

**NEGATIVE DECLARATION****Statement of No Significant Effect**

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

**Reasons Supporting this Determination**

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


**Land Use, Zoning, and Public Policy**

A detailed analysis of land use, zoning, and public policy is included in the EAS. The Applicant, Little Nell Big Apple LLC, is requesting a hotel special permit pursuant to Zoning Resolution section 32-153 and 74-152 (the "Proposed Action") to facilitate a change of use from office (Use Group VII) to hotel (Use Group V) within an Applicant-controlled portion of an existing building at 10 Rockefeller Plaza (Manhattan Block 1264, Lot 5) in the Midtown neighborhood of Community District 5. Although the special permit would apply to the entirety of Block 1264, Lot 5 (the "Affected Area") which consists of three buildings (10 Rockefeller Plaza, 1 Rockefeller Plaza, and 1230 Avenue of the Americas), the change of use facilitated by the Proposed Action would be limited to the applicant-controlled portions of 10 Rockefeller Plaza which include floors 7 through 16, a portion of the existing ground floor/lobby, and a portion of the cellar and sub-cellar (Projected Development Site 1). The Affected Area is generally bound by W 49<sup>th</sup> Street to the north, Fifth Avenue to the east, West 48<sup>th</sup> Street to the south, and Sixth Avenue/Avenue of the Americas to the west. The Proposed Action would facilitate a 138,728 gross square foot (GSF) hotel consisting of 136 hotel rooms within Projected Development Site 1 at 10 Rockefeller Plaza. The building at 10 Rockefeller Plaza consists of 550,750 total GSF of which the hotel would be located within. The remaining 412,022 GSF of the building at 10 Rockefeller Plaza, 1 Rockefeller Plaza, and 1230 Avenue of the Americas are comprised of commercial uses and would remain in their existing condition. The hotel use facilitated by the Proposed Action at Projected Development Site 1 is consistent with the study area (400 ft radius from Projected Development Site 1) land uses which is characterized by mostly commercial uses and includes an existing hotel use at 59 W 46<sup>th</sup> Street and another at 32 W 48<sup>th</sup> street to be completed by the Proposed Action's 2026 build year. The Proposed Action would not change the zoning district on Projected Development Site 1 and would not result in a change to height or floor area. However, the change of use from office to hotel is compatible with the Affected Area's C5-2.5/C5-3 zoning district and location within the Special Midtown District which has a retail, entertainment, and an overall commercial character. The study area's C6-6 and C6-4.5 districts to the south and the C5-3 district to the east of Projected Development Site 1 permit for a variety of commercial uses which the change of use from office to hotel facilitated by Proposed Action is consistent with. Additionally, the Proposed Action would not conflict with any applicable public policy. Therefore, the Proposed Action would not result in a significant adverse impact related to land use, zoning, and public policy.

**Historic and Cultural Resources**

A detailed analysis of historic and cultural resources is included in the EAS. The building at 10 Rockefeller Plaza (Projected Development Site 1) is an individually landmarked building that is located on Block 1264, Lot 5 (Affected Area) which is within the Rockefeller Center landmarked area and thus is an LPC-Designated and State/National Register (S/NR) of Historic Places listed architectural resource. On May 23, 2023, the New York City Landmarks Preservation Commission (LPC) voted to approve a proposal to alter the facade, replace entrance infill, and install a marquee, artwork, and signage at the subject premises (10 Rockefeller Plaza; Projected Development Site 1). However, no work may begin until a Certificate of Appropriateness is issued by LPC which is subject to LPC's review and approval of final Department of Buildings filing drawings for the approved work. Further, there are several LPC-Designated, S/NR Listed, and S/NR Eligible resources located within the study area radius (400 ft radius from Projected Development Site 1). The Proposed Action would not result in a change in building height or bulk of Projected Development Site 1, the construction would be confined to the applicant-controlled portions of the existing building (Projected Development Site 1), and the change of use from commercial office to commercial hotel facilitated by the Proposed Action would be in an study area that is characterized by several existing commercial buildings. Overall, the Proposed Action would not change the building's visual context or the visual context of historic resources in the study area, would not introduce any incompatible visual, audible, or atmospheric elements to the resources' setting and would not eliminate or obstruct any publicly accessible views of architectural resources contained in the affected area or larger study area, and construction activities would be temporary (less than two-years) and limited to the inside of the building. Therefore, the Proposed Action would not result in a significant adverse impact related to historic and cultural resources.

*No other significant effects upon the environment that would require the preparation of a Draft Environmental Impact Statement are foreseeable. This Negative Declaration has been prepared in accordance with Article 8 of the New York State Environmental Conservation Law (SEQRA). Should you have any questions pertaining to this Negative Declaration, you may contact Erin Whitney at ewhitney@planning.nyc.gov.*

TITLE Deputy Director, Environmental Assessment and Review Division	LEAD AGENCY Department of City Planning on behalf of the City Planning Commission 120 Broadway, 31 <sup>st</sup> Fl. New York, NY 10271   212.720.3328
NAME Evren Ulker-Kacar, AICP	DATE 6/21/2024
SIGNATURE 	

**Project Name: 10 Rockefeller Center Hotel Special Permit**

**CEQR # 24DCP105M**

**SEQRA Classification: Type I**

TITLE Chair, City Planning Commission	
NAME Daniel R. Garodnick	DATE 6/24/2024
SIGNATURE 