delays, and levels of service (LOS) for the weekday AM, midday, and PM, as well as the Saturday afternoon, peak hours will be determined, as appropriate.
- Develop the future baseline and RWCDS conditions and analyze selected study area intersections. Future baseline traffic volumes will be estimated by adding a background growth, in accordance with CEQR guidelines, to existing traffic volumes, and incorporating incremental changes in traffic resulting from other projects in the area. Physical and operational changes that are expected to be implemented independent of the Proposed Action, or as part of the Hudson Square Connection Business Improvement District (BID) transportation improvement efforts, subject to be approved and implemented by the NYCDOT, will also be incorporated into the future traffic analysis network. Trips associated with the RWCDS will then be overlaid onto the study area intersections, replacing those from certain as-of-right developments under the No Action condition. Anticipated physical and operational changes to the roadway network as part of the Proposed Action will also be incorporated. Analysis results of the study area intersections will be assessed to identify potential significant adverse traffic impacts. Where these impacts are identified, feasible measures, such as signal retiming, phasing modifications, roadway restriping, addition of turn lanes, revision of curbside regulations, turn prohibitions, and street direction changes, etc., will be explored to mitigate the traffic impacts.

TRANSIT

- Conduct transit analyses. Uses within the proposed Rezoning Area are served by the No. 1 train at the Houston Street and Canal Street stations, by the C/E trains at the Spring Street station, and by the A/C/E trains at the Canal Street station. A subway trip assignment will be performed for

the weekday AM and PM peak commuter hours to determine if a subway line-haul analysis is needed and what elements at these stations warrant a detailed analysis. There are also three local bus routes (M6, M20, and M21) that are accessible at bus stops within and near the proposed Rezoning Area. The need for a quantified bus line-haul analysis will be determined based on the results of the travel demand estimates and/or an allocation of the projected bus trips to the area bus routes. Existing data will be collected, where warranted, for the affected subway lines, station stairways and control area elements, and bus routes. The analysis of existing, No-Action, and With-Action weekday AM and PM peak hour conditions will be conducted following the procedure outlined in the 2010 *CEQR Technical Manual*. Where appropriate, feasible mitigation measures will be explored to alleviate any potential significant adverse transit impacts.

PEDESTRIANS

- Conduct pedestrian analyses. Because development sites within the proposed Rezoning Area are spread over numerous blocks, concentration of pedestrian trips would most likely occur near the larger development sites and along primary routes to area transit services. A pedestrian trip assignment will be performed for the weekday AM, midday, and PM peak hours, as well as the Saturday afternoon peak hour, to determine if and what pedestrian elements warrant a detailed analysis. Based on the travel demand projection results, a quantified pedestrian analysis, if warranted, will be prepared for locations (sidewalks, corner reservoirs, and crosswalks) identified to experience 200 or more peak hour pedestrian trips for the weekday AM, midday, and PM, and Saturday afternoon peak periods. This analysis will include quantitative studies of the existing, No-Action, and With-Action conditions following the procedure outlined in the 2010 *CEQR Technical Manual*. Where appropriate, feasible mitigation measures will be explored to alleviate any potential significant adverse pedestrian impacts.

VEHICULAR AND PEDESTRIAN SAFETY

- Examine vehicular and pedestrian safety issues. Accident data for the traffic study area intersections and other nearby sensitive locations (e.g., those adjacent to schools) from the most recent three-year period will be obtained from the New York State Department of Transportation. These data will be analyzed to determine if any of the studied locations may be classified per CEQR criteria as high vehicle crash or high pedestrian/bike accident locations and whether trips and changes resulting from the Proposed Action would adversely affect vehicular and pedestrian safety in the area. If high accident locations are identified, feasible mitigation or improvement measures would be recommended to alleviate potential safety impacts. Potential safety improvement measures recommended by the BID, subject to approval and implementation by the NYCDOT will be reviewed and documented.

PARKING

- Analyze current and future parking conditions. A parking survey will be performed to gather curbside regulations and record off-street parking supply and utilization within ¼-mile of the Rezoning Area boundaries. Future parking demand projections will be compared to the available supply to determine whether project-generated demand could be accommodated and if there is a potential for a parking shortfall.

TASK 15. AIR QUALITY

As stated in Task 14, the project trip generation estimates are expected to be below the CEQR threshold (170 or more peak hour vehicle trips for air quality), and it is also unlikely that the number

of vehicle trips will exceed the City's current interim guidance criteria for requiring an analysis of fine particulate matter ($PM_{2.5}$). Therefore, it is anticipated that a detailed analysis of mobile source air quality impacts is not warranted. In addition, potential air quality impacts from the Holland Tunnel itself are not considered to be significant since the Rezoning Area is not located near any sources of emissions, i.e., the tunnel ventilation structures or exit portals. This will be presented in the EIS. The Proposed Action would result in new parking facilities; therefore, the mobile source analysis must account for the additional impacts from these sources.

The RWCDS for the Proposed Action will be analyzed to determine the effects of emissions of projected and potential development sites on pollutant levels. The analysis will consider the potential impacts of the Proposed Action, from existing or proposed large emission sources within 1,000 feet of the Rezoning Area, as well as commercial, institutional or large-scale residential developments within 400 feet of the Rezoning Area. Project-on-project impacts will also be determined. In addition, the Rezoning Area contains and is adjacent to existing industrial/manufacturing uses. Therefore, an analysis to examine the potential for impacts on sensitive uses within the proposed Rezoning Area from industrial emissions will be performed.

Subtasks for the air quality analysis include the following:

MOBILE SOURCE ANALYSES

- Gather existing air quality data. Collect and summarize existing ambient air quality data for the study area. Specifically, ambient air quality monitoring data published by the NYSDEC will be compiled for the analysis of existing and future conditions.
- Assess the potential CO impacts associated with proposed parking facilities. Information on the conceptual design of the parking facilities will be employed to determine potential worst-case off-site impacts from emissions. A screening analysis will be used following the procedures suggested in the 2010 *CEQR Technical Manual* for parking facilities to determine maximum potential worst-case impacts. Cumulative impacts from on-street sources and emissions from the proposed parking facilities will be calculated where appropriate.
- Compare existing and future levels with standards. Future CO pollutant levels with and without the Proposed Action will be compared with the National Ambient Air Quality Standards (NAAQS) to determine compliance with standards, and the City's CO *de minimis* will be employed to determine the impacts of the Proposed Action.
- If the net estimated number of equivalent heavy duty trucks from the Proposed Action is greater than the City's current screening thresholds for determining whether a $PM_{2.5}$ analysis is warranted, an analysis will be conducted using the CAL3QHCR model. Mobile source $PM_{2.5}$ impacts will be evaluated against currently available NYCDEP and NYSDEC guidance criteria and, where necessary, combined with stationary source $PM_{2.5}$ impacts to determine whether potential significant adverse air quality impacts could occur with the Proposed Action.

STATIONARY SOURCE ANALYSES

There will be an analysis of the potential for the emissions from the heating, ventilation and air conditioning systems (HVAC) of the Proposed Action development sites to significantly impact existing land uses or any of the other development sites. The HVAC stationary source analysis will be conducted as follows:

- Assumptions regarding building heights and distances for locating nearest receptors will be determined based on the RWCDS.

- The HVAC analysis will be performed as a screening analysis for individual development sites and for a cumulative (or cluster) analysis. The analyses will be performed in accordance with the methods presented in Section 322 of the 2010 *CEQR Technical Manual*.
- In the event of predicted exceedances associated with individual development sites, a detailed dispersion modeling analysis using the U.S. Environmental Protection Agency (EPA) AERMOD dispersion model will be performed. Concentrations of nitrogen dioxide, sulfur dioxide, and particulate matter will be determined at sensitive receptor sites. Five years of meteorological and background data will be used for these simulation analyses. Predicted values will be compared with NAAQS and other relevant standards. In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards.

An analysis will be conducted to determine the potential for air quality impacts on the Proposed Action development sites from existing or proposed sources in the surrounding area. The analysis will be performed as follows:

- Large sources within 1,000 feet of the Rezoning Area and commercial, institutional and large-scale residential sources within 400 feet of the Rezoning Area will be identified.
- Information from the DOB database will be used to identify potential sources of concern. DEP's permit records will also be used as necessary to determine specific equipment information, emission rates and stack exhaust parameters.
- The analysis will be performed as a screening analysis for individual sources in accordance with the methods presented in Section 322 of the 2010 *CEQR Technical Manual*.
- In the event of predicted exceedances associated with individual sites, a detailed dispersion modeling analysis using the EPA AERMOD dispersion model will be performed. Concentrations of nitrogen dioxide, sulfur dioxide, and particulate matter will be determined at sensitive receptor sites. Five years of meteorological and background data will be used for these simulation analyses. Predicted values will be compared with NAAQS and other relevant standards. In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards.

INDUSTRIAL SOURCE ANALYSIS

- A list of potential emission sources within the air quality study area will be compiled based on EPA, NYSDEC, and DEP, and Geographic Information System databases and field observations. For facilities identified as having a DEP permit, emission information for these facilities will be requested from DEP's Bureau of Environmental Compliance (BEC). Emission and stack parameter data contained in BEC operating permits will then be used to estimate any potential for these sources to result in air quality levels at the new residential and commercial sites that exceed applicable air quality standards and guidelines. Field surveys and consultation with DCP will be used to determine which, if any, of these permits are associated with businesses that are no longer in operation. No analysis would be conducted for such facilities.
- For business for which no permits are available from NYSDEC or DEP where air toxic emissions are expected, material safety data sheets and/or permits with similar processes would be utilized to conservatively estimate the emissions from emission sources.
- Following collection of data on emission sources, an industrial source screening analysis as detailed in Section 322 of the 2010 *CEQR Technical Manual* will be performed. The screening analysis will be used to estimate the short-term and annual concentrations of critical pollutants at the Proposed Action development sites. Predicted worst-case impacts on the Proposed Action

development sites will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in the NYSDEC's *DAR-1 AGC/SGC Tables* (September 2007) to determine the potential for significant impacts.

- If predicted concentrations of emissions from industrial sources on a future development site exceeds significant impact criteria, more detailed stationary source analyses will be performed with the AERMOD model. Five years of meteorological and background data will be used for these simulation analyses. Predicted values will be compared with NYSDEC SGCs and AGCs. In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards.

TASK 16. GREENHOUSE GAS EMISSIONS

In accordance with the 2010 *CEQR Technical Manual*, greenhouse gas (GHG) emissions generated by the Proposed Action will be quantified. An assessment of consistency with the City's established GHG reduction goal will be performed. Emissions will be estimated for the Future With-Action for the analysis year, based on the RWCDS, and presented separately for the projected development sites and the potential development sites. Emissions will be reported as carbon dioxide equivalent (CO_2e) metric tons per year. GHG emissions other than carbon dioxide (CO_2) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential (GWP). If the extent and duration of construction or the expected use of materials is found to be potentially significant, construction-related emission would be quantified for the duration of construction. Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the proposed rezoning application will be discussed, and the potential for those measures to reduce GHG emissions from the Proposed Action will be assessed to the extent practicable. Since the proposed rezoning area is partially within the 100-year flood plain, potential impacts of climate change on the proposed project and its infrastructure will be discussed. The discussion would focus on the potential sea level rise as a result of climate change.

The GHG analysis would consist of the following subtasks:

- The potential effects of climate change on the development that would result from the Proposed Action will be qualitatively discussed. The scope of the discussion will be developed in consultation with the Mayor's Office of Environmental Coordination (MOEC). The discussion would focus on the potential impacts of sea level rise and on early integration of climate change considerations into the project to allow for uncertainties in environmental conditions resulting from climate change.
- Direct emissions from on-site boilers used for heat and hot water and on-site electricity generation, if any, would be quantified. Emissions would be based on available information on the expected energy and fuel demand associated with the Proposed Action or the carbon intensity factors specified in the 2010 *CEQR Technical Manual*.
- Indirect emissions from projected use of electricity and/or steam generated off-site and consumed on-site will be estimated using information electricity and steam demand developed specifically for the Proposed Action, or the carbon intensity factors specified in the 2010 *CEQR Technical Manual*.
- Indirect mobile source emissions from vehicle trips to or from the proposed sites in the rezoning area will be quantified using trip distances provided in the 2010 *CEQR Technical Manual* and vehicle emission factors from the MOVES model.

- Emissions from project construction and emissions associated with the extraction or production of construction materials will be qualitatively discussed. Opportunities for reducing GHG emissions associated with construction will be considered. If the extent and duration of the construction activity, or the use of construction materials is found to be a significant source of GHG emissions, total emissions for the duration of construction as well as annualized emissions will be presented. The estimate will include emissions that result from the production of iron, steel, aluminum, and concrete that would be used in construction. GHG emissions from construction trucks and other construction traffic, as well as non-road construction activity will be quantified. The MOVES model will be used to estimate truck emissions. Construction equipment emissions will be based on the NONROAD model.
- Proposed measures to reduce energy use and GHG emissions will be discussed and quantified to the extent that information is available. If a cogeneration or other combined heat and power (CHP) plant is found to be feasible, GHG emissions generated or reduced will be quantified using specific design information for the proposed generating facility.
- Consistency with the City's GHG reduction goal will be assessed. While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 level by 2030, individual project consistency is evaluated based on proximity to transit, on-site renewable power and distributed generation, efforts to reduce carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the project's carbon footprint.

TASK 17. NOISE

This chapter will examine potential noise impacts due to stationary sources. The amount of traffic generated as a result of the Proposed Action may not be large enough to necessitate an analysis of mobile source noise. With regard to stationary sources and building attenuation, as the high ambient noise levels may affect the new sensitive uses introduced by the Proposed Action, the noise analysis will contain the following:

- Changes in traffic noise levels with the Proposed Action;
- Stationary source noise impacts at or near the projected and potential residential and commercial uses (compliance with performance standards);
- Achievement of acceptable interior noise levels in the projected and potential residential buildings;
- Short-term construction phase noise and vibration impacts (discussed qualitatively, see Task 20, "Construction Impacts"); and
- Existing noise levels will be monitored at future residential locations. Future noise levels will be estimated based on the proportionate change in traffic volume between existing and future conditions (Future Noise Level (dBA) = Existing Noise Level (dBA) + 10 * LOG (Future Noise PCE/Existing Noise PCE). The 2010 *CEQR Technical Manual* recommended L_{10} descriptor will be used to characterize noise in the analysis.

The following tasks will be performed in compliance with guidelines contained in the 2010 *CEQR Technical Manual*:

- Selection of noise receptor locations. Potentially affected sites will be selected during a site visit. Selected sites will be representative of the future sensitive uses within the proposed Rezoning Area. As with air quality, based on a preliminary review of the study area roadway configuration and traffic patterns, approximately 17 noise monitoring locations would be analyzed. However,

final selection of specific locations for analysis will depend on the baseline and Future No-Action traffic conditions along with the vehicular trip generation and distribution under the Proposed Action. These noise receptors would be placed in areas to be analyzed for building attenuation. This would focus on areas of potentially high ambient noise where residential uses are proposed.

- Noise monitoring and data collection. At the identified locations, existing noise readings will be determined by performing one-hour equivalent (20 minutes readings as per 2010 *CEQR Technical Manual* guidelines) continuous noise levels (L_{eq}) and statistical percentile noise levels. The noise levels will be measured in units of "A" weighted decibels (dBA) as well as one-third octave bands. The monitoring periods will coincide with the peak traffic noise periods. The Proposed Action are not expected to result in off-peak non-typical traffic time periods requiring assessment. Two types of receptor sites will be selected: sites where the Proposed Action would have the potential for significant impacts due to project-generated traffic, and sites that are used to determine the building attenuation to comply with noise regulations.
- Determine future noise levels. Following procedures outlined in the 2010 *CEQR Technical Manual* for assessing stationary and mobile source noise impact, Future No-Action and With-Action will be estimated at the proposed sensitive land uses. Existing noise levels and mathematical models based on acoustic fundamentals will be used to determine Future No-Action and Future With-Action noise levels.
- Review noise criteria. CEQR air-borne noise criteria will be followed while determining project impacts at the future sensitive sites in the project area. The criteria will take into consideration the indoor and outdoor areas at the monitored sites, which are representative of future sensitive land uses in the area.
- Determine noise impacts. Noise impacts will be determined by comparing Future With-Action project noise levels with Future No-Action noise levels following the CEQR methodology. Also, since the Proposed Action will result in sensitive receptors being located within a manufacturing zone, Future With-Action noise levels will be compared with CEQR noise exposure guidelines. Both methodologies will be used in impact determination. Noise from nearby stationary sources will also be assessed.
- Identify the need for any noise abatement. At locations where noise abatement may be required, appropriate mitigation measures will be considered in accordance with the CEQR guidelines and recommendations for their implementation will be made (2010 *CEQR Technical Manual*, Table 19-3). Future residential buildings, where mitigation may be required as a result of Proposed Action, may receive E-designation to ensure that noise attenuation is provided to comply with acceptable interior noise requirements.

TASK 18. PUBLIC HEALTH

According to the guidelines of the 2010 *CEQR Technical Manual*, a public health assessment may be warranted if an unmitigated significant adverse impact is identified in other CEQR analysis areas, such as air quality, water quality, hazardous materials, or noise. If unmitigated significant adverse impacts are identified in any one of these technical areas and the lead agency determines that a public health assessment is warranted, an analysis will be provided for that specific technical area.

TASK 19. NEIGHBORHOOD CHARACTER

The character of a neighborhood is established by numerous factors, including land use patterns, the scale of its development, the design of its buildings, the presence of notable landmarks, and a variety

of other physical features that include traffic and pedestrian patterns, noise, etc. The Proposed Action would permit new development that has the potential to alter certain constituent elements of the affected area's neighborhood character, including land use patterns, socioeconomic conditions, traffic and noise levels, and urban design features, and could affect historic resources. A neighborhood character analysis considers the combined impacts of: land use, zoning and public policy; socioeconomic conditions; open space; historic and cultural resources; urban design and visual resources; transportation; and noise. As suggested in the 2010 *CEQR Technical Manual*, the study area for neighborhood character is typically consistent with the study areas in the relevant technical areas assessed under CEQR; as such, a ¼-mile study area will be used for the neighborhood character assessment of the Proposed Action.

The analysis will include the following subtasks:

- Drawing on other sections of the EIS, describe the predominant factors that contribute to defining the character of the neighborhood.
- Based on planned development projects, public policy initiatives, and planned public improvements, summarize the changes that can be expected in the character of the neighborhood in the Future No-Action condition.

Drawing on the analysis of project impacts from various EIS sections, assess and summarize the Proposed Actions impacts on neighborhood character.

TASK 20. CONSTRUCTION IMPACTS

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area, and can result in significant adverse impacts. Construction impacts are usually important when construction activity could affect transportation conditions, archaeological resources and the integrity of historic resources, community noise patterns, air quality conditions, and mitigation of hazardous materials.

The EIS will provide a construction assessment with targeted assessments of relevant technical areas where construction activities may pose specific environmental problems. There are no specific building plans for individual buildings. However, the anticipated construction schedule for the development sites that are owned or controlled by the Applicant will be described, and the types of construction equipment (gas, diesel, electric) and the nature and extent of any commitment to use the Best Available Technology for construction equipment will be described. The chapter will address all proposed development sites for technical areas of concern related to construction in accordance with 2010 *CEQR Technical Manual* guidelines. Construction phasing, overlaps, staging logistics, and worker and truck projections will be examined to determine if a detailed construction traffic analysis is warranted. Suggestions on incorporating measures to avoid potential impacts will also be included such as odor suppression, etc. Construction phase noise impacts will be assessed and recommendations will be made to comply with DEP guidelines contained in Report #CON-79-001 and New York City Noise Code. Noise and ground-borne vibration impacts during construction will be addressed at vulnerable sites and if necessary, appropriate recommendations will be made for their control. Should potential impacts be identified, practicable mitigation measures will be developed. It should be noted that most of the construction induced by the Proposed Action at any given development site would be short-term (i.e., construction equipment would operate at any site for less than two years) and overall construction would be gradual, taking place over the anticipated 10-year build period, thereby minimizing potential impacts.

TASK 21. MITIGATION

Where significant project impacts have been identified, measures to mitigate those impacts will be identified and described. The mitigation chapter will address how the anticipated phasing of development would have the potential to result in impacts, and the timing of proposed mitigation measures to address such impacts. This task summarizes the findings of the relevant analyses and discusses potential mitigation measures. Where impacts cannot be practicably mitigated, they will be disclosed as unavoidable adverse impacts.

TASK 22. ALTERNATIVES

The purpose of an alternatives section in an EIS is to provide a comparison of conditions under alternative scenarios that are then compared with conditions under the Proposed Action. Part of this analysis is to examine alternatives that may reduce project-related significant impacts while substantively meeting the goals and objectives of the Proposed Action. For this reason, the full range of alternatives is not typically defined until the extent of project impacts have been identified during EIS preparation. At this time, it is anticipated that at a minimum the following alternatives will be analyzed: a No Action alternative, which describes the conditions that would exist if the Proposed Action were not implemented; and a No Unmitigated Impact alternative, which assesses changes that may be made to the Proposed Action to avoid the potential for any unmitigated significant adverse impacts. In addition, a Cogeneration Energy Supply Alternative will be analyzed, which explores the potential for the development of a distributed generation and combined heat and power system in the Rezoning Area, including cogeneration to improve energy efficiency and reliability while reducing greenhouse gas emissions. This alternative specifically responds to Energy Initiative #9 of PlaNYC.

TASK 23. CONCEPTUAL ANALYSIS

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

TASK 24. EIS SUMMARY CHAPTERS

In accordance with 2010 *CEQR Technical Manual* guidelines, the EIS will include the following three summary chapters, where appropriate to the Proposed Action:

A. Unavoidable Adverse Impacts—which summarizes any significant adverse impacts that are unavoidable if the proposed rezoning is implemented regardless of the mitigation employed (or if mitigation is impossible);

B. Growth-Inducing Aspects of the proposed rezoning—which generally refers to "secondary" impacts of a proposed action that trigger further development; and

C. Irreversible and Irretrievable Commitments of Resources—which summarizes the Proposed Action and their impacts in terms of the loss of environmental resources (loss of vegetation, use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

TASK 25. EXECUTIVE SUMMARY

The executive summary will utilize relevant material from the body of the EIS to describe the Proposed Action, their significant and adverse environmental impacts, measures to mitigate those impacts, and alternatives to the proposed rezoning. ✷

Appendix A: School Construction Authority Correspondence

SCA
School Construction Authority

NYC
Department of Education

July 15, 2010

Amanda M. Burden, FAICP
Chair
City Planning Commission
22 Reade Street
New York, New York 10007

Re: Proposed School at Duarte Square Site, Manhattan

Dear Chair Burden:

As you are aware, the New York City School Construction Authority (SCA) has been in discussions with Trinity Real Estate as it has been developing its proposal for zoning modifications to permit residential uses in the Hudson Square area and how the need for additional school seats generated by those new residents could be addressed. Although further discussions will be necessary as Trinity refines its proposal and more details become available, we appreciate this opportunity to share our thoughts with you regarding the discussions that have occurred to date.

The proposed Hudson Square rezoning area is located within the Tribeca/Village subdistrict of Community School District No. 2, which is an area that has experienced increasing public school enrollments at the primary school level and for which we anticipate continued growth. The Department of Education's Five-Year Capital Plan for Fiscal Years 2010-2014 identifies the need and provides funding for the creation of 1,301 additional seats in this subdistrict to address the growth in enrollments and overcrowding of existing school facilities. We are closely monitoring the need for additional public school capacity in the area, and continue to search for appropriate sites to accommodate the needed school seats.

The closest existing public primary school facilities to the Hudson Square rezoning area are located either in Tribeca (P.S. 234) or the West Village (P.S. 3 and P.S. 41). We believe that the development of a new public school facility within the Hudson Square area would be geographically appropriate and necessary to accommodate the additional school-aged population generated by new residential developments within the rezoned Hudson Square. Therefore, creating the opportunity for the inclusion of a new school facility within one of the Hudson Square redevelopment sites is one that we are very interested in exploring further.

To date, our discussions with Trinity have focused on the Duarte Square site, which is one of the larger parcels under Trinity's direct control. The preliminary massing and sketches that have been shared with us so far suggest that the site could accommodate a small primary school facility of approximately 400 seats within the lower floors of a mixed-use building, and Trinity's commitment to provide a school facility at that location with a dedicated entrance from the site's

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SCA
School Construction Authority

NYC
Department of Education

Grand Street frontage would provide separation for young students and school visitors from the heavier vehicular volumes on the other streets that adjoin the Duarte Square site. It is important to note that the size, location, and accessibility of open space to serve schoolchildren are significant concerns that will require further consideration and discussion as plans are more fully developed.

I want to thank you again for this opportunity to share the SCA's thoughts regarding the inclusion of a school facility in Hudson Square. We believe that this represents an important example of how the planning of new housing developments can be aligned with the critical City services that are required to serve their future residents.

Sincerely,

Lorraine Grillo

Lorraine Grillo
Acting President & CEO