



**City Environmental Quality Review**  
**ENVIRONMENTAL ASSESSMENT STATEMENT FULL FORM**  
 Please fill out, print and submit to the appropriate agency (see instructions)

**PART I: GENERAL INFORMATION**

**PROJECT NAME**    **550 Washington Street/Special Hudson River Park District**

**1. Reference Numbers**

CEQR REFERENCE NUMBER (To Be Assigned by Lead Agency) <b>16DCP031M</b>	BSA REFERENCE NUMBER (If Applicable)
ULURP REFERENCE NUMBER (If Applicable) <b>Pending</b>	OTHER REFERENCE NUMBER(S) (If Applicable) (e.g., Legislative Intro, CAPA, etc.)

<b>2a. Lead Agency Information</b> NAME OF LEAD AGENCY <b>New York City Planning Commission</b>	<b>2b. Applicant Information</b> NAME OF APPLICANT <b>SJC 33 Owner 2015 LLC</b> <b>DCP Manhattan Borough Office</b>
NAME OF LEAD AGENCY CONTACT PERSON <b>Robert Dobruskin</b> <b>Director, Environmental Assessment and Review Division</b>	NAME OF APPLICANT'S REPRESENTATIVE OR CONTACT PERSON <b>DCP: Edith Hsu-Chen (212-720-3437)</b> <b>Michael Sillerman, Kramer Levin Naftalis &amp; Frankel LLP</b>
ADDRESS <b>22 Reade Street, Room 4E</b>	ADDRESS <b>1177 Avenue of the Americas</b>
CITY <b>New York</b> STATE <b>NY</b> ZIP <b>10007</b>	CITY <b>New York</b> STATE <b>NY</b> ZIP <b>10036</b>
TELEPHONE <b>212-720-3423</b> FAX <b>212-720-3495</b>	TELEPHONE <b>212-715-7838</b> FAX
EMAIL ADDRESS <b>rdobrus@planning.nyc.gov</b>	EMAIL ADDRESS <b>ehsuch@planning.nyc.gov</b> <b>msillerman@kramerlevin.com</b>

**3. Action Classification and Type**

**SEQRA Classification**  
 UNLISTED     TYPE I; SPECIFY CATEGORY (see 6 NYCRR 617.4 and NYC Executive Order 91 of 1977, as amended): **617.4(6)(v)**

**Action Type** (refer to Chapter 2, "Establishing the Analysis Framework" for guidance)  
 LOCALIZED ACTION, SITE SPECIFIC     LOCALIZED ACTION, SMALL AREA     GENERIC ACTION

**4. Project Description:**  
 The applicants, the New York City Department of City Planning (DCP) and SJC 33 Owner 2015 LLC, are requesting discretionary approvals (the "proposed actions") that would facilitate the redevelopment of the St. John's Terminal Building with a mix of residential and commercial uses, and public open space (the "proposed project") at 550 Washington Street (the "development site"). The development site is zoned M1-5 and M2-4 and is located along Route 9A, south of Clarkson Street and intersected by West Houston Street, directly across from Pier 40. The proposed actions include a zoning text amendment, a zoning map amendment, two zoning special permits, and a Chairperson's certification, as well as an action by the Hudson River Park Trust (HRPT). See Attachment A, "Project Description," for more information.

**Project Location**

BOROUGH <b>Manhattan</b>	COMMUNITY DISTRICT(S) <b>2</b>	STREET ADDRESS <b>550 Washington Street</b>
TAX BLOCK(S) AND LOT(S) <b>Block 596, Lot 1</b>		ZIP CODE <b>10014</b>

DESCRIPTION OF PROPERTY BY BOUNDING OR CROSS STREETS  
**Development Site is located on the blocks bounded by Clarkson, Washington, Spring and West Streets.**

EXISTING ZONING DISTRICT, INCLUDING SPECIAL ZONING DISTRICT DESIGNATION, IF ANY    **M1-5, M2-4**    ZONING SECTIONAL MAP NO:    **12a**

**5. REQUIRED ACTIONS OR APPROVALS** (check all that apply)

**City Planning Commission:**     YES     NO     UNIFORM LAND USE REVIEW PROCEDURE (ULURP)

<input type="checkbox"/> CITY MAP AMENDMENT	<input checked="" type="checkbox"/> ZONING CERTIFICATION	<input type="checkbox"/> CONCESSION
<input checked="" type="checkbox"/> ZONING MAP AMENDMENT	<input type="checkbox"/> ZONING AUTHORIZATION	<input type="checkbox"/> UDAPP
<input checked="" type="checkbox"/> ZONING TEXT AMENDMENT	<input type="checkbox"/> ACQUISITION—REAL PROPERTY	<input type="checkbox"/> REVOCABLE CONSENT
<input type="checkbox"/> SITE SELECTION—PUBLIC FACILITY	<input type="checkbox"/> DISPOSITION—REAL PROPERTY	<input type="checkbox"/> FRANCHISE
<input type="checkbox"/> HOUSING PLAN & PROJECT	<input type="checkbox"/> OTHER, explain:	
<input checked="" type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER);	EXPIRATION DATE:	

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

**Board of Standards and Appeals:**    YES  NO

<input type="checkbox"/> VARIANCE (USE)	
<input type="checkbox"/> VARIANCE (BULK)	
<input type="checkbox"/> SPECIAL PERMIT (if appropriate, specify type: <input type="checkbox"/> MODIFICATION; <input type="checkbox"/> RENEWAL; <input type="checkbox"/> OTHER);	EXPIRATION DATE:

SPECIFY AFFECTED SECTION(S) OF THE ZONING RESOLUTION

<b>Department of Environmental Protection:</b>		YES <input type="checkbox"/>	NO <input checked="" type="checkbox"/>	If "yes," specify:
<b>Other City Approvals Subject to CEQR</b> (check all that apply)				
<input type="checkbox"/> LEGISLATION	<input type="checkbox"/> FUNDING OF CONSTRUCTION; specify			
<input type="checkbox"/> RULEMAKING	<input type="checkbox"/> POLICY OR PLAN; specify			
<input type="checkbox"/> CONSTRUCTION OF PUBLIC FACILITIES	<input type="checkbox"/> FUNDING OF PROGRAMS; specify			
<input type="checkbox"/> 384(B)(4) APPROVAL	<input type="checkbox"/> PERMITS; specify			
<input type="checkbox"/> OTHER; EXPLAIN				
<b>Other City Approvals Not Subject to CEQR</b> (check all that apply)				
<input checked="" type="checkbox"/> PERMITS FROM DOT'S OFFICE OF CONSTRUCTION MITIGATION AND COORDINATION (OCMD)	<input type="checkbox"/> LANDMARKS PRESERVATION COMMISSION APPROVAL			
	<input type="checkbox"/> OTHER; explain:			
<b>State or Federal Actions/Approvals/Funding:</b>				
YES <input checked="" type="checkbox"/>		NO <input type="checkbox"/>		If "yes," specify
				- HRPT Significant Action pursuant to the Hudson River Park Act
				- New York State Department of Transportation Approval of Route 9a curb cut changes
<b>6. Site Description:</b> The directly affected area consists of the project site and the area subject to any change in regulatory controls. Except where otherwise indicated, provide the following information with regard to the directly affected area.				
<b>GRAPHICS</b> The following graphics must be attached and each box must be checked off before the EAS is complete. Each map must clearly depict the boundaries of the directly affected area or areas and indicate a 400-foot radius drawn from the outer boundaries of the project site. Maps may not exceed 11x17 inches in size and, for paper filings, must be folded to 8.5x11 inches.				
<input checked="" type="checkbox"/> SITE LOCATION MAP	<input checked="" type="checkbox"/> ZONING MAP	<input checked="" type="checkbox"/> SANBORN OR OTHER LAND USE MAP		
<input checked="" type="checkbox"/> TAX MAP	<input type="checkbox"/> FOR LARGE AREAS OR MULTIPLE SITES, A GIS SHAPE FILE THAT DEFINES THE PROJECT SITE(S)			
<input checked="" type="checkbox"/> PHOTOGRAPHS OF THE PROJECT SITE TAKEN WITHIN 6 MONTHS OF EAS SUBMISSION AND KEYED TO THE SITE LOCATION MAP				
<b>Physical Setting</b> (both developed and undeveloped areas)				
Total directly affected area (sq. ft.):	<b>213,654 sf</b>	Waterbody area (sq. ft.) and type:	<b>0</b>	
Roads, building and other paved surfaces (sq. ft.):	<b>213,654 sf</b>	Other, describe (sq. ft.):	<b>0</b>	
<b>7. Physical Dimensions and Scale of Project</b> (if the project affects multiple sites, provide the total development below facilitated by the action)				
SIZE OF PROJECT TO BE DEVELOPED (gross square feet): <b>Approx. 1,961,200 gsf</b>				
NUMBER OF BUILDINGS:	<b>See Attachment A.</b>	GROSS FLOOR AREA OF EACH BUILDING (sq. ft.):	<b>See Attachment A.</b>	
HEIGHT OF EACH BUILDING (ft):	<b>See Attachment A.</b>	NUMBER OF STORIES OF EACH BUILDING:	<b>See Attachment A.</b>	
Does the proposed project involve changes in zoning on one or more sites? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
If "Yes," specify: The total square feet owned or controlled by the applicant: <b>±213,654 sf (the 550 Washington Street Development Site)</b>				
The total square feet non-applicant owned area: <b>±653,400 sf (Pier 40 Granting Site)</b>				
Does the proposed project involve in-ground excavation or subsurface disturbance, including but not limited to foundation work, pilings, utility lines, or grading? YES <input checked="" type="checkbox"/> NO <input type="checkbox"/>				
If "Yes," indicate the estimated area and volume dimensions of subsurface disturbance (if known): <b>TBD</b>				
AREA OF TEMPORARY DISTURBANCE:	<b>TBD</b> sq. ft. (width x length)	VOLUME OF DISTURBANCE:	<b>TBD</b> cubic feet (width x length x depth)	
AREA OF PERMANENT DISTURBANCE:	<b>TBD</b> sq. ft. (width x length)			
<b>8. Analysis Year</b> <i>CEQR Technical Manual, Chapter 2</i>				
ANTICIPATED BUILD YEAR (DATE THE PROJECT WOULD BE COMPLETED AND OPERATIONAL):		<b>2024</b>		
ANTICIPATED PERIOD OF CONSTRUCTION IN MONTHS:		<b>Approx. 36 months</b>		
WOULD THE PROJECT BE IMPLEMENTED IN A SINGLE PHASE?	<input type="checkbox"/> YES <input checked="" type="checkbox"/> NO	IF MULTIPLE PHASES, HOW MANY?	<b>1-3</b>	
BRIEFLY DESCRIBE PHASES AND CONSTRUCTION SCHEDULE:				
<b>9. Predominant Land Use in the Vicinity of Project?</b> (Check all that apply)				
<input checked="" type="checkbox"/> RESIDENTIAL	<input checked="" type="checkbox"/> MANUFACTURING	<input checked="" type="checkbox"/> COMMERCIAL	<input checked="" type="checkbox"/> PARK/FOREST/OPEN SPACE	<input checked="" type="checkbox"/> OTHER, specify: <b>Transportation</b>

**DESCRIPTION OF EXISTING AND PROPOSED CONDITIONS**

The information requested in this table applies to the directly affected area. The directly affected area consists of the project site and the area subject to any change in regulatory control. The increment is the difference between the No-Action and the With-Action conditions.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Land Use</b>				
<b>Residential</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type of residential structures			<b>Apartment Buildings</b>	
No. of dwelling units			<b>1,586<sup>1</sup></b>	<b>1,586<sup>1</sup></b>
No. of low- to moderate-income units			<b>476<sup>1</sup></b>	<b>476<sup>1</sup></b>
Gross Floor Area (sq. ft.)			<b>1,334,100</b>	<b>1,334,100</b>
<b>Commercial</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
Describe type (retail, office, other)	<b>Office, Event Space</b>	<b>Retail, Office, Hotel, Event Space</b>	<b>Retail, Hotel, Event Space</b>	
Gross floor area (sq. ft.)	<b>550,000</b>	<b>1,084,000</b>	<b>431,100 to 526,100</b>	<b>-557,900 to -652,900</b>
<b>Manufacturing/Industrial</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type of use				
Gross floor area (sq. ft.)				
Open storage area (sq. ft.)				
If any unenclosed activities, specify				
<b>Community Facility</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
Type				
Gross floor area (sq. ft.)				
<b>Vacant Land</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				
<b>Publicly Accessible Open Space</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify type (mapped City, State, or Federal Parkland, wetland—mapped or otherwise known, other)				
<b>Other Land Uses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe	<b>Vacant building space (390,000 gsf)</b>		<b>Private and Publicly Accessible Open Space</b>	
<b>Parking</b>				
<b>Garages</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If yes, specify the following:				
No. of public spaces		<b>0</b>	<b>0</b>	
No. of accessory spaces		<b>176</b>	<b>412 to 886</b>	<b>236 to 710</b>
Operating hours		<b>24/7</b>	<b>24/7</b>	
Attended or non-attended		<b>Attended</b>	<b>Attended</b>	
<b>Lots</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, specify the following:				
No. of public spaces				
No. of accessory spaces				
Operating hours				
<b>Other (includes street parking)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If yes, describe				

<sup>1</sup> The RWCDs overall unit count is 1,586. The applicant has committed to 30 percent of total units and 25 percent of the residential floor area across the proposed project being affordable. This estimate is a maximum number of affordable units assuming that the overall maximum number of units is built and not a commitment to build this amount of affordable units.

	EXISTING CONDITION	NO-ACTION CONDITION	WITH-ACTION CONDITION	INCREMENT
<b>Population</b>				
<b>Residents</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify number			<b>±2,649</b>	<b>±2,649</b>
Briefly explain how the number of residents was calculated	<b>Estimated using an average household size of 1.67 (average household size for Manhattan CD2, US Census, 2010).</b>			
<b>Businesses</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	
If any, specify the following:				
No. and type	<b>Office, Special Events</b>	<b>Office, Hotel, Retail, Event Space</b>	<b>Hotel, Retail, Event Space</b>	
No. and type of workers by business	<b>2,200</b>	<b>2,788</b>	<b>702 to 930</b>	<b>-1,858 to -2,086</b>
No. and type of non-residents who are not workers	<b>0</b>	<b>0</b>	<b>0</b>	
Briefly explain how the number of businesses was calculated	<b>Assumes 1 worker per: 250 gsf office use, 400 gsf retail use, 400 gsf event space use, 3 hotel rooms (assuming 650 gsf per hotel room), 25 residential units, 50 parking spaces.</b>			
<b>Students (non-resident)</b>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	
If any, specify number				
Briefly explain how the number of students was calculated				
<b>Zoning</b>				
Zoning classification	<b>M1-5, M2-4</b>	<b>M1-5, M2-4</b>	<b>C6-4, C6-3, M1-5, HRP</b>	<b>C6-4, C6-3, M1-5, HRP</b>
Maximum amount of floor area that can be developed	<b>5.0 FAR</b>	<b>5.0 FAR</b>	<b>8.7 FAR (including transfer)</b>	<b>3.7</b>
Predominant land use and zoning classifications within land use study areas or a 400-foot radius of proposed project	<b>Commercial, Open Space, Residential, Parking; M1-5, M1-6, M2-3, M2-4, HSQ</b>	<b>Commercial, Open Space, Residential, Parking; M1-5, M1-6, M2-3, M2-4, HSQ</b>	<b>Commercial, Open Space, Residential, Parking; M1-5, M1-6, M2-3, M2-4, C6-4, C6-3, HSQ, HRP</b>	<b>C6-4, C6-3, M1-5, HRP</b>
Attach any additional information as may be needed to describe the project.				
If your project involves changes that affect one or more sites not associated with a specific development, it is generally appropriate to include total development projections in the above table and attach separate tables outlining the reasonable development scenarios for each site.				

## PART II: TECHNICAL ANALYSIS

**INSTRUCTIONS:** For each of the analysis categories listed in this section, assess the proposed project's impacts based on the thresholds and criteria presented in the *CEQR Technical Manual*. Check each box that applies.

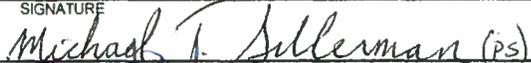
- If the proposed project can be demonstrated not to meet or exceed the threshold, check the "no" box.
- If the proposed project will meet or exceed the threshold, or if this cannot be determined, check the "yes" box.
- For each "yes" response, provide additional analyses (and attach supporting information, if needed) based on guidance in the *CEQR Technical Manual* to determine whether the potential for significant impacts exists. Please note that a "yes" answer does not mean that EIS must be prepared—it means that more information may be required for the lead agency to make a determination of significance.
- The lead agency, upon reviewing Part II, may require an applicant to either provide additional information to support the Full EAS Form. For example, if a question is answered "no," an agency may request a short explanation for this response.

	YES	NO
<b>1. LAND USE, ZONING AND PUBLIC POLICY: <i>CEQR Technical Manual, Chapter 4</i></b>		
(a) Would the proposed project result in a change in land use different from surrounding land uses?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project result in a change in zoning different from surrounding zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Is there the potential to affect an applicable public policy?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to (a), (b), and/or (c), complete a preliminary assessment and attach.		
(e) Is the project a large, publicly sponsored project?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," complete a PlaNYC assessment and attach.		
(f) Is any part of the directly affected area within the City's Waterfront Revitalization Program boundaries?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," complete the Consistency Assessment Form.		
<b>2. SOCIOECONOMIC CONDITIONS: <i>CEQR Technical Manual, Chapter 5</i></b>		
(a) Would the proposed project:		
• Generate a net increase of more than 200 residential units or 200,000 square feet of commercial space?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
○ If "yes," answer questions 2(b)(ii) and 2(b)(iv) below.		
• Directly displace 500 or more residents?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer questions 2(b)(i), 2(b)(ii), and 2(b)(iv) below.		
• Directly displace more than 100 employees?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer questions under 2(b)(iii) and 2(b)(iv) below.		
• Affect conditions in a specific industry?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
○ If "yes," answer question 2(b)(v) below.		
(b) If 'Yes' to any of the above, attach supporting information to answer the relevant questions. If 'No' was checked for each category above, the remaining questions in this technical area do not need to be answered.		
<b>i. Direct Residential Displacement</b>		
○ If more than 500 residents would be displaced, would these displaced represent more than 5% of the primary study area population?	<input type="checkbox"/>	<input type="checkbox"/>
○ If "yes," is the average income of the directly displaced population markedly lower than the average income of the rest of the study area population?	<input type="checkbox"/>	<input type="checkbox"/>
<b>ii. Indirect Residential Displacement — Assessment to be provided as part of the EIS.</b>		
○ Would expected average incomes of the new population exceed the average incomes of the study area populations?	TBD	
○ If "yes:"	TBD	
▪ Would the population of the primary study area increase by more than 10 percent?	TBD	
▪ Would the population of the primary study area increase by more than 5 percent in an area where there is the potential to accelerate trends toward increasing rents?	TBD	
○ If "yes," to either of the preceding questions, would more than 5 percent of all housing units be renter-occupied and unprotected?	TBD	

	YES	NO
<b>iii. Direct Business Displacement</b>		
o Do any of the displaced businesses provide goods or services that otherwise would not be found within the trade area, either under existing conditions or in the future with the proposed project?	<input type="checkbox"/>	<input type="checkbox"/>
o Is any category of business to be displaced the subject of other regulations or publicly adopted plans to preserve, enhance, or otherwise protect it?	<input type="checkbox"/>	<input type="checkbox"/>
<b>iv. Indirect Business Displacement</b>		
o Would the project potentially introduce trends that make it difficult for businesses to remain in the area?	<input type="checkbox"/>	<input type="checkbox"/>
o Would the project capture the retail sales in a particular category of goods to the extent that the market for such goods would become saturated, potentially resulting in vacancies and disinvestment on neighborhood commercial streets?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Effects on Industry — Assessment to be provided as part of the EIS.</b>		
o Would the project significantly affect business conditions in any industry or any category of businesses within or outside the study area?	TBD	
o Would the project indirectly substantially reduce employment or impair the economic viability in the industry or category of businesses?	TBD	
<b>3. COMMUNITY FACILITIES: CEQR Technical Manual, Chapter 6</b>		
<b>(a) Direct Effects</b>		
o Would the project directly eliminate, displace, or alter public or publicly funded community facilities such as educational facilities, libraries, health care facilities, day care centers, police stations, or fire stations?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b) Indirect Effects</b>		
<b>i. Child Care Centers — Assessment to be provided as part of the EIS.</b>		
o Would the project result in 20 or more eligible children under age 6, based on the number of low or low/moderate income residential units? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the group child care/Head Start centers in the study area that is greater than 100 percent?	TBD	
o If "yes," would the project increase the collective utilization rate by 5 percent or more from the No-Action scenario?	TBD	
<b>ii. Libraries — Assessment to be provided as part of the EIS.</b>		
o Would the project result in a 5 percent or more increase in the ratio of residential units to library branches? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project increase the study area population by 5 percent or more from the No-Action levels?	TBD	
o If "yes," would the additional population impair the delivery of library services in the study area?	TBD	
<b>iii. Public Schools — Assessment to be provided as part of the EIS.</b>		
o Would the project result in 50 or more elementary or middle school students, or 150 or more high school students based on number of residential units? (See Table 6-1 in Chapter 6)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," would the project result in a collective utilization rate of the elementary and/or intermediate schools in the study area that is equal to or greater than 100 percent?	TBD	
o If "yes," would the project increase this collective utilization rate by 5 percent or more from the No-Action scenario?	TBD	
<b>iv. Health Care Facilities</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of health care facilities in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>v. Fire and Police Protection</b>		
o Would the project result in the introduction of a sizeable new neighborhood?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," would the project affect the operation of fire or police protection in the area?	<input type="checkbox"/>	<input type="checkbox"/>
<b>4. OPEN SPACE: CEQR Technical Manual, Chapter 7 — Assessment to be provided as part of the EIS.</b>		
<b>(a)</b> Would the project change or eliminate existing open space?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(b)</b> Is the project located within an underserved area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(c)</b> If "yes," would the proposed project generate more than 50 additional residents or 125 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(d)</b> Is the project located within a well-served area in the Bronx, Brooklyn, Manhattan, Queens, or Staten Island?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>(e)</b> If "yes," would the project generate more than 350 additional residents or 750 additional employees?	<input type="checkbox"/>	<input type="checkbox"/>
<b>(f)</b> If the project is located within an area that is neither underserved nor well-served, would it generate more than 200 additional residents or 500 additional employees?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>(g)</b> If "yes" to questions (c), (e), or (f) above, attach supporting information to answer the following:	<input type="checkbox"/>	<input type="checkbox"/>
o If in an underserved area, would the project result in a decrease in the open space ratio by more than 1 percent?	TBD	
o If in an area that is not under-served, would the project result in a decrease in the open space ratio by more than 5 percent?	TBD	
o If "yes," are there qualitative considerations, such as the quality of open space, that need to be considered? Please specify:	TBD	

	YES	NO
<b>5. SHADOWS: CEQR Technical Manual, Chapter 8. — Assessment to be provided as part of the EIS.</b>		
(a) Would the proposed project result in a net height increase of any structure of 50 feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in any increase in structure height and be located adjacent to or across the street from a sunlight-sensitive resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above questions, attach supporting information explaining whether the project's shadow reach any sunlight-sensitive resource at any time of the year.		
<b>6. HISTORIC AND CULTURAL RESOURCES: CEQR Technical Manual, Chapter 9 — Assessment to be provided as part of the EIS.</b>		
(a) Does the proposed project site or an adjacent site contain any architectural and/or archaeological resource that is eligible for or has been designated (or is calendared for consideration) as a New York City Landmark, Interior Landmark or Scenic Landmark; that is listed or eligible for listing on the New York State or National Register of Historic Places; or that is within a designated or eligible New York City, New York State, or National Register Historic District? (See the <u>GIS System for Archaeology and National Register</u> to confirm.)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve construction resulting in in-ground disturbance to an area not previously excavated?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If "yes" to either of the above, list any identified architectural and/or archaeological resources and attach supporting information on whether the proposed project would potentially affect any architectural or archaeological resources.		
<b>7. URBAN DESIGN AND VISUAL RESOURCES: CEQR Technical Manual, Chapter 10 — Assessment to be provided as part of the EIS.</b>		
(a) Would the proposed project introduce a new building, a new building height, or result in any substantial physical alteration to the streetscape or public space in the vicinity of the proposed project that is not currently allowed by existing zoning?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project result in obstruction of publicly accessible views to visual resources not currently allowed by existing zoning?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) If "yes" to either of the questions above, please provide the information requested in <u>Chapter 10</u> .		
<b>8. NATURAL RESOURCES: CEQR Technical Manual, Chapter 11</b>		
(a) Does the proposed project site or a site adjacent to the project contain natural resources as defined in Section 100 of Chapter 11?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," list the resources and attach supporting information on whether the proposed project would affect any of these resources. <b>TBD</b>		
(b) Is any part of the directly affected area within the <u>Jamaica Bay Watershed</u> ?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o If "yes," complete the <u>Jamaica Bay Watershed Form</u> and submit according to its instructions.		
<b>9. HAZARDOUS MATERIALS: CEQR Technical Manual, Chapter 12 — Assessment to be provided as part of the EIS.</b>		
(a) Would the proposed project allow commercial or residential use in an area that is currently, or was historically, a manufacturing area that involved hazardous materials?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to hazardous materials that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the project require soil disturbance in a manufacturing area or any development on or near a manufacturing area or existing/historic facilities listed in <u>Appendix 1</u> (including nonconforming uses)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Would the project result in the development of a site where there is reason to suspect the presence of hazardous materials, contamination, illegal dumping or fill, or fill material of unknown origin?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(e) Would the project result in development on or near a site that has or had underground and/or aboveground storage tanks (e.g., gas stations, oil storage facilities, heating oil storage)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(f) Would the project result in renovation of interior existing space on a site with the potential for compromised air quality; vapor intrusion from either on-site or off-site sources; or the presence of asbestos, PCBs, mercury, or lead-based paint?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Would the project result in development on or near a site with potential hazardous materials issues such as government-listed voluntary cleanup/brownfield site, current or former power generation/transmission facilities, coal gasification or gas storage sites, railroad tracks or rights-of-way, or municipal incinerators?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(h) Has a Phase I Environmental Site Assessment been performed for the site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "yes," were Recognized Environmental Conditions (RECs) identified? Briefly identify: <b>Closed-in-place underground storage tank</b>		
(i) Based on the Phase I Assessment, is a Phase II Assessment needed?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
<b>10. WATER AND SEWER INFRASTRUCTURE: CEQR Technical Manual, Chapter 13 — Assessment to be provided as part of the EIS.</b>		
(a) Would the project result in water demand of more than one million gallons per day?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If the proposed project is located in a combined sewer area, would it result in at least 1,000 residential units or 250,000 sq. ft. or more of commercial space in Manhattan, or at least 400 residential units or 150,000 sq. ft. or more of commercial space in the Bronx, Brooklyn, Staten Island or Queens?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) If the proposed project is located in a separately sewered area, would it result in the same or greater development than that listed in Table 13-1 in Chapter 13?	<input type="checkbox"/>	<input type="checkbox"/>
(d) Would the project involve development on a site that is 5 acres or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If the project is located within the Jamaica Bay Watershed or in certain specific drain areas, including Bronx River, Coney Island Creek, Flushing Bay and Creek, Gowanus Canal, Hutchinson River, Newtown Creek, or Westchester Creek, would it involve development on a site that is 1 acre or larger where the amount of impervious surface would increase?	<input type="checkbox"/>	<input type="checkbox"/>
(f) Would the proposed project be located in an area that is partially sewered or currently unsewered?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(g) Is the project proposing an industrial facility or activity that would contribute industrial discharges to a Wastewater Treatment Plant and/or contribute contaminated stormwater to a separate storm sewer system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(h) Would the project involve construction of a new stormwater outfall that requires federal and/or state permits?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(i) If "yes" to any of the above, conduct the appropriate preliminary analyses and attach supporting documentation.		

	YES	NO
<b>11. SOLID WASTE AND SANITATION: CEQR Technical Manual, Chapter 14</b>		
(a) Using Table 14-1 in <u>Chapter 14</u> , the project's projected operational solid waste generation is estimated to be (pounds per week): <b>See Table 2</b>		
o Would the proposed project have the potential to generate 100,000 pounds (50 tons) or more of solid waste per week?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project involve a reduction in capacity at a solid waste management facility used for refuse or recyclables generated within the City?		
o If "yes," would the proposed project comply with the City's Solid Waste Management Plan?	<input type="checkbox"/>	<input type="checkbox"/>
<b>12. ENERGY: CEQR Technical Manual, Chapter 15</b>		
(a) Using energy modeling or Table 15-1 in <u>Chapter 15</u> , the project's projected energy use is estimated to be (annual BTUs): <b>See Table 3</b>		
(b) Would the proposed project affect the transmission or generation of energy?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
<b>13. TRANSPORTATION: CEQR Technical Manual, Chapter 16 — Assessment to be provided as part of the EIS.</b>		
(a) Would the proposed project exceed any threshold identified in Table 16-1 in <u>Chapter 16</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," conduct the appropriate screening analyses, attach back up data as needed for each stage, and answer the following questions:		
o Would the proposed project result in 50 or more Passenger Car Equivalents (PCEs) per project peak hour?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the proposed project result in 50 or more vehicle trips per project peak hour at any given intersection? <i>**It should be noted that the lead agency may require further analysis of intersections of concern even when a project generates fewer than 50 vehicles in the peak hour. See Subsection 313 in Chapter 16 for more information.</i>	TBD	
o Would the proposed project result in more than 200 subway/rail or bus trips per project peak hour?	TBD	
If "yes," would the proposed project result, per project peak hour, in 50 or more bus trips on a single line (in one direction) or 200 subway trips per station or line?	TBD	
o Would the proposed project result in more than 200 pedestrian trips per project peak hour?	TBD	
If "yes," would the proposed project result in more than 200 pedestrian trips per project peak hour to any given pedestrian or transit element, crosswalk, subway stair, or bus stop?	TBD	
<b>14. AIR QUALITY: CEQR Technical Manual, Chapter 17 — Assessment to be provided as part of the EIS.</b>		
(a) <i>Mobile Sources</i> : Would the proposed project result in the conditions outlined in Section 210 in <u>Chapter 17</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) <i>Stationary Sources</i> : Would the proposed project result in the conditions outlined in Section 220 in <u>Chapter 17</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o If "Yes," would the proposed project exceed the thresholds in the Figure 17-3, Stationary Source Screen Graph in <u>Chapter 17</u> ? (Attach graph as needed)	TBD	
(c) Does the proposed project involve multiple buildings on the project site?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project require Federal approvals, support, licensing, or permits subject to conformity requirements?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) Does the proposed project site have existing institutional controls (e.g., (E) designations or a Restrictive Declaration) relating to air quality that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(f) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>15. GREENHOUSE GAS EMISSIONS: CEQR Technical Manual, Chapter 18 — Assessment to be provided as part of the EIS.</b>		
(a) Is the proposed project a city capital project or a power generation plant?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) Would the proposed project fundamentally change the City's solid waste management system?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(c) Would the proposed project result in the development of 350,000 square feet or more?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) If "yes" to any of the above, would the project require a GHG emissions assessment based on guidance in <u>Chapter 18</u> ?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If "yes," would the project result in inconsistencies with the City's GHG reduction goal? (see <u>Local Law 22 of 2008</u> ; § 24-803 of the Administrative Code of the City of New York). Please attach supporting documentation.	TBD	

	YES	NO
<b>16. NOISE: CEQR Technical Manual, Chapter 19 — Assessment to be provided as part of the EIS.</b>		
(a) Would the proposed project generate or reroute the vehicular traffic?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) Would the proposed project introduce new or additional receptors (see Section 124 in Chapter 19) near heavily trafficked roadways, within one horizontal mile of an existing or proposed flight path, or within 1,500 feet of an existing or proposed rail line with a direct line of sight to that rail line?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(c) Would the proposed project cause a stationary noise source to operate within 1,500 feet of a receptor with a direct line of sight to that receptor or introduce receptors into an area with high ambient stationary noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(d) Does the proposed project site have existing institutional controls (e.g., (E) designation or Restrictive Declaration) relating to noise that preclude the potential for significant adverse impacts?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(e) If "yes" to any of the above, conduct the appropriate analyses and attach any supporting documentation.		
<b>17. PUBLIC HEALTH: CEQR Technical Manual, Chapter 20 — Assessment to be provided as part of the EIS.</b>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Air Quality, Hazardous Materials, Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "yes," explain why an assessment of public health is or is not warranted based on the guidance in Chapter 20, "Public Health." Attach a preliminary analysis, if necessary.		
<b>18. NEIGHBORHOOD CHARACTER: CEQR Technical Manual, Chapter 21 — Assessment to be provided as part of the EIS.</b>		
(a) Based upon the analyses conducted, do any of the following technical areas require a detailed analysis: Land Use, Zoning, and Public Policy; Socioeconomic Conditions; Open Space; Historic and Cultural Resources; Urban Design and Visual Resources; Shadows; Transportation; Noise?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(b) If "Yes," explain why an assessment of neighborhood character is or is not warranted based on the guidance in Chapter 21, "Neighborhood Character." Attach a preliminary analysis, if necessary.		
<b>19. CONSTRUCTION: CEQR Technical Manual, Chapter 22 — Assessment to be provided as part of the EIS.</b>		
(a) Would the project's construction activities involve:	<input type="checkbox"/>	<input type="checkbox"/>
o Construction activities lasting longer than two years?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction activities within a Central Business District or along an arterial or major thoroughfare?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closing, narrowing, or otherwise impeding traffic, transit or pedestrian elements (roadways, parking spaces, bicycle routes, sidewalks, crosswalks, corners, etc.)?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Construction of multiple buildings where there is a potential for on-site receptors on buildings completed before the final build-out?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o The operation of several pieces of diesel equipment in a single location at peak construction?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Closure of a community facility or disruption in its service?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Activities within 400 feet of a historic or cultural resource?	<input checked="" type="checkbox"/>	<input type="checkbox"/>
o Disturbance of a site containing or adjacent to a site containing natural resources?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
o Construction on multiple development sites in the same geographic area, such that there is the potential for several construction timelines to overlap or last more than two years overall?	<input type="checkbox"/>	<input checked="" type="checkbox"/>
(b) If any boxes are checked "yes," explain why a preliminary construction assessment is or is not warranted based on the guidance in Chapter 22, "Construction." It should be noted that the nature and extent of any commitment to use the Best Available Technology for construction equipment or Best Management Practices for construction activities should be considered when making this determination.		
<b>20. APPLICANT'S CERTIFICATION</b>		
I swear or affirm under oath and subject to the penalties for perjury that the information provided in this Environmental Assessment Statement (EAS) is true and accurate to the best of my knowledge and belief, based upon my personal knowledge and familiarity with the information described herein and after examination of pertinent books and records and/or after inquiry of persons who have personal knowledge of such information or who have examined pertinent books and records.		
Still under oath, I further swear or affirm that I make this statement in my capacity as the applicant or representative of the entity that seeks the permits, approvals, funding, or other governmental action(s) described in this EAS.		
APPLICANT/REPRESENTATIVE NAME:	SIGNATURE	DATE
Michael T. Sullerman		10/14/2015
APPLICANT/REPRESENTATIVE NAME:	SIGNATURE	DATE
Edith Hsu-Chen		10/14/2015
<b>PLEASE NOTE THAT APPLICANTS MAY BE REQUIRED TO SUBSTANTIATE RESPONSES IN THIS FORM AT THE DISCRETION OF THE LEAD AGENCY SO THAT IT MAY SUPPORT ITS DETERMINATION OF SIGNIFICANCE.</b>		

## **Additional Technical information for EAS Part II**

---

This Environmental Assessment Statement (EAS) and the Environmental Impact Statement (EIS) for the 550 Washington Street project are being prepared in accordance with New York City Environmental Quality Review (CEQR). All analyses have been prepared in accordance with the methodologies presented in the 2014 *CEQR Technical Manual*. Tasks associated with each technical analysis are also described in the Draft Scope of Work document. See Attachment A, “Project Description,” for more information regarding the proposed project and the proposed actions.

### **LAND USE, ZONING, AND PUBLIC POLICY**

According to the *CEQR Technical Manual*, a land use analysis characterizes the uses and development trends in the area that may be affected by a project, describes the public policies that guide development, and determines whether a project is compatible with those conditions and policies or whether it may affect them. As the proposed project includes a zoning map amendment and zoning text amendment; would represent a change of use on the development site; and has the potential to affect land use trends in the study area and applicable public policies, the EIS will include a land use, zoning, and public policy analysis, which is described in the Draft Scope of Work.

### **SOCIOECONOMIC CONDITIONS**

The socioeconomic character of an area includes its population, housing, and economic activity. According to the *CEQR Technical Manual*, the six principal issues of concern with respect to socioeconomic conditions are whether a proposed project would result in significant impacts due to: (1) direct residential displacement; (2) direct business displacement; (3) indirect residential displacement; (4) indirect business displacement due to increased rents; (5) indirect business displacement due to retail market saturation; and (6) adverse effects on a specific industry. The following describes whether each of these issues needs to be addressed in the EIS.

#### *DIRECT RESIDENTIAL DISPLACEMENT*

There are no residential uses located on the development site; therefore, the proposed project would not result in any direct residential displacement impacts, and no further assessment of this issue is required.

#### *DIRECT BUSINESS DISPLACEMENT*

While the portion of the St. John’s Terminal Building north of Houston Street is largely vacant, the southern portion is occupied by commercial tenants (office, back office and communications) and is also used as temporary event space (fashion shows, exhibits, etc.). In the No Action condition, it is assumed that the St John’s Terminal Building would be demolished and new buildings containing hotel, office and retail uses would be built. Because the users of the building would be directly displaced irrespective of the proposed project, an assessment of direct business displacement is not warranted.

#### *INDIRECT RESIDENTIAL DISPLACEMENT*

The proposed project would introduce up to 1,586 residential units, which exceeds the 200-unit threshold requiring a preliminary assessment of potential indirect residential displacement. Therefore, an assessment of indirect residential displacement will be included in the EIS, as described in the Draft Scope of Work.

#### *INDIRECT BUSINESS DISPLACEMENT*

In the No Action condition, approximately 255,000 gsf of retail space, an approximately 285,000-gsf hotel, and approximately 427,000 gsf of office space would be introduced to the project site. In the With Action condition, the proposed project would result in a net decrease of commercial space (see Table A-6 and Table A-7). Since the proposed

project would not result in an addition of more than 200,000 square feet of commercial space, an assessment of potential indirect business displacement is not required.

### *SPECIFIC INDUSTRIES*

A preliminary assessment will consider whether the proposed project could significantly affect business conditions in any industry or category of businesses, or would substantially reduce employment or impair viability in a specific industry or category of businesses, as described in the Draft Scope of Work.

### **COMMUNITY FACILITIES AND SERVICES**

The *CEQR Technical Manual* states that a community facilities assessment is appropriate if a project would have a direct effect on a community facility or if it would have an indirect effect by introducing new populations that would overburden existing facilities.

The proposed project would not displace any community facilities; however, it would result in a substantial new residential population that would create new demands for community facilities. The following describes whether each of the community facilities and services that are specified in the *CEQR Technical Manual* require analysis in the EIS:

- **Schools.** The threshold for analysis is the introduction of more than 50 elementary and/or intermediate school students or 150 or more high school students who are expected to attend public schools. In Manhattan, projects that would result in at least 310 residential units would be expected to require an elementary/intermediate schools analysis and projects that would generate 2,492 residential units would require a high schools analysis. The proposed project would be expected to exceed the threshold for an elementary/intermediate schools analysis but not an analysis of high schools. Therefore, an elementary/intermediate school analysis will be included in the EIS, as described in the Draft Scope of Work.
- **Libraries.** The threshold for analysis is an increase of more than five percent in the catchment area populations of libraries in the study area. In Manhattan, the development of at least 901 units would trigger the need for a libraries analysis. The proposed project would exceed this threshold, and therefore, a libraries analysis will be included in the EIS, as described in the Draft Scope of Work.
- **Health Care Facilities.** The threshold for analysis is the introduction of a sizeable new neighborhood (such as Hunters' Point South). The Proposed Project would redevelop an existing site in a well-established area of Manhattan, and would not exceed this threshold. Therefore, the proposed project would not result in significant adverse impacts to health care facilities, and no further analysis is necessary.
- **Child Care Facilities.** The threshold for analysis is the introduction of 20 or more children under the age of 6, eligible for publicly-funded childcare centers based on residence in low/moderate-income residential units. The proposed project is expected to exceed this threshold, and therefore a child care assessment will be provided in the EIS, as described in the Draft Scope of Work.
- **Police and Fire Protection.** The threshold for analysis is the introduction of a sizeable new neighborhood (such as Hunters' Point South). The proposed project would redevelop an existing site in a well-established area of Manhattan, and would not exceed this threshold. Therefore, the proposed project would not result in significant adverse impacts to police and fire protection in the study area, and no further analysis is necessary.

### **OPEN SPACE**

The *CEQR Technical Manual* recommends performing an open space assessment if a project would have a direct effect on an area open space (e.g., displacement of an existing open space resource) or an indirect effect through increased population size (for the development site, an assessment would be required if the proposed project's population is greater than 200 residents or 500 employees).

Compared to conditions in the future No-Action condition, the proposed project is not expected to result in an incremental increase of 500 or more employees; therefore, an assessment of the potential for indirect effects on open space due to an increased worker population is not warranted. However, the increase in the residential population resulting from the

proposed project will exceed the 200-resident CEQR threshold requiring a residential open space analysis. Therefore, an open space analysis will be provided in the EIS, as described in the Draft Scope of Work.

## **SHADOWS**

The *CEQR Technical Manual* requires a shadows assessment for proposed actions that would result in new structures (or additions to existing structures) greater than 50 feet in height or located adjacent to, or across the street from, a sunlight-sensitive resource. Such resources include publicly accessible open spaces, important sunlight-sensitive natural features, or historic resources with sun-sensitive features.

The proposed project would result in a new structure taller than 50 feet. In addition, the development site is located adjacent to Hudson River Park, a publicly-accessible open space. Specific features of Hudson River Park located adjacent to the development site include the Pier 40 facility, which contains public ball fields. A portion of the Route 9A walkway/bikeway also runs through the area. In addition, the Hudson River itself is considered a sunlight-sensitive natural feature. A shadows assessment is therefore required to determine how the project-generated shadow might affect these resources, and whether it would reach other nearby sunlight-sensitive resources. Therefore, a shadows study will be provided in the EIS, as described in the Draft Scope of Work.

## **HISTORIC AND CULTURAL RESOURCES**

According to the *CEQR Technical Manual*, a historic and cultural resources assessment is required if there is the potential to affect either archaeological or architectural resources. Since the proposed project would require at least some subsurface disturbance on portions of the development site, it will be necessary to analyze the potential impacts of the proposed project on archaeological resources. The development site building is not a known architectural resource, but there are architectural resources in the surrounding area. Therefore, a historic and cultural resources analysis will be prepared for the EIS, as described in the Draft Scope of Work.

## **URBAN DESIGN AND VISUAL RESOURCES**

According to the methodologies of the *CEQR Technical Manual*, if a project requires actions that would result in physical changes to a project site beyond those allowable by existing zoning and which could be observed by a pedestrian from street level, a preliminary assessment of urban design and visual resources should be prepared. The proposed project is anticipated to exceed this threshold, and therefore a preliminary assessment of urban design and visual resources will be prepared in the EIS, as described in the Draft Scope of Work.

## **NATURAL RESOURCES**

As stated in the *CEQR Technical Manual*, a natural resource is defined as a plant or animal species and any area capable of providing habitat for plant and animal species or capable of functioning to support environmental systems and maintain the City's environmental balance. Such resources include surface and groundwater, wetlands, dunes and beaches, grasslands, woodlands, landscaped areas, gardens, and build structures used by wildlife. An assessment of natural resources is appropriate if a natural resources exists on or near the site of the proposed action, or if an action involves disturbance of that resource. The development site is located in a fully developed area of Manhattan, contains limited natural resources other than exterior structural habitat and common urban wildlife species that use these structural habitats (e.g., rock doves, house sparrow, etc.). Any individual wildlife that use the development site would be expected to move to adjacent similar habitats. However, as noted above, the proposed project has the potential to cast shadows on the Hudson River, a natural resource. Therefore, an assessment of natural resources will be provided in the EIS, as described in the Draft Scope of Work.

## **HAZARDOUS MATERIALS**

According to the *CEQR Technical Manual*, a hazardous materials assessment is conducted when elevated levels of hazardous materials exist on a site, when an action would increase pathways to their exposures, either human or environmental, or when an action would introduce new activities or processes using hazardous materials, thereby increasing the risk of human or environmental exposure. A Phase I environmental site assessment (ESA) has been

undertaken and the past use history of the development site and the potential for the presence of hazardous materials on the development site will be discussed in the EIS, as described in the Draft Scope of Work.

## WATER AND SEWER INFRASTRUCTURE

As shown on **Table 1**, the proposed project would be expected to use approximately 60,063 to 99,013 incremental gallons of water per day<sup>1</sup>, compared to the No Action condition.

**Table 1**  
**No-Action Condition and With-Action Condition Water Consumption**

Use	Size	Rate	Consumption (gallons per day)
<b>No-Action Condition</b>			
<b>Office</b>			
Domestic	427,000	0.10 gpd/sf	42,700
Air Conditioning	427,000	0.17 gpd/sf	72,590
<b>Hotel</b>			
Domestic	438 rooms	120 gpd/room	52,560
Air Conditioning	285,000	0.17 gpd/sf	48,450
<b>Retail, Event Space</b>			
Domestic	372,000	0.24 gpd/sf	89,280
Air Conditioning	372,000	0.17 gpd/sf	63,240
<b>Total</b>			<b>368,820</b>
<b>With-Action Condition (Proposed Project)</b>			
<b>Retail, Event Space</b>			
Domestic	201,400	0.24 gpd/sf	48,336
Air Conditioning	201,400	0.17 gpd/sf	34,238
<b>Residential</b>			
Residents	2,649 <sup>1</sup>	100 gpd/person	264,900
<b>Hotel</b>			
Rooms	353 <sup>2</sup>	120 gpd/room	42,360
Air Conditioning	229,700	0.17 gpd/sf	39,049
<b>Total</b>			<b>428,883</b>
<b>With-Action Condition (Proposed Project with Big Box Retail)</b>			
<b>Retail, Event Space</b>			
Domestic	296,400	0.24 gpd/sf	71,136
Air Conditioning	296,400	0.17 gpd/sf	50,388
<b>Residential</b>			
Residents	2,649 <sup>1</sup>	100 gpd/person	264,900
<b>Hotel</b>			
Rooms	353 <sup>2</sup>	120 gpd/room	42,360
Air Conditioning	229,700	0.17 gpd/sf	39,049
<b>Total</b>			<b>467,833</b>
<b>INCREMENT</b>			<b>60,063 to 99,013</b>
<b>Notes:</b> <sup>1</sup> Based on 1,586 units and an average household size of 1.67			
<sup>2</sup> Assumes 650 gsf per room			
<b>Source:</b> Rates from <i>CEQR Technical Manual</i> (2014 edition).			

According to the *CEQR Technical Manual*, a water and sewer infrastructure assessment analyzes whether a proposed project may adversely affect New York City's water distribution or sewer system and, if so, assess the effects of such projects to determine whether their impact is significant, and present potential mitigation strategies and alternatives. Because the proposed project would introduce an incremental increase above the No Action condition of more than 1,000

<sup>1</sup> Based on the rates provided in Table 13-2 of the *CEQR Technical Manual*.

residential units and is located in a combined sewer area within Manhattan, an analysis of water and sewer infrastructure will be included in the EIS, as described in the Draft Scope of Work.

## SOLID WASTE AND SANITATION SERVICES

A solid waste assessment determines whether a project has the potential to cause a substantial increase in solid waste production that may overburden available waste management capacity or otherwise be inconsistent with the city's Solid Waste Management Plan or with the state policy related to the city's integrated solid waste management system. New York City's solid waste system includes waste minimization at the point of generation, collection, treatment, recycling, composting, transfer, processing, energy recovery, and disposal. The *CEQR Technical Manual* states that few projects generate substantial amounts of solid waste (50 tons a week or more) that would result in a significant adverse impact. As shown in **Table 2**, the proposed project is expected to generate approximately 7,301 to 26,103 incremental pounds (3.65 to 13.05 tons) of waste per week<sup>1</sup>, compared to the No Action condition, which is an amount of solid waste that the *CEQR Technical Manual* defines as affecting the city's capacity to handle solid waste. Therefore, the proposed project would not result in any significant adverse impacts to solid waste and sanitation services, and no further analysis is required. The EIS will not include a solid waste and sanitation services analysis.

**Table 2**  
**No-Action Condition and With-Action Condition Solid Waste Generation**

Use	Program	Employment	Generation Rate (pounds per week) <sup>1</sup>	Total (pounds per week)
<b>No-Action Condition</b>				
Office	427,000	1,708 employees <sup>2</sup>	13 per employee	22,204
Hotel	438 rooms	146 employees <sup>5</sup>	75 per employee	10,950
General Retail	322,000	805 employees <sup>3</sup>	79 per employee	63,595
Event Space	50,000	125 employees <sup>4</sup>	79 per employee	9,875
<b>Total</b>				<b>106,624</b>
<b>With-Action Condition (Proposed Project)</b>				
General Retail	160,000	400 employees <sup>3</sup>	79 per employee	31,600
Event Space	41,400	106 employees <sup>4</sup>	79 per employee	8,374
Residential	1,586 units	N/A	41 per household	65,026
Hotel	353 rooms	119 employees <sup>5</sup>	75 per employee	8,925
<b>Total</b>				<b>113,925</b>
<b>With-Action Condition (Proposed Project with Big Box Retail)</b>				
General Retail	255,000	638 employees <sup>3</sup>	79 per employee	50,402
Event Space	41,400	106 employees <sup>4</sup>	79 per employee	8,374
Residential	1,586 units	N/A	41 per household	65,026
Hotel	353 rooms	119 employees <sup>5</sup>	75 per employee	8,925
<b>Total</b>				<b>132,727</b>
<b>INCREMENT</b>				<b>7,301 to 26,103</b>
<b>Notes:</b>				
1. Solid waste generation rates as per Table 14-1 in the <i>CEQR Technical Manual</i> (2014 edition).				
2. Office employment based on 250 sf per employee.				
3. Retail employment based on 400 sf per employee.				
4. Event space employment based on 1 employee per 400 sf.				
5. Hotel employment based on 1 per 3 rooms.				

## ENERGY

As described in the *CEQR Technical Manual*, all new structures requiring heating and cooling are subject to the 2010 New York City Energy Conservation Code. Therefore, the need for a detailed assessment of energy impacts would be limited to projects that may significantly affect the transmission or generation of energy. According to the *CEQR Technical Manual*, a detailed assessment of energy impacts is only required for projects that would significantly affect the transmission or generation of energy or that would result in substantial consumption of energy. The proposed project would not affect the transmission or generation of energy. As shown in **Table 3**, it is expected that the proposed project, when in operation, would result in a decrease in consumption of approximately 694 incremental million British Thermal

<sup>1</sup> Based on the rates provided in Table 14-1 of the *CEQR Technical Manual*.

Units (BTUs) per year, compared to the No Action condition.<sup>1</sup> This would not be considered a significant demand for energy. However, the *CEQR Technical Manual* recommends that projects subject to an assessment of greenhouse gas emissions should estimate energy consumption. Therefore, the EIS will include an energy assessment, as described in the Draft Scope of Work.

**Table 3**

**No Action Condition and With Action Condition Estimated Energy Consumption**

Whole-Building Predominant Use	Consumption Rates (Thousand BTU (MBTU)/sf/yr)	Size (gsf)	Annual Energy Use (million BTUs)
<b>No Action Condition</b>			
Commercial	216.3	1,152,000	249,178
<b>With Action Condition</b>			
Large Residential	126.7	1,961,200	248,484
<b>Incremental Energy Consumption</b>			<b>-694</b>
<b>Source:</b>	Consumption rates are from the <i>CEQR Technical Manual</i> (2014 edition), Table 15-1, "Average Annual Whole-Building Energy Use in New York City."		

## TRANSPORTATION

The *CEQR Technical Manual* states that quantified transportation analyses may be warranted if a proposed action results in 50 or more vehicle-trips and/or 200 or more transit/pedestrian trips during a given peak hour. A description of the tasks to be undertaken for the transportation section of the EIS is provided in the Draft Scope of Work.

## AIR QUALITY

In accordance with the *CEQR Technical Manual*, a screening analysis of the potential impacts from the proposed project's fossil fuel-fired heating, ventilation, and air conditioning (HVAC) system is required to determine whether emissions from any on-site fuel-fired HVAC system equipment (e.g., boilers/hot water heaters) are significant. An analysis of mobile sources is also warranted. A description of the tasks to be undertaken for the air quality section of the EIS is provided in the Draft Scope of Work.

## GREENHOUSE GAS EMISSIONS AND CLIMATE CHANGE

Increased greenhouse gas (GHG) emissions are changing the global climate, which is predicted to lead to wide-ranging effects on the environment, including rising sea levels, increases in temperature, and changes in precipitation levels. According to the *CEQR Technical Manual*, GHG assessments are appropriate for projects in New York City being reviewed in an EIS that would result in the development of 350,000 square feet or greater. Therefore, an analysis of GHG emissions from the Proposed Project that will be undertaken is described in the Draft Scope of Work.

## NOISE

The *CEQR Technical Manual* requires that the noise study address whether the proposed project would result in a significant increase in noise levels (particularly at sensitive land uses such as residences) and what level of building attenuation is necessary to provide acceptable interior noise levels within the development resulting from the proposed project.

With regard to mobile sources of noise, because of the heavy traffic volumes on streets and roadways adjacent to the development site, Project-generated traffic may not result in significant noise impacts. A screening-level analysis will be used to assess the potential for a mobile source noise impact. In addition, analyses will be performed to determine the level of building attenuation necessary to satisfy CEQR interior noise requirements at the proposed building addition. With regard to stationary sources of noise, all of the proposed project's mechanical equipment would be designed to meet all applicable noise codes and regulations. Consequently, no detailed stationary source noise analysis would be provided. A description of the noise analysis that will be undertaken in the EIS is included in the Draft Scope of Work.

<sup>1</sup> Based on the rates provided in Table 15-1 of the *CEQR Technical Manual*.

**PUBLIC HEALTH**

According to the guidelines of the *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 in the EIS.

**NEIGHBORHOOD CHARACTER**

Neighborhood character is determined by a number of factors, including land use, socioeconomic conditions, open space, historic and cultural resources, urban design, visual resources, shadows, transportation, and noise. According to the guidelines of the *CEQR Technical Manual*, an assessment of neighborhood character is generally needed when a project has the potential to result in significant adverse impacts in one of the technical areas presented above, or when a project may have moderate effects on several of the elements that define a neighborhood's character. Therefore, if warranted based on an evaluation of the proposed project's impacts, an assessment of neighborhood character would be prepared in the EIS, following the methodologies outlined in the *CEQR Technical Manual*, as described in the Draft Scope of Work.

**CONSTRUCTION**

Construction impacts, though temporary, can have a disruptive and noticeable effect on the adjacent community, as well as people passing through the area. Construction activity could affect transportation conditions, community noise patterns, air quality conditions, and mitigation of hazardous materials. A construction analysis will be included in the EIS to describe the construction schedule and logistics, as described in the Draft Scope of Work.

**PART III: DETERMINATION OF SIGNIFICANCE (To Be Completed by Lead Agency)**

**INSTRUCTIONS:** In completing Part III, the lead agency should consult 6 NYCRR 617.7 and 43 RCNY § 6-06 (Executive Order 91 of 1977, as amended) which contain the State and City criteria for determining significance.

1. For each of the impact categories listed below, consider whether the project may have a significant adverse effect on the environment, taking into account its (a) location; (b) probability of occurring; (c) duration; (d) irreversibility; (e) geographic scope; and (f) magnitude	Potential Significant Adverse Impact	
	YES	NO
IMPACT CATEGORY		
Land Use, Zoning, and Public Policy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Socioeconomic Conditions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Community Facilities and Services	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Open Space	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Shadows	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Historic and Cultural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Urban Design/Visual Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Natural Resources	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Hazardous Materials	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water and Sewer Infrastructure	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste and Sanitation Services	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Energy	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Transportation	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Air Quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Greenhouse Gas Emissions	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Noise	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Public Health	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Neighborhood Character	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Construction	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Are there any aspects of the project relevant to the determination whether the project may have a significant impact on the environment, such as combined or cumulative impacts, that were not fully covered by other responses and supporting materials? If there are such impacts, attach an explanation stating whether, as a result of them, the project may have a significant impact on the environment.	<input checked="" type="checkbox"/>	<input type="checkbox"/>

3. Check determination to be issued by the lead agency:

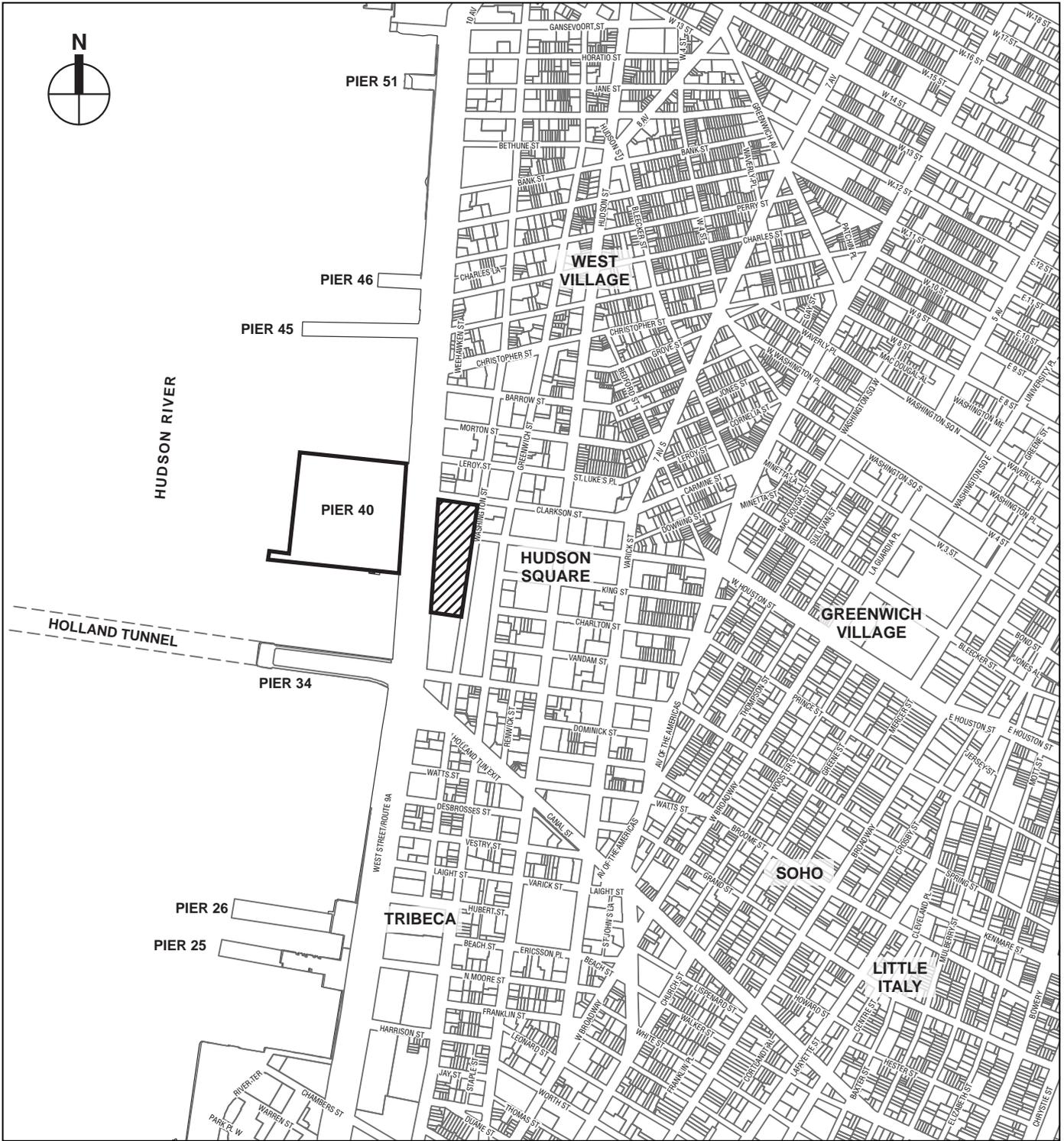
**Positive Declaration:** If the lead agency has determined that the project may have a significant impact on the environment, and if a Conditional Negative Declaration is not appropriate, then the lead agency issues a *Positive Declaration* and prepares a draft Scope of Work for the Environmental Impact Statement (EIS).

**Conditional Negative Declaration:** A *Conditional Negative Declaration* (CND) may be appropriate if there is a private applicant for an Unlisted action AND when conditions imposed by the lead agency will modify the proposed project so that no significant adverse environmental impacts would result. The CND is prepared as a separate document and is subject to the requirements in 6 NYCRR Part 617.

**Negative Declaration:** If the lead agency has determined that the project would not result in potentially significant adverse environmental impacts, then the lead agency issues a *Negative Declaration*. The *Negative Declaration* may be prepared as a separate document (see [template](#)) or using the embedded Negative Declaration on the next page

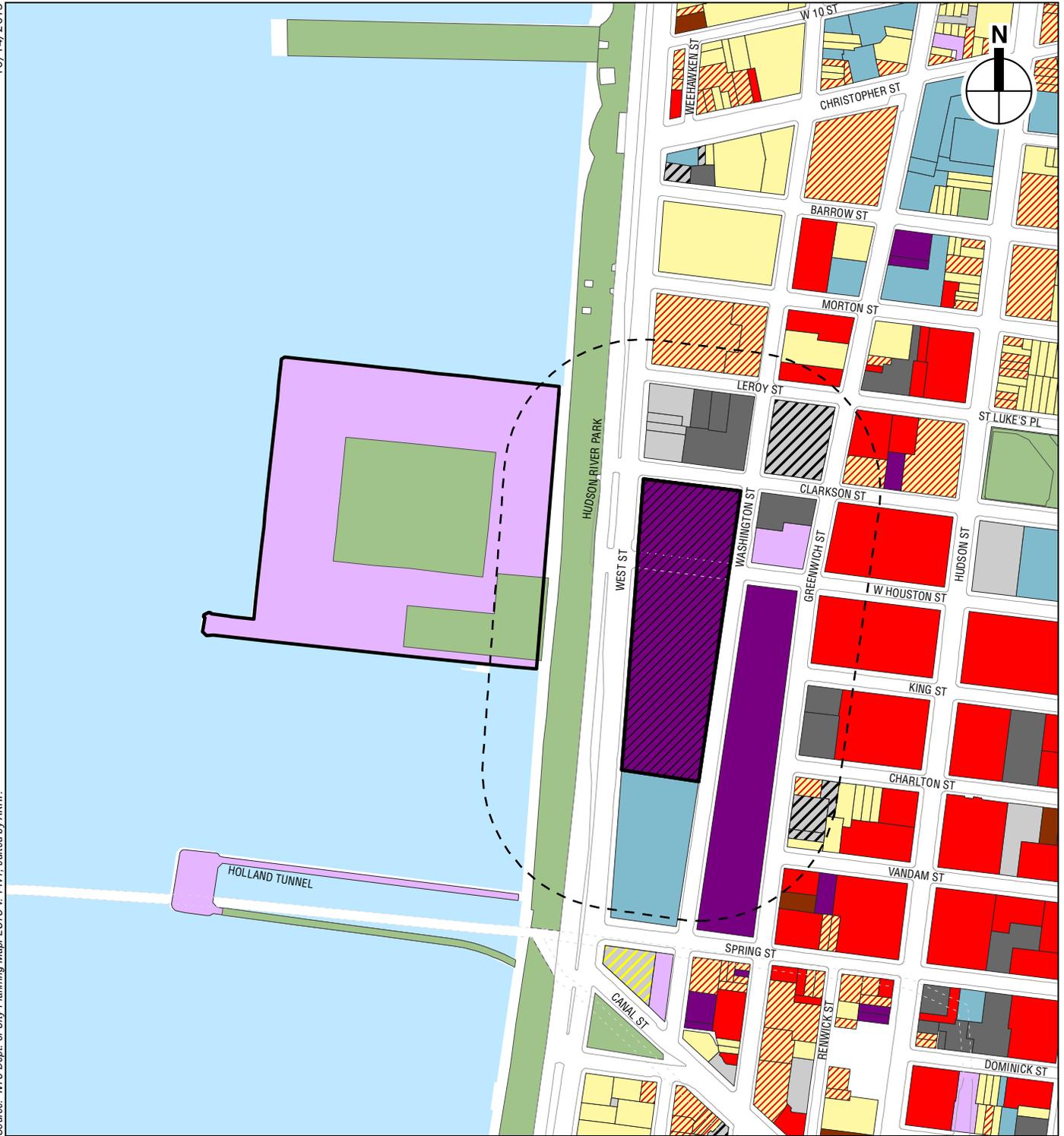
**4. LEAD AGENCY'S CERTIFICATION**

TITLE Director, Environmental Assessment and Review Division	LEAD AGENCY NYC Dept. of City Planning	
NAME Robert Dobruskin, AICP	SIGNATURE <i>Robert Dobruskin</i>	DATE 10/14/2015



 *Development Site*  
 *Granting Site*

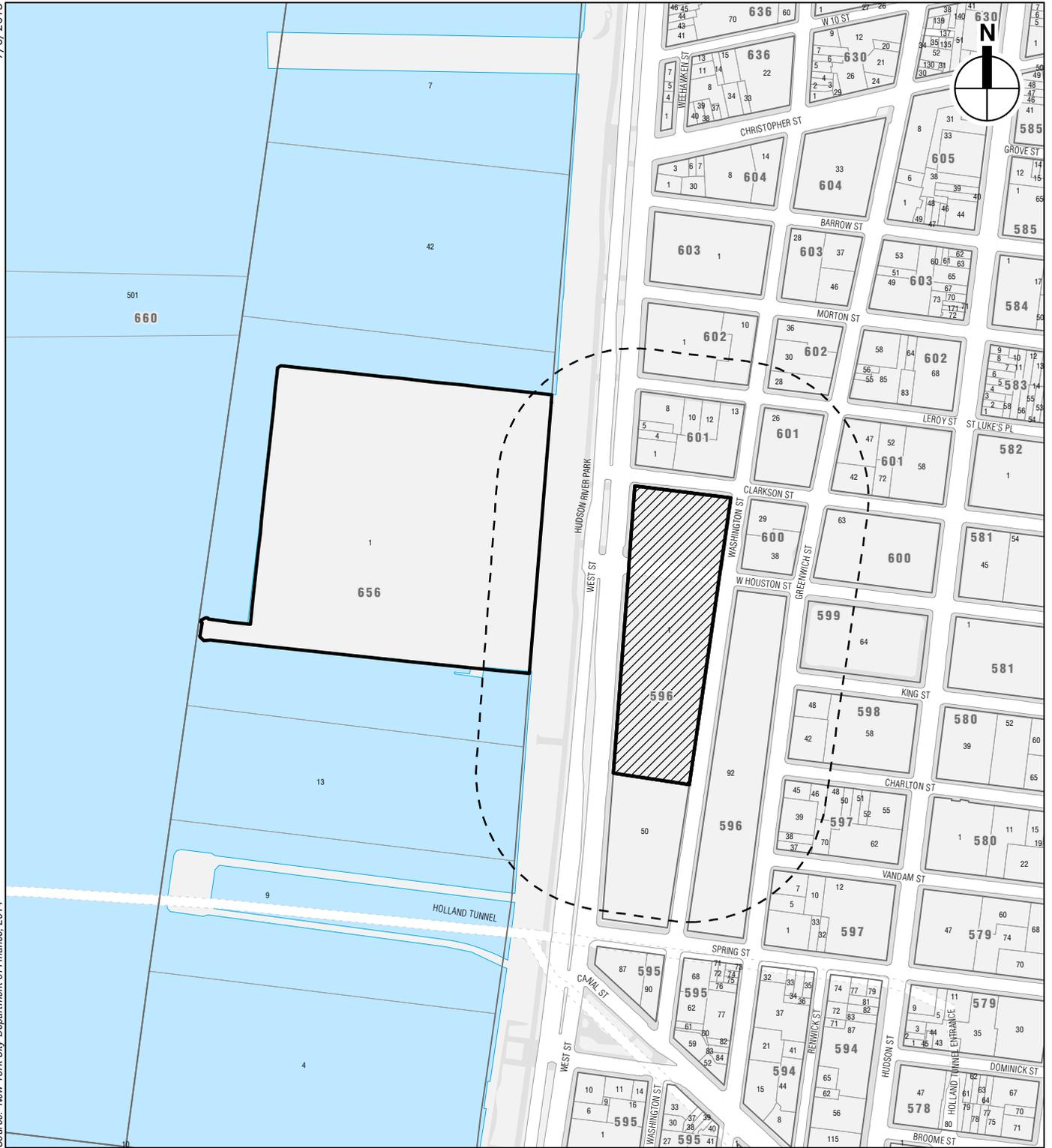
0 1000 FEET  
 SCALE



-  Development Site
-  Granting Site
-  Study Area (400-foot boundary)
-  Commercial and Office Buildings
-  Hotels
-  Industrial and Manufacturing
-  Open Space and Outdoor Recreation
-  Parking Facilities
-  Public Facilities and Institutions
-  Residential
-  Residential with Commercial Below
-  Transportation and Utility
-  Vacant Land
-  Vacant Building
-  Under Construction

550 WASHINGTON STREET

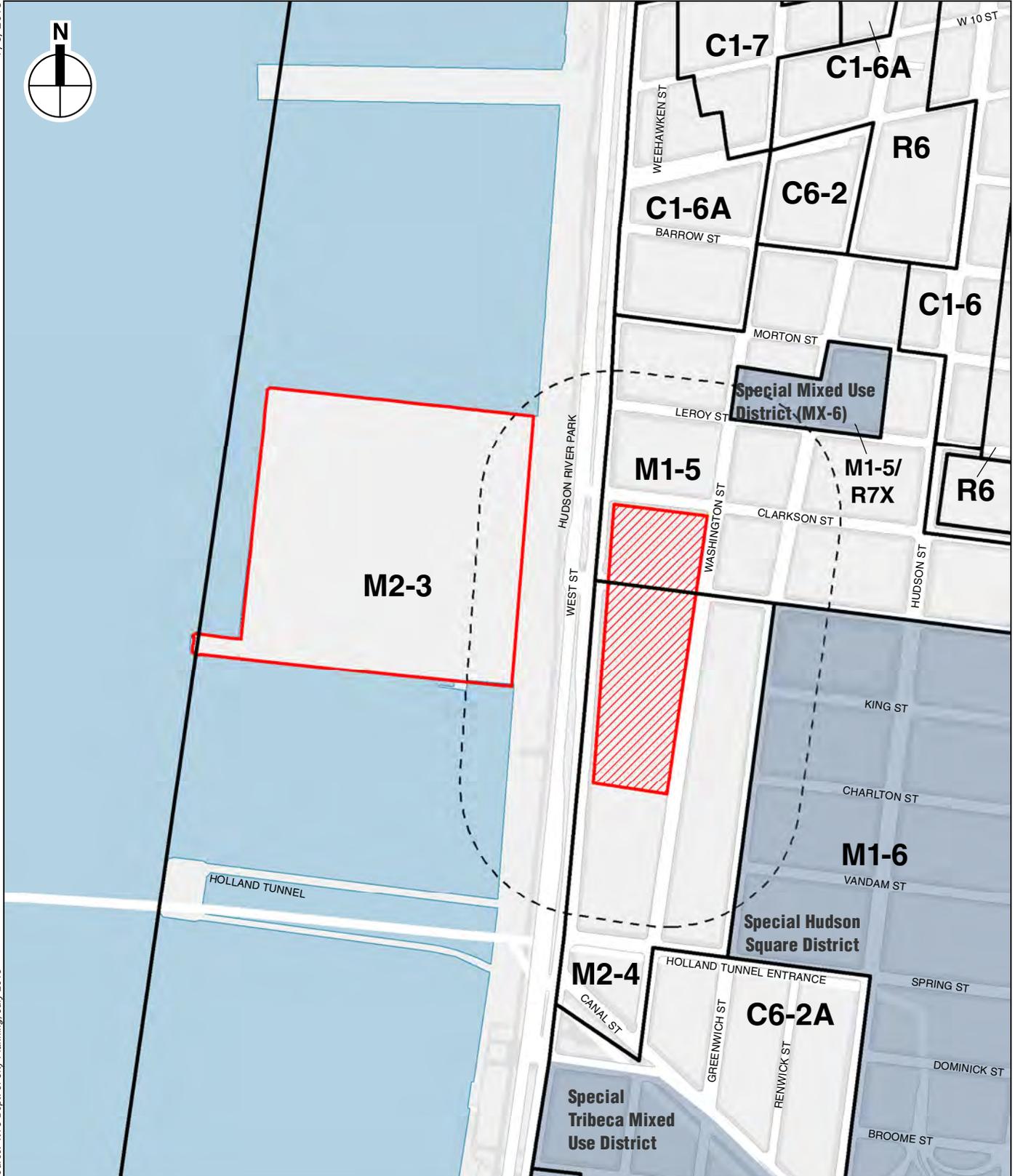
Land Use  
Figure 2



-  Development Site
-  Granting Site
-  Study Area (400-foot boundary)
-  Tax Block Boundary
-  Tax Lot Boundary

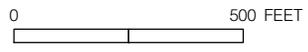
0 500 FEET





-  Development Site
-  Granting Site
-  Study Area (400-foot boundary)

-  Zoning Districts
-  Special Purpose District





 Development Site

0 400 FEET

 Photograph View Direction and Reference Number

550 WASHINGTON STREET

Key to Photographs  
**Figure 5**



View Facing West from Houston Street and Greenwich Street 1



View Facing East from Pier 40 2



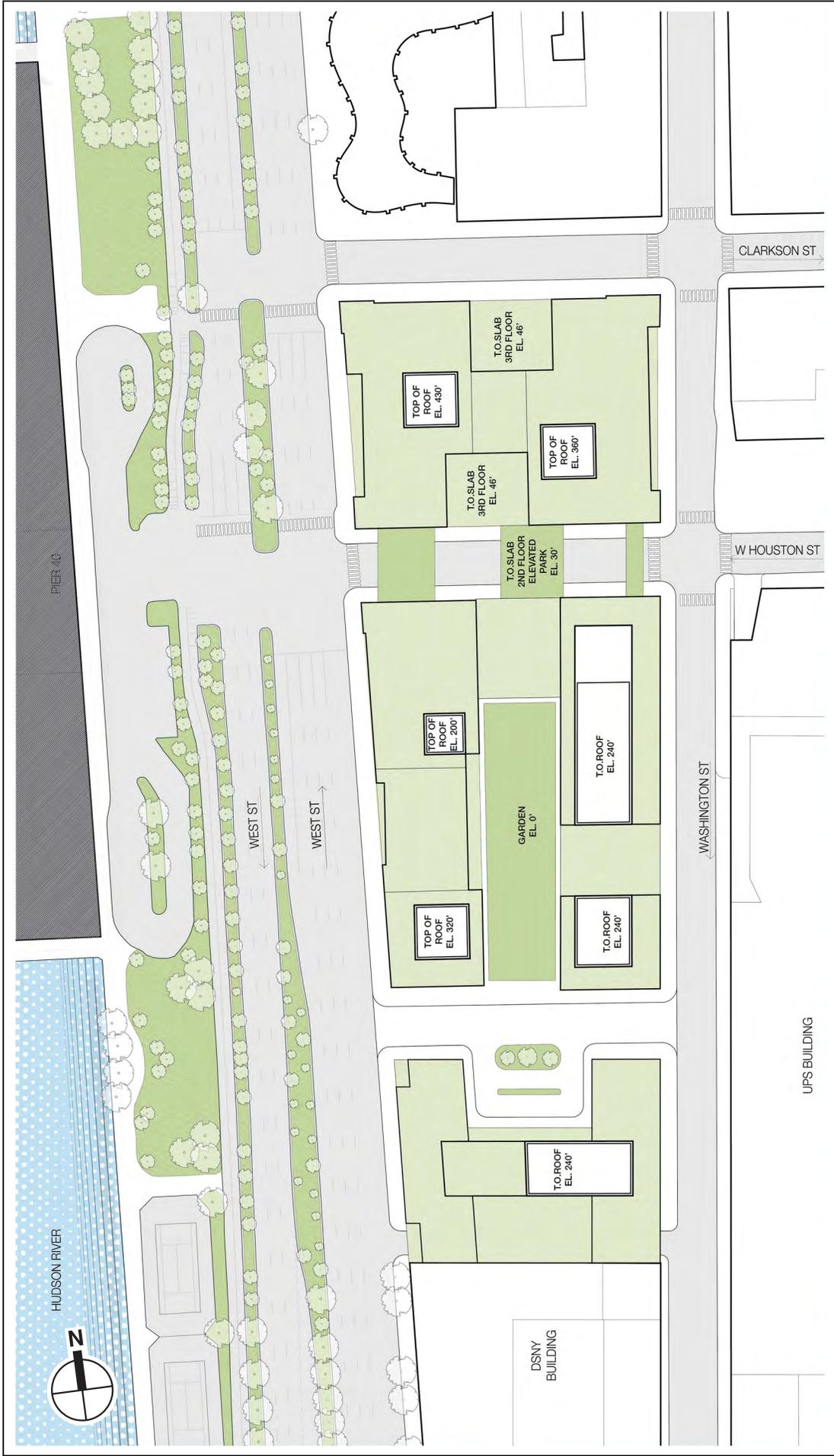
View Facing Northeast from the Hudson River Park Greenway 3



View Facing Southeast from the Hudson River Park Greenway 4

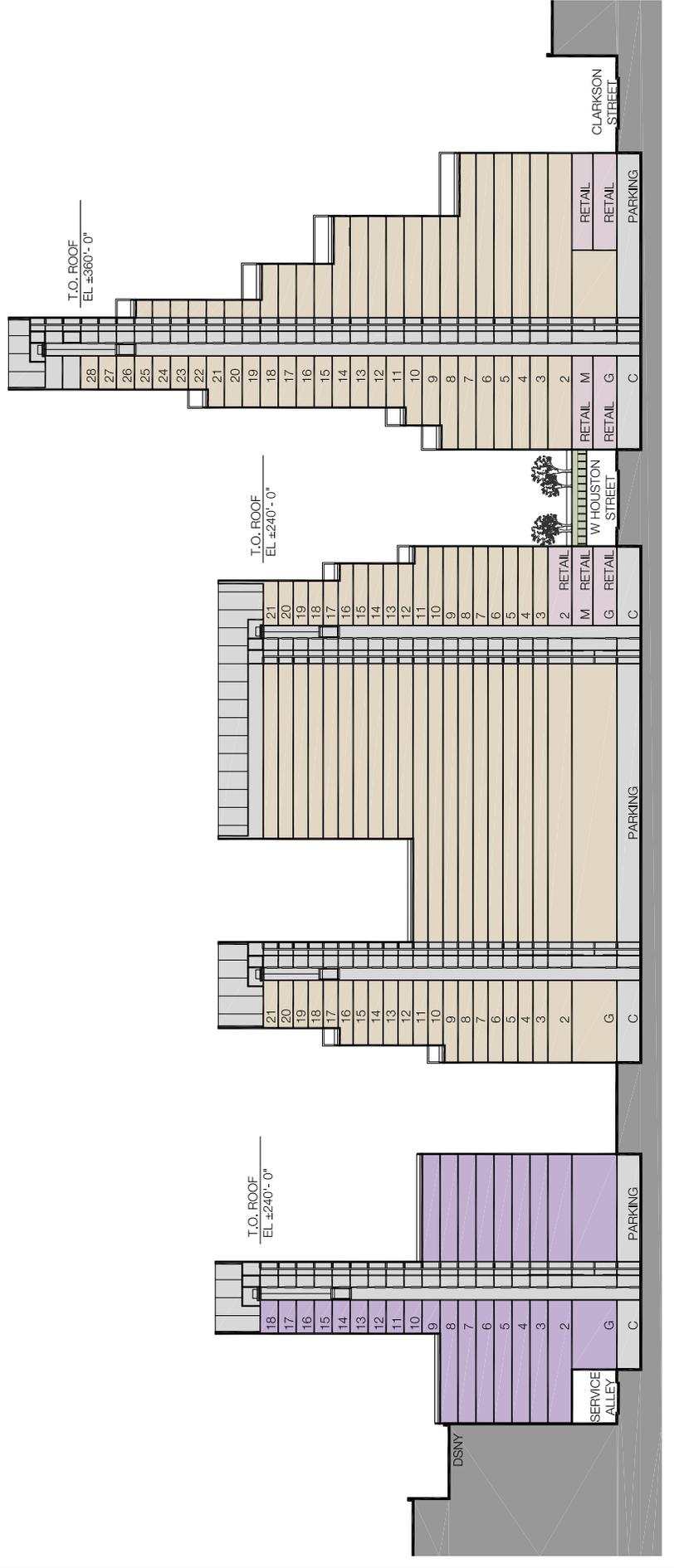




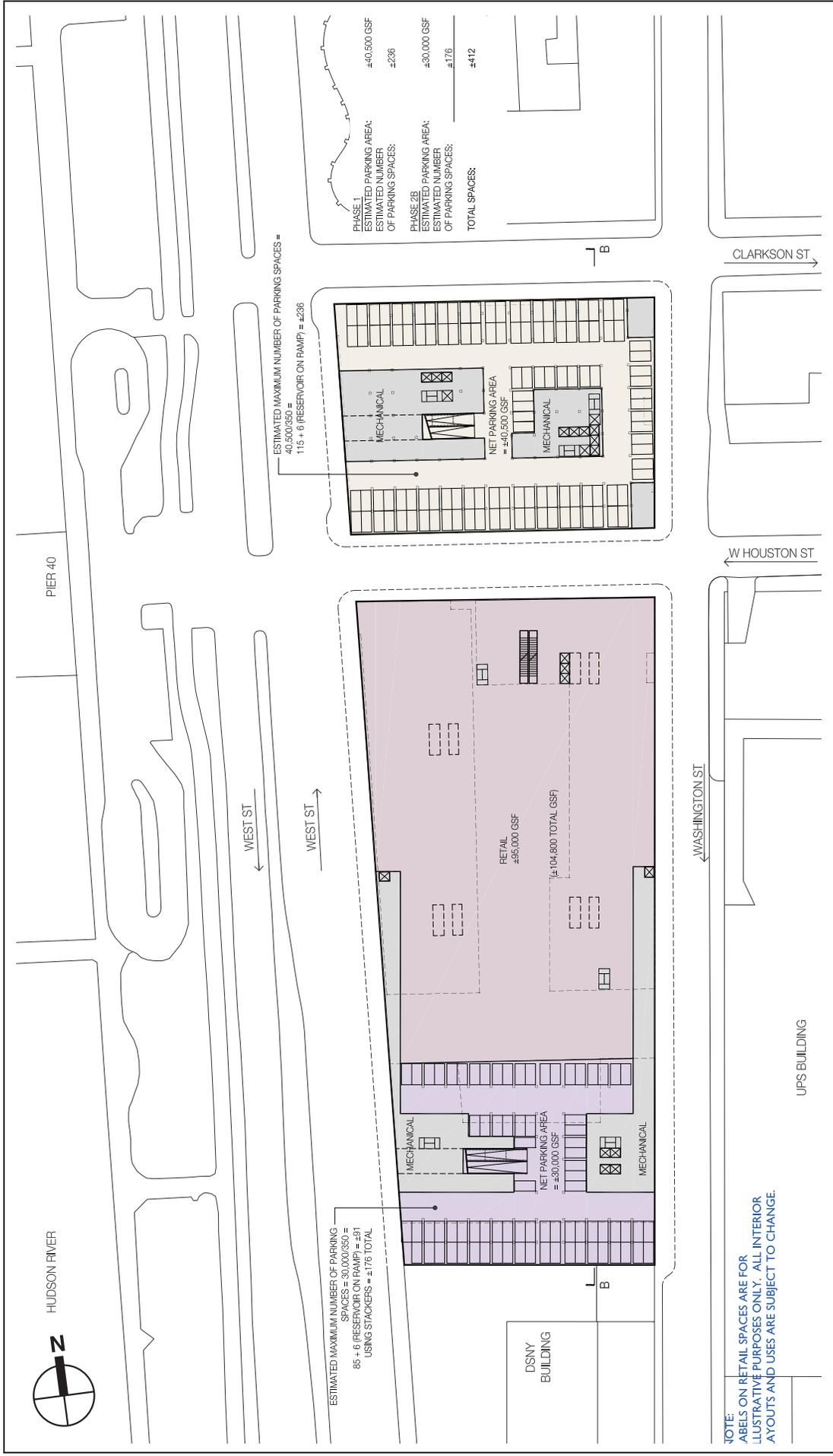


Proposed Roof Plan  
Figure 9

- RESIDENTIAL
- COMMERCIAL/HOTEL
- RETAIL



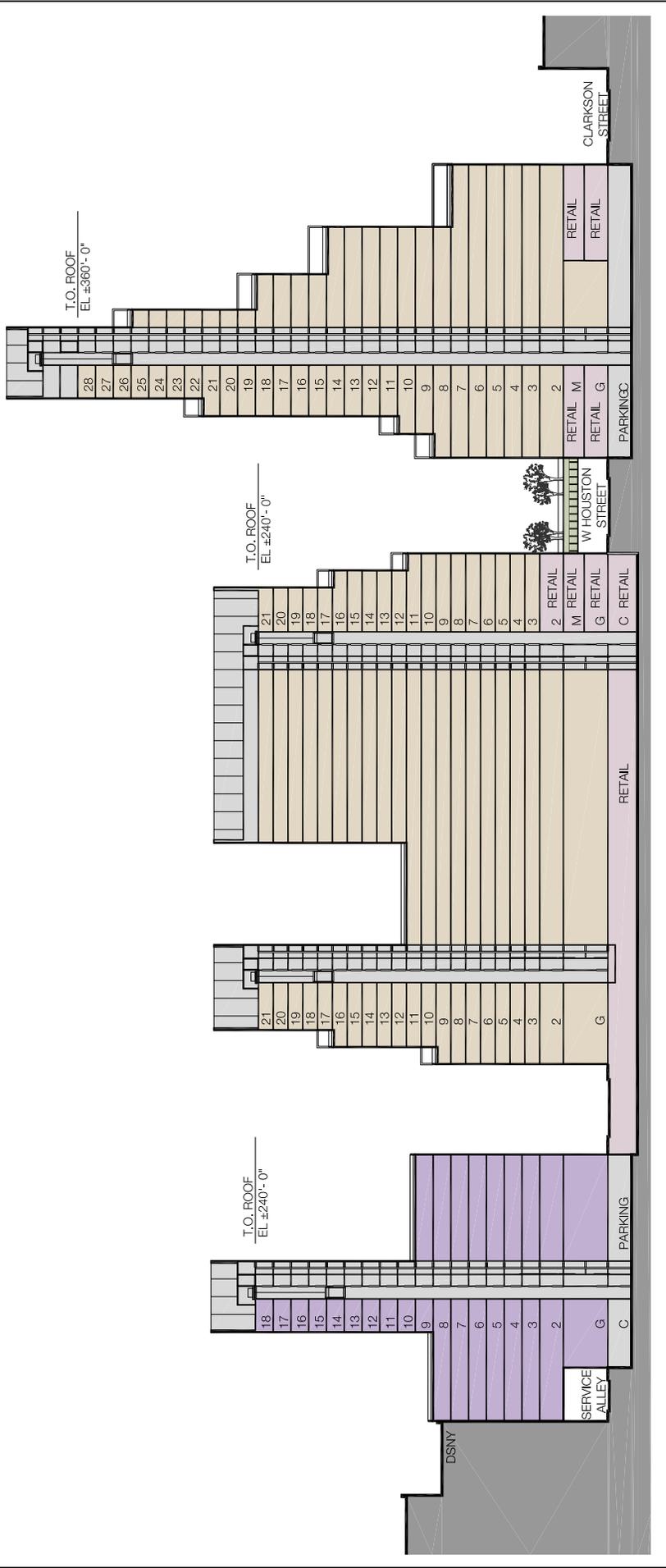
Section Along Washington Street Looking West  
**Figure 10**



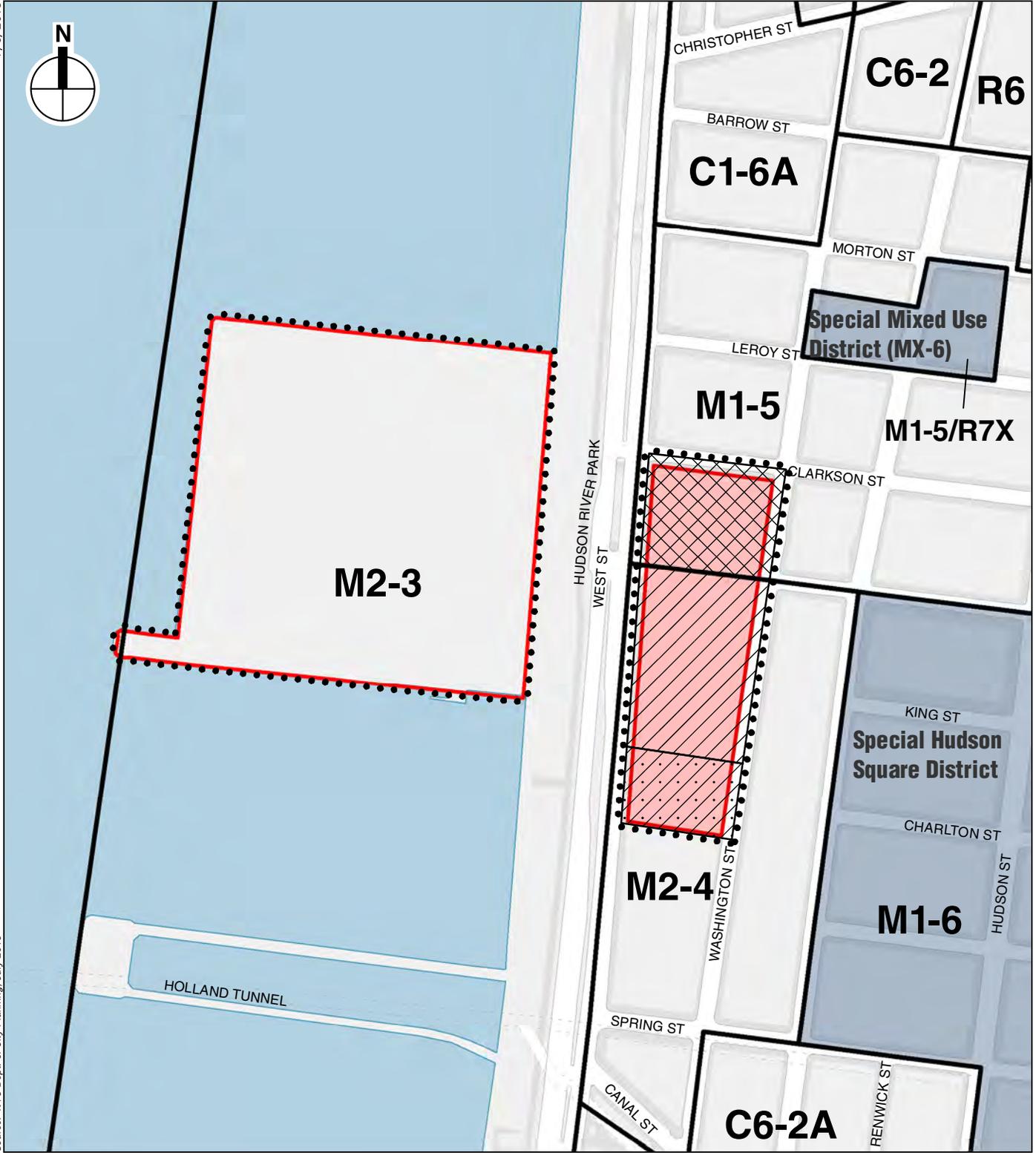
Proposed Cellar Plan:  
Proposed Project with Big Box Retail  
**Figure 11**



- RESIDENTIAL
- COMMERCIAL/HOTEL
- RETAIL



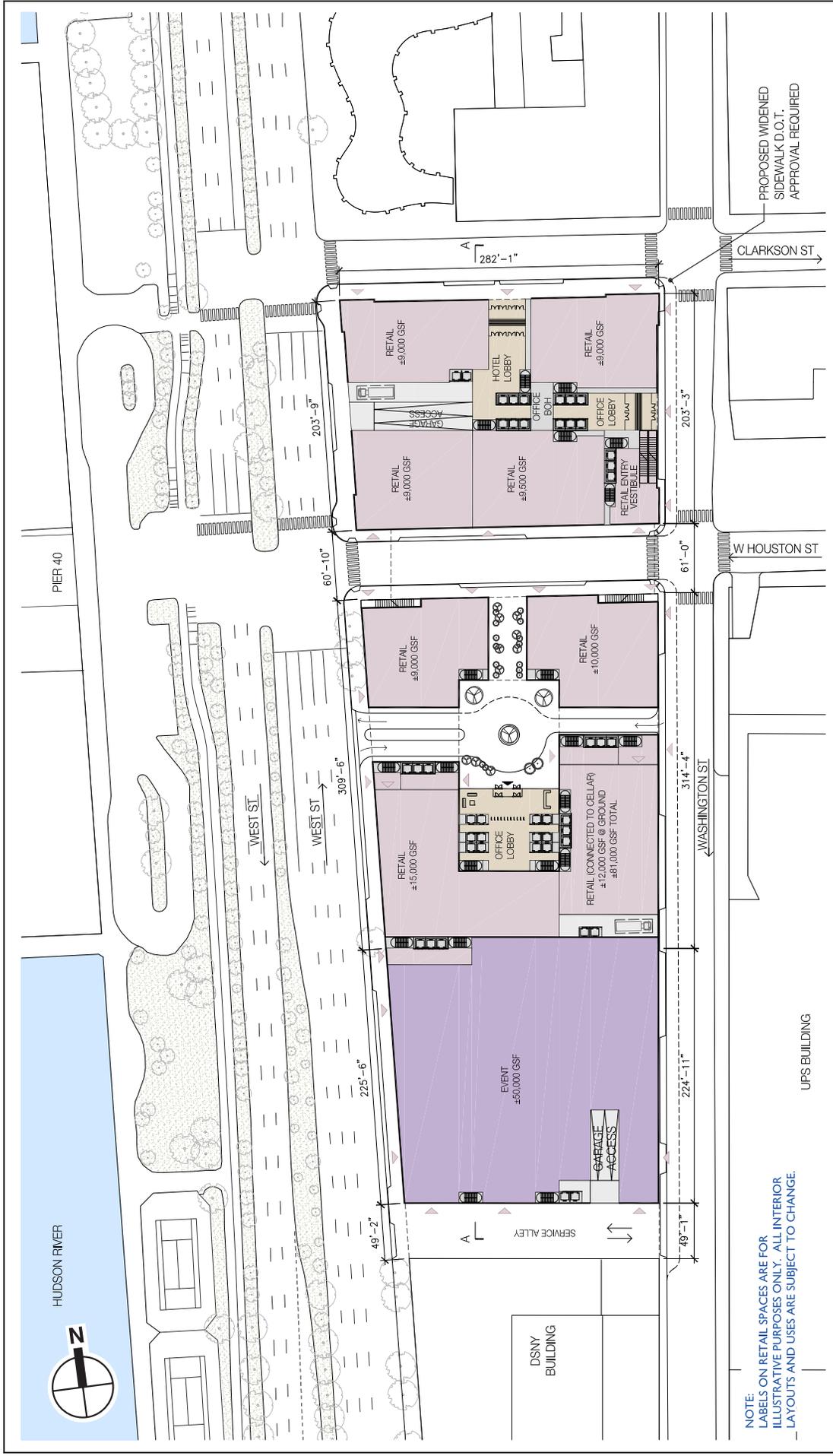
Proposed Section View:  
Proposed Project with Big Box Retail  
**Figure 13**



- Development Site
- Granting Site
- Zoning Districts
- Special Purpose District
- Proposed Special Hudson River Park District
- Proposed C6-3
- Proposed C6-4
- Proposed M1-5

0 500 FEET

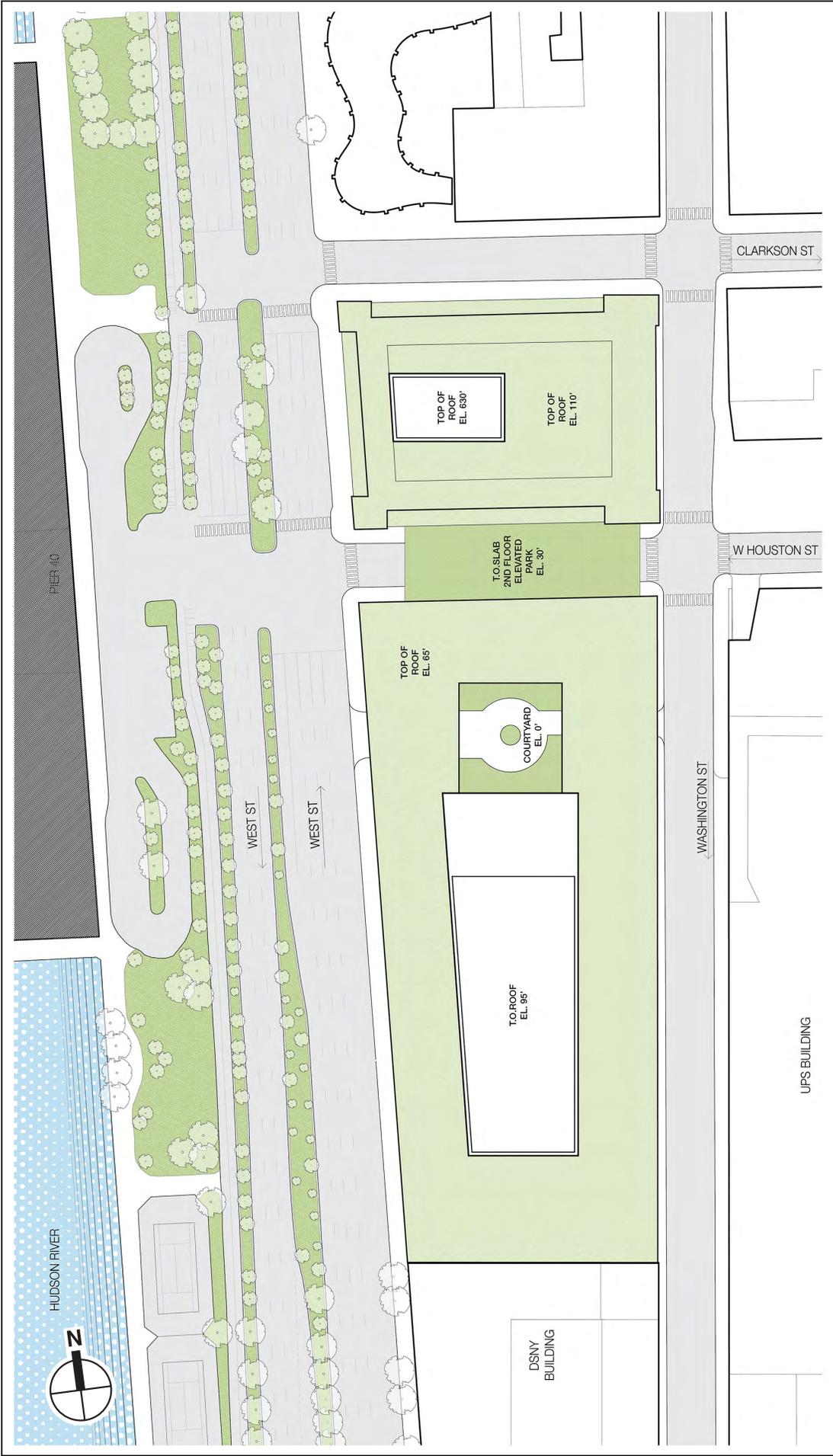




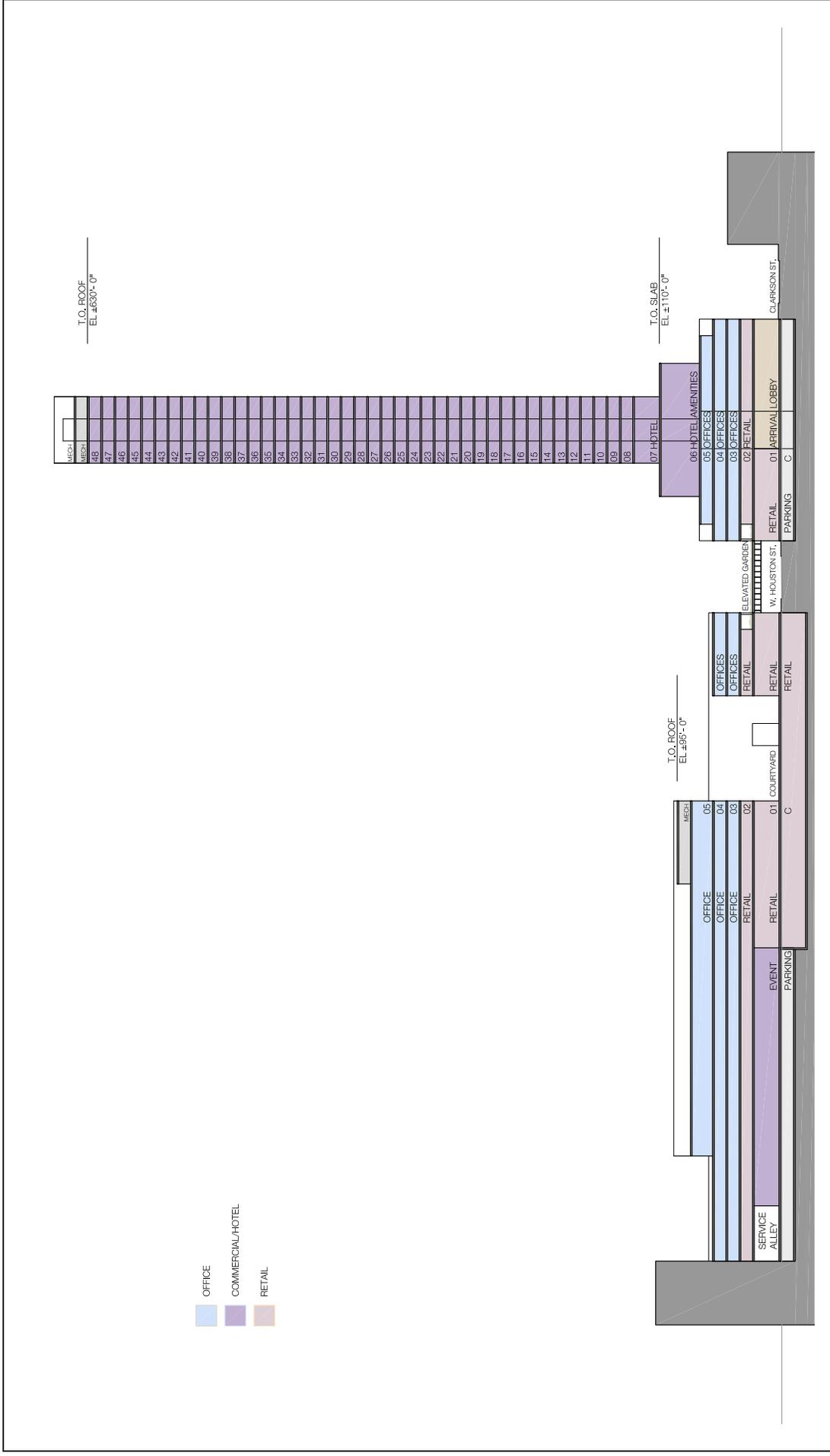
NOTE:  
 LABELS ON RETAIL SPACES ARE FOR  
 ILLUSTRATIVE PURPOSES ONLY. ALL INTERIOR  
 LAYOUTS AND USES ARE SUBJECT TO CHANGE.

PROPOSED WIDENED  
 SIDEWALK D.O.T.  
 APPROVAL REQUIRED

No Action Ground Floor Plan  
 Figure 16



No Action Roof Plan  
Figure 17



No Action Section View  
**Figure 18**

**A. INTRODUCTION**

The applicants, the New York City Department of City Planning (DCP) and SJC 33 Owner 2015 LLC, are requesting discretionary approvals (the “proposed actions”) that would facilitate the redevelopment of the St. John’s Terminal Building with a mix of residential and commercial uses, and public open space (the “proposed project”) at 550 Washington Street (Block 596, Lot 1) (the “development site”) in Manhattan Community District 2. The development site is zoned M1-5 and M2-4 and is located along Route 9A, south of Clarkson Street and intersected by West Houston Street, directly across from Pier 40 (see Figure 1 of the EAS).

The proposed actions include a zoning text amendment, a zoning map amendment, two zoning special permits and a Chairperson’s certification, as well as an action by the Hudson River Park Trust (HRPT).

DCP is proposing the following action:

- Zoning text amendment to establish the Special Hudson River Park District comprising Pier 40 and the development site. The text amendment would further define Pier 40 as the “granting site” and the development site as the “receiving site” in the special district. The special district would include provisions for a new special permit that, in accordance with a recent amendment to the Hudson River Park Act, would permit the transfer of floor area within the Special Hudson River Park District. The special permit would additionally allow specified bulk waivers and require that residences serve a variety of income levels on the development site. Under the proposed special district text, the uses and increased density permitted by the proposed zoning districts, described below, would not be applicable to the development site absent the grant of the special permit. The text amendment would also establish two Chairperson’s Certifications to facilitate the transfer of floor area.

SJC 33 Owner 2015 LLC controls the development site and is proposing the following:

- A Zoning Map amendment to map the Special Hudson River Park District comprising Pier 40 and the development site and to rezone the development site. The Zoning Map amendment would rezone the portion of the development site north of West Houston Street from an M1-5 manufacturing zoning district to a C6-4 commercial zoning district, which would permit residential use and increased density; rezone a portion of the development site south of West Houston Street from an M2-4 manufacturing zoning district to a C6-3 commercial zoning district, which would also permit residential use and increased density; and rezone the remainder of the development site south of West Houston Street from an M2-4 manufacturing zoning district to an M1-5 manufacturing zoning district, which would permit hotel use but leave the existing permitted density unchanged.
- A special permit pursuant to the proposed Special Hudson River Park District to permit the transfer of 200,000 square feet of floor area from Pier 40 to the development site and permit certain bulk waivers on the development site. Under the proposed special district text, the

uses and increased density permitted by the proposed C6-4, C6-3 and M1-5 zoning districts would not be applicable to the development site absent the grant of the special permit

- A special permit pursuant to the Manhattan Core parking regulations (Zoning Resolution Section 13-45 and 13-451) for additional accessory parking.
- A Chairperson’s Certification pursuant to the proposed Special Hudson River Park District to facilitate the transfer of floor area.

In addition to the approvals described above, the proposed project also requires an action by the Hudson River Park Trust (HRPT). HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 (“the Act”) before its Board of Directors can approve the sale of the defined amount of floor area. Further, before the Board can approve the sale, it must also comply with the State Environmental Quality Review Act (SEQRA) and adopt SEQRA Findings

It is expected that there will be a Restrictive Declaration in connection with the proposed project, which would govern the proposed project’s development.

The proposed actions would facilitate a proposal by SJC 33 Owner 2015 LLC to redevelop the development site with a mix of uses, which are assumed for analysis purposes to include up to approximately 1,586 residential units (including up to 476 permanently affordable units) and approximately 160,000 gsf of retail uses, 229,700 gsf of hotel (or office) space, 14,200 sf of publicly accessible open space, and 886 cellar-level parking spaces. The transfer of floor area within the Special Hudson River Park District made possible by the proposed actions would enable the critical repair and rehabilitation of Pier 40’s infrastructure in Hudson River Park as provided for in the Act as amended in 2013.

The New York City Department of City Planning (DCP), acting on behalf of the City Planning Commission (CPC), will be the lead agency for the environmental review. HRPT will be an involved agency.

## **B. PROJECT DESCRIPTION**

### **DEVELOPMENT SITE**

The existing St. John’s Terminal Building is located along Route 9A south of Clarkson Street (Manhattan Block 596, Lot 1) and spans a portion of West Houston Street, across from Pier 40 of the Hudson River Park (see Figures 1, 2, and 3 of the EAS). While the portion of the building north of West Houston Street is largely vacant, the south building is occupied by commercial tenants (office, back office and communications) and is also used as temporary event space (fashion shows, exhibits, etc.). The existing buff-colored brick building is four stories tall, with three stories above West Houston Street. The ground floor is primarily a series of loading bays along both West Street and Washington Street. Originally built as a shipping terminal in the 1930s, the building is underutilized and obsolete for modern uses.

Under New York City zoning, the portion of the development site north of West Houston Street is zoned M1-5 and the area south of West Houston Street is zoned M2-4 (see Figure 4 of the EAS for the existing zoning). The development site is currently treated as a single zoning lot, measuring approximately 213,654 sf, which allows permitted office and retail floor area to be distributed anywhere on the development site, and to be transferred back and forth across West Houston Street, although hotel uses are only permitted north of West Houston Street, in the M1-5 district. For commercial and manufacturing uses, these zoning districts allow a maximum floor

area Ratio (FAR) of 5.0. For the purpose of this analysis, the portion of the development site that spans West Houston Street is assumed not to generate floor area, which means that the development site is assumed to have an effective lot area of 196,410 sf, and allowable development potential of up to 982,050 zoning square feet (zsf). The existing building has a total of 739,231 zsf; therefore, the development site is underbuilt by 242,819 zsf when compared to the permitted maximum of 982,050 zsf.

See Figures 5 and 6 of the EAS for photographs of the development site.

### **GRANTING SITE**

Pier 40 is an approximately 15-acre structure located over the Hudson River, directly west of the development site across Route 9A. The pier is located within Hudson River Park, and is under the jurisdiction of HRPT, pursuant to the Act. Originally used as a passenger ship terminal, Pier 40 currently contains a public parking facility, athletic fields and other recreational uses, maritime uses, offices for HRPT, and other operational functions. HRPT has reported that Pier 40 is in need of timely and critical infrastructure repairs to its supporting piles and deck. In addition, the building located on the pier is significantly deteriorated, needing repairs to its roof, electrical and plumbing systems, and façade. In recent years, HRPT has been forced to close portions of the public parking garage to ensure public safety. The balance of Pier 40's roof must be reconstructed, and the steel piles supporting the pier also need to be repaired.

### **PROPOSED PROJECT**

The development site comprises three sites: the North Site, Center Site, and South Site. The North Site, on the block north of West Houston Street, would be rezoned from M1-5 to C6-4. With the proposed project, it would be assumed to be redeveloped with residential towers with a height of 360 feet to the roof of the east tower and 430 feet to the roof of the west tower, and retail in the base of the buildings. Based on current plans, the North Site development is expected to total approximately 734,600 gross square feet (gsf). The applicant has committed to providing 30 percent of total units and 25 percent of total residential floor area as permanently affordable across the proposed project. Based on these assumptions, the North Site is assumed to contain up to 593 units (approximately 579,600 gsf of residential floor area), including approximately 415 market-rate units and 178 permanently affordable senior units (113,850 gsf) in a separate building. The North Site would also include approximately 100,000 gsf of retail uses on the ground, mezzanine, and second floors and approximately 55,000 gsf of parking uses (approximately 236 accessory parking spaces). There would also be a new approximately 14,200-square-foot outdoor publicly-accessible open space on the existing platform spanning West Houston Street. The platform would be modified to create large openings that would allow light and air to reach the street level.

The Center Site includes the portion of the development site that extends approximately 340 feet south of the midline of West Houston Street. It would be rezoned from M2-4 to C6-3 and is assumed to be redeveloped with two primarily residential buildings with heights of 320 feet and 240 feet to the roof. The applicant has committed to providing 30 percent of total units and 25 percent of total residential floor as permanently affordable across the proposed project. Based on these assumptions, the Center Site is assumed to contain up to 993 residential units (approximately 754,500 of residential floor area), including up to 695 market rate units and up to 298 affordable units (226,355 gsf). There would also be approximately 60,000 gsf of retail uses on the cellar, ground, mezzanine, and second floors.

The South Site is immediately south of the Center Site and is the remainder of the development site, which would be rezoned from M2-4 to M1-5. It is assumed that the South Site would include an additional building with a height of 240 feet to the roof. This building would include approximately 229,700 gsf of hotel (or office) space and a 41,400-gsf event space.

As shown in **Table A-1**, the full build out of the proposed project is assumed to include up to approximately 1,586 residential units (including up to approximately 476 permanently affordable units) and approximately 160,000 gsf of retail uses, 229,700 gsf of hotel (or office) space, 14,200 sf of publicly accessible open space, and 886 cellar-level parking spaces. See Figures 7, 8, 9, and 10 of the EAS for plans and a section of the proposed project. For analysis purposes and allowing three years for construction, it is assumed that full development would be complete by 2024.

**Table A-1**  
**Development Program for Analysis (Approx. gsf)**  
**Proposed Project**

Use	North Site	Center Site	South Site	Total
Total Retail <sup>1</sup> :	100,000	60,000	—	160,000
Local Retail	29,000	8,000	—	37,000
Destination Retail	71,000	52,000	—	123,000
Residential	579,600 (593 units)	754,500 (993 units)	—	1,334,100 (1,586 units)
Hotel <sup>2</sup>	—	—	229,700 (353 rooms <sup>3</sup> )	229,700
Event Space	—	—	41,400	41,400
Parking <sup>4</sup>	55,000 (236 parking spaces)	101,000 (468 parking spaces)	40,000 (182 parking spaces)	196,000 (886 parking spaces)
<b>Total:</b>	<b>734,600</b>	<b>915,500</b>	<b>311,100</b>	<b>1,961,200</b>
<b>Notes:</b>	<sup>1</sup> The breakdown between local, destination, and big box retail uses is assumed for analysis purposes only. <sup>2</sup> The proposed project may include either hotel or office space on the South Site. For analysis purposes, it is conservatively assumed to be hotel. <sup>3</sup> Assumes 650 gsf per hotel room. <sup>4</sup> A portion of the building mechanical space is also included.			
<b>Sources:</b>	CookFox Architects, SJC 33 Owner 2015 LLC			

**PROPOSED PROJECT WITH BIG BOX RETAIL**

The EIS will also analyze a second With Action scenario that includes a 104,000-gsf big box retail use within the ground and cellar levels of the Center Site. The proposed project with big box retail scenario would be similar to the proposed project, except that the amount of parking would decrease and the amount of retail would increase. As shown in **Table A-2**, under the proposed project with big box retail scenario, the full build out of the development site is assumed to include up to approximately 1,586 residential units (including up to approximately 476 affordable units) and approximately 255,000 gsf of retail uses (including a 104,800-gsf big box use), 229,700 gsf of hotel space, 14,200 sf of publicly accessible open space, and 412 cellar-level parking spaces. See Figures 11, 12, and 13 of the EAS for plans and a section of the proposed project with big box retail scenario.

**Table A-2**  
**Development Program for Analysis (Approx. gsf)**  
**Proposed Project with Big Box Retail**

Use	North Site	Center Site	South Site	Total
Total Retail <sup>1</sup> :	100,000	155,000	—	255,000
Local Retail	29,000	8,000	—	37,000
Destination Retail	71,000	42,200	—	113,200
Big Box Retail	—	104,800	—	104,800
Residential <sup>2</sup>	579,600 (593 units)	754,500 (993 units)	—	1,334,100 (1,586 units)
Hotel <sup>2</sup>	—	—	229,700 (353 rooms <sup>3</sup> )	229,700
Event Space	—	—	41,400	41,400
Parking <sup>4</sup>	55,000 (236 parking spaces)	6,000	40,000 (176 parking spaces)	101,000 (412 parking spaces)
<b>Total:</b>	<b>734,600</b>	<b>915,500</b>	<b>311,100</b>	<b>1,961,200</b>
<b>Notes:</b> <sup>1</sup> The breakdown between local, destination, and big box retail uses is assumed for analysis purposes only. <sup>2</sup> The proposed project may include either hotel or office space on the South Site. For analysis purposes, it is conservatively assumed to be hotel. <sup>3</sup> Assumes 650 gsf per hotel room. <sup>4</sup> A portion of the building mechanical space is also included.				
<b>Sources:</b> CookFox Architects, SJC 33 Owner 2015 LLC				

**PROPOSED ACTIONS**

In order to facilitate the proposed project, a series of discretionary approvals are needed. DCP is proposing the following action:

- Zoning text amendment to establish the Special Hudson River Park District comprising Pier 40 and the development site. The text amendment would further define Pier 40 as the “granting site” and the development site as the “receiving site” in the special district. The special district would include provisions for a new special permit that, in accordance with a recent amendment to the Hudson River Park Act, would permit the transfer of floor area within the Special Hudson River Park District. The special permit would additionally allow specified bulk waivers and require that residences serve a variety of income levels on the development site. Under the proposed special district text, the uses and increased density permitted by the proposed zoning districts, described below, would not be applicable to the development site absent the grant of the special permit. The text amendment would also establish two Chairperson’s Certifications to facilitate the transfer of floor area.

SJC 33 Owner 2015 LLC controls the development site and is proposing the following:

- A Zoning Map amendment to map the Special Hudson River Park District comprising Pier 40 and the development site and rezone the development site. The Zoning Map amendment would rezone the portion of the development site north of West Houston Street from an M1-5 manufacturing zoning district to a C6-4 commercial zoning district, which would permit residential use and permit increased density; rezone a portion of the development site south of West Houston Street from an M2-4 manufacturing zoning district to a C6-3 commercial zoning district, which would also permit residential use and increased density; and rezone the remainder of the development site south of West Houston Street from an M2-4 manufacturing zoning district to an M1-5 manufacturing zoning district, which would permit

hotel use but leave the existing permitted density unchanged. The proposed zoning is shown on Figure 12 of the EAS.

- A special permit pursuant to the proposed Special Hudson River Park District to permit the transfer of 200,000 square feet of floor area from Pier 40 to the development site and permit certain bulk waivers on the development site. Under the proposed special district text, the uses and increased density permitted by the proposed C6-4, C6-3 and M1-5 zoning districts would not be applicable to the development site absent the grant of the special permit
- A special permit pursuant to the Manhattan Core parking regulations (Zoning Resolution Section 13-45 and 13-451) for additional accessory parking.
- A Chairperson’s Certification pursuant to the proposed Special Hudson River Park District to facilitate the transfer of floor area.

In addition to the approvals described above, the Proposed Project also requires an action by HRPT. HRPT must conduct a Significant Action process as required by the Hudson River Park Act, Chapter 592 of the Laws of 1998 (“the Act”) before its Board of Directors can approve the sale of the defined amount of floor area. Further, before the Board can approve the sale, it must also comply with SEQRA and adopt SEQRA Findings.

New York State Department of Transportation approval of the proposed curb cut changes on Route 9A would also be required.

It is expected that there will be a Restrictive Declaration in connection with the proposed project, which would govern the proposed project’s development. The Restrictive Declaration would, among other things:

- Require development in substantial accordance with the approved plans, which will establish an envelope within which the buildings must be constructed, including limitations on height, bulk, building envelopes, and floor area;
- Require development of 25 percent of the residential floor area and 30 percent of the residential units, across the project, as permanently affordable housing, at specified income levels;
- Require that the proposed project’s development program be within the scope of the development scenario analyzed in the EIS;
- Provide for the implementation of “Project Components Related to the Environment” (PCREs) (i.e., certain project components which were material to the analysis of environmental impacts in the EIS);
- Provide for measures necessary to mitigate significant adverse impacts, if identified in the EIS, substantially consistent with the EIS;
- Provide that the special permit will be vested for the project by substantial construction of any one building, in accordance with Zoning Resolution Section 11-42; and

## **PURPOSE AND NEED**

The proposed project is intended to enable the transformation of an underutilized and outmoded building into a vibrant, mixed-use development with new shops, residences serving a variety of income levels, publicly-accessible open spaces and amenities to enliven this waterfront site. Significantly, the transfer of floor area that is part of the proposed project would support infrastructure repairs to Pier 40, a critical asset to Hudson River Park, as provided for in the Act.

## C. FRAMEWORK FOR ENVIRONMENTAL REVIEW

### FUTURE WITHOUT THE PROPOSED ACTIONS

In the future without the proposed actions (the No Action condition), the development site is expected to be redeveloped with a program that does not require any discretionary approvals. The No Action development would utilize the available unused floor area of 242,819 zsf as well as existing floor area above West Houston Street that would be demolished and reused on the North Site. The platform space above West Houston Street would be developed as a private open space serving the building tenants.

On the North Site, the No Action development will include hotel, office, and retail uses in a 48-story (approximately 630 feet) building. South of West Houston Street in the No Action condition, the existing building will be demolished and rebuilt but there will be no change in floor area. The development on the Center and South sites will include office uses, event space, and retail uses. Overall, as summarized in **Table A-3**, the No Action development is assumed to include approximately 322,000 gsf of retail uses (including 61,500 gsf of local retail and 260,500 gsf of destination retail), 427,000 gsf of office space, a 285,000-gsf hotel (438 rooms), and approximately 176 accessory parking spaces. Figures 15, 16, 17, and 18 of the EAS show conceptual plans for the No Action condition development of the development site.

**Table A-3  
No Action Scenario Program For Analysis**

Use	Approximate gsf
Retail	322,000
<i>Local Retail<sup>1</sup></i>	<i>61,500</i>
<i>Destination Retail<sup>1</sup></i>	<i>260,500</i>
Office	427,000
Hotel	285,000 (438 rooms)
Event Space	50,000
Parking	68,000 (176 spaces)
<b>No Action Building gsf</b>	<b>1,152,000</b>
<b>Note:</b>	<sup>1</sup> The breakdown between local and destination retail uses is assumed for analysis purposes only.
<b>Sources:</b>	CookFox Architects, SJC 33 Owner 2015 LLC

### FUTURE WITH THE PROPOSED ACTIONS

In the future with the proposed actions (the With Action condition), the development site is assumed to be redeveloped with one of the two development programs described above, under “Project Description:” the proposed project or the proposed project with big box retail.

The analysis assumptions for the No Action development, With Action development (proposed project scenario), and increment for analysis are summarized below in **Table A-4**.

**Table A-4**  
**Comparison of No Action and With Action Conditions (gsf)**  
**Proposed Project**

Uses	No Action Condition	With Action Condition	Increment for Analysis
Total Retail <sup>1</sup>	322,000	160,000	-162,000
<i>Local Retail</i>	61,500	37,000	-24,500
<i>Destination Retail</i>	260,500	123,000	-137,500
<i>Big Box Retail</i>	—	—	—
Residential	—	1,334,100 (1,586 units)	1,334,100 (1,586 units)
Hotel <sup>2</sup>	285,000 (438 rooms)	229,700 (353 rooms)	-55,300 (-85 rooms)
Office	427,000	—	-427,000
Event Space	50,000	41,400	-8,600
Parking	68,000 (176 spaces)	196,000 (886 spaces)	128,000 (710 spaces)
<b>Total:</b>	<b>1,152,000</b>	<b>1,961,200</b>	<b>809,200</b>
<b>Notes:</b>	<sup>1</sup> The breakdown between local, destination, and big box retail uses is assumed for analysis purposes only. <sup>2</sup> The proposed project may include either hotel or office space on the South Site. For analysis purposes, it is conservatively assumed to be hotel.		

As shown in **Table A-4**, the proposed project is assumed to result in the incremental development of 809,200 the development site, compared to the No Action condition.

The analysis assumptions for the No Action development, With Action development (proposed project with big box retail scenario), and increment for analysis are summarized below in **Table A-5**.

**Table A-5**  
**Comparison of No Action and With Action Conditions (gsf)**  
**Proposed Project with Big Box Retail**

Uses	No Action Condition	With Action Condition	Increment for Analysis
Retail <sup>1</sup>	322,000	255,000	-67,000
<i>Local Retail</i>	61,500	37,000	-24,500
<i>Destination Retail</i>	260,500	113,200	-147,300
<i>Big Box Retail</i>	—	104,800	104,800
Residential	—	1,334,100 (1,586 units)	1,334,100 (1,586 units)
Hotel <sup>2</sup>	285,000 (438 rooms)	229,700 (353 rooms)	-55,300 (-85 rooms)
Office	427,000	—	-427,000
Event Space	50,000	41,400	-8,600
Parking	68,000 (176 spaces)	101,000 (412 spaces)	17,000 (236 spaces)
<b>Total:</b>	<b>1,152,000</b>	<b>1,961,200</b>	<b>809,200</b>
<b>Notes:</b>	<sup>1</sup> The breakdown between local, destination, and big box retail uses is assumed for analysis purposes only. <sup>2</sup> The proposed project may include either hotel or office space on the South Site. For analysis purposes, it is conservatively assumed to be hotel.		

As shown in **Table A-5**, the proposed project with big box retail scenario is assumed to result in the incremental development of 809,200 gsf on the development site, compared to the No Action condition.

These increments between the No Action and With Action conditions, taken together with the proposed changes in use, will form the basis for analysis in the EIS. The technical chapters of the EIS will account for both With Action scenarios, as appropriate. As noted above, the gsf and

program components for the development are provided for the purpose of environmental analysis as a reasonable upper limit. These estimates are conservative since usable built area is expected to be less.

The EIS will consider the potential for the proposed project to result in significant adverse environmental impacts upon complete build out of the proposed project, which is assumed for analysis purposes to be in 2024. Since the proposed project may be phased and development of the three sites may take place in any order, an interim build year may be considered if full development would result in significant adverse impacts requiring mitigation. \*