

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

A. INTRODUCTION

The Rector, Church Wardens, and Vestrymen of Trinity Church in the City of New York (the “Applicant”) is requesting a zoning map amendment and zoning text amendment to permit a wider range of uses in 18 blocks of the Hudson Square section of Manhattan. The New York City Planning Commission (CPC), as lead agency for New York City Environmental Quality Review (CEQR), has determined that the Proposed Action will require the preparation of an Environmental Impact Statement (EIS). This document is the Final Scope of Work (“Final Scope”) for the Hudson Square Rezoning Draft Environmental Impact Statement (DEIS). This Final Scope has been prepared to describe the Proposed Action, present the proposed framework for the EIS analysis, and discuss the procedures to be followed in the preparation of the DEIS. In accordance with the State Environmental Quality Review Act (SEQRA) and CEQR procedures, a Draft Scope of Work (“Draft Scope”) was prepared in accordance with those laws and regulations and the city’s CEQR Technical Manual and distributed for public review. A public scoping meeting was held on October 27, 2011 at Spector Hall, Department of City Planning, 22 Reade Street, New York, NY 10007. Written comments were accepted through the public comment period, which ended November 7, 2011. Thereafter, the Department of City Planning (DCP) accepted additional comments.

In January 2012, the city released an updated CEQR Technical Manual. The Final Scope incorporates changes to impact assessment methodologies since the Draft Scope was issued, as well as any revisions made in response to the comments on the Draft Scope. Revisions to the Draft Scope have been incorporated into the Final Scope and are indicated by double-underlining new text and striking deleted text.

~~In accordance with CEQR, the lead agency is initiating a process to define the scope of the Draft EIS (DEIS). As a first step in that process, it has prepared this Draft Scoping Document for the DEIS and has made it available to agencies and the public for review and comment. A Final Scoping Document will be prepared after consideration of public comments.~~

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

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

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New York, New York 10007

Since the Draft Scope was issued, revisions were made to the reasonable worst case development scenario and incorporated into the Final Scope. These include, but are not limited to, the following:

- Since the Draft Scope was issued there has been a change in the future development scenario projected in the No-Action condition on Block 477, Lots 42 and 35 (a portion of Projected Development Site 5). In the Draft Scope, the No-Action condition on Lots 42 and 35 consisted of a 52,648-square-foot (sf) residential building containing 61 dwelling units and 12 accessory parking spaces, based on a zoning variance granted by the Board of Standards and Appeals (BSA) in 2006 and a four-year extension of the variance issued by the BSA in 2010. After the BSA variance was issued, the development site was enlarged to include Lots 44 and 76, and a permit was issued by the Department of Buildings (DOB) for the construction of an as-of-right, 99,900-zoning-square-foot hotel building, including 97,400 sf hotel use (202 hotel rooms) and 2,500 sf commercial use (in gross square feet [gsf], the proposed hotel building contains approximately 109,890 gsf of hotel use and 2,750 gsf of retail use). In the Final Scope, the No-Action condition was revised to reflect a 109,890-gsf hotel building on Block 477, Lots 42, 35, 44, and 76 (Projected Development Site 5), based on the approved DOB permit.
- Since the Draft Scope was issued, a permit was issued by the DOB for the construction of an as-of-right, 59,720- gsf hotel building (124 hotel rooms) on Block 597, Lot 5 (Projected Development Site 17). In the Final Scope, the No-Action condition was updated to include this projected hotel development, based on the approved DOB permit.
- The two changes above, which reflect actual conditions in the Rezoning Area, differ from the description of the No-Action condition in the Draft Scope that estimated, absent the Proposed Action, that the total number of hotel rooms to be developed in the Rezoning Area would be 800 rooms. The two above-referenced applications, made by property owners other than the Applicant, evidence a greater market demand for hotel development in the Rezoning Area than was anticipated at the time the Draft Scope was issued. Accordingly, the number of hotel rooms estimated for the No-Action condition has increased from 800 to 1,126.
- Since the issuance of the Draft Scope, the proposed Hudson Square Special District zoning text was changed to add a requirement that a change of use of an existing building to a hotel with more than 100 rooms would require a special permit from the CPC. This additional proposed requirement is in response to evidence of increased demand for the development of additional hotel rooms in the Rezoning Area in the absence of the Proposed Action. The EIS will include a conceptual analysis to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area.
- In an effort to respond to public comments on the Draft Scope—specifically, comments requesting changes to the bulk controls that would be applicable to midblock sites—the Applicant engaged architects to take a closer look at the maximum development potential of such sites. As a result of this more detailed analysis, it was determined that it would be feasible to develop more floor area on Projected Development Sites 6 and 12 than had been assumed in the Draft Scope. Based on this additional review, for a more conservative reasonable worst case development scenario (RWCDS) the maximum development floor area assumed on Projected Development Site 6 was increased from 10.8 FAR (reflected in the Draft Scope) to 12.0 FAR in the Final Scope; the maximum development floor area assumed on Projected Development Site 12 was increased from 10.3 FAR (reflected in the Draft Scope) to 10.8 FAR in the Final Scope. With these changes to the With-Action condition, the “residential development goal” (i.e., 75

percent of the number of dwelling units projected to be developed in the Rezoning Area) would be 2,233 dwelling units (2,977 units anticipated under RWCDs 2 x 0.75).

- In the Draft Scope, Block 579, Lot 11 was included as a projected enlargement site in the With-Action condition. Since this is a city-owned property and any future development or enlargement would require a separate discretionary action (disposition under the Uniform Land Use Review Procedure) and associated environmental review, and given that there are no plans to redevelop or enlarge this property as a result of the Proposed Action, Block 579, Lot 11 is no longer considered a projected enlargement site in the Final Scope.

Additional changes reflected in the Final Scope include:

- In response to comments on the Draft Scope, the proposed Special Hudson Square District text has been amended to change the “qualifying building” threshold from 50,000 sf to 70,000 sf. That is, the Proposed Action would prohibit the creation of new residential use (or community facility use with sleeping accommodations) on zoning lots that, as of the date of certification of the Proposed Action, contain 70,000 sf or more of non-residential floor area (“qualifying buildings”), unless the amount of non-residential floor area within such qualifying building or buildings is replaced on the zoning lot on a one-for-one basis. This resulted in changes to the RWCDs as presented in the Draft Scope for Block 579, Lot 39 (now Projected Development Site 19) and Block 597, Lot 1 (Projected Development Site 9) and the addition of the following sites as development sites: Block 491, Lot 7502 (now Projected Development Site 18) and Block 580, Lot 60 (now Potential Development Site 24).
- The Applicant and the New York City School Construction Authority (SCA) have executed a Letter of Intent evidencing their mutual intent to include a new 444-seat public school (pre-kindergarten through fifth grades) in the new building to be constructed on Projected Development Site 1 in the Rezoning Area. Therefore, as discussed in the Draft Scope, the analysis of public schools will discuss the development of this new public school. The Draft Scope states that the analysis of public schools will also address any potential adverse impacts that would result if a new public school is not developed within the Rezoning Area. Since the Applicant and the SCA have executed a Letter of Intent between Draft Scope and Final Scope, the analysis of public schools in the EIS assumes that the 444-seat public elementary school at Projected Development Site 1 as part of the With-Action condition. (The agreement between the SCA and the Applicant regarding the development of the new public school is provided in **Appendix A.**)
- While the Draft Scope stated that a Cogeneration Energy Supply Alternative would be analyzed in the EIS, this alternative has been removed from Final Scope. This alternative was initially contemplated in response to the energy initiatives promoted by PlaNYC. Through PlaNYC, the city has established sustainability initiatives and goals for greatly reducing greenhouse gas (GHG) emissions in the city. Since the Draft Scope was issued, the Applicant has committed to energy efficiency measures that would apply to future development on sites under the Applicant’s control. Specifically, the Applicant commits to designing all new development on projected development sites under the Applicant’s control (Projected Development Sites 1 through 4, and to the extent practicable, the Applicant’s Projected Enlargement Site 1) to meet current standards for the United States Green Building Council’s Leadership in Energy and Environmental Design (LEED) Silver certification, which would decrease the potential GHG emissions. As a result, the Proposed Action would result in improved energy efficiency and would be consistent with the city’s emissions reduction goal; therefore, analysis of a cogeneration alternative is not warranted.

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- In response to comments on the Draft Scope, the EIS will consider the following additional alternatives: 1) an alternative in which Subdistrict B is eliminated from the proposed Special District text; 2) an alternative in which the proposed Special District text would include a special permit to allow height and setback waivers for midblock sites located on blocks with narrow north-south street-to-street depth; 3) an alternative which would eliminate the Subdistrict B regulations from the proposed Special District zoning text, and would include a special permit to allow height and setback waivers for midblock sites located on blocks with narrow north-south street-to-street depth 4) an alternative in which the proposed Special District text is modified to allow for the development of open space on midblock through-lot sites; and 5) an alternative in which the proposed Special District text is modified to reduce the maximum building heights and maximum base heights in portions of the Rezoning Area.

B. PROJECT DESCRIPTION

AREA PROPOSED FOR REZONING

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

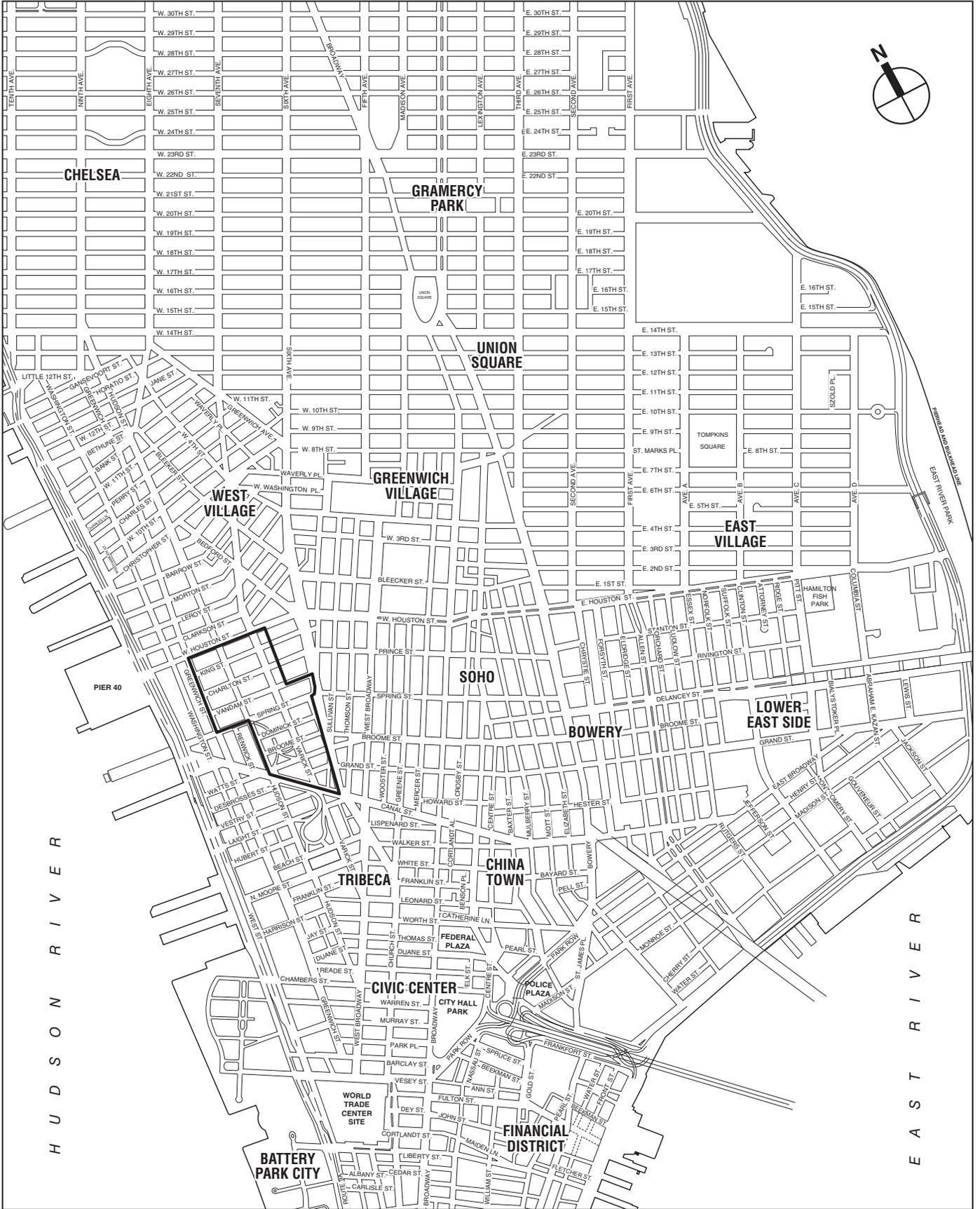
DESCRIPTION OF THE PROPOSED ACTION

OVERVIEW

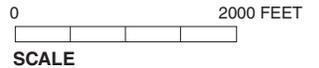
The Applicant seeks approval from CPC for a zoning text amendment and zoning map amendment to create a Special Purpose zoning district, the Special Hudson Square District, over an underlying M1-6 District within the Rezoning Area (the Proposed Action). The proposed Special Hudson Square District would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

The current M1-6 zoning district allows manufacturing and commercial uses, but prohibits residential, educational and most cultural uses, and places no height restriction on buildings. The Proposed Action would allow new residential development to occur in the ~~Special Hudson Square District~~ Rezoning Area, with incentives to provide affordable housing, while instituting provisions to limit conversions of non-residential buildings to residential use and retain certain commercial uses. For development sites containing existing buildings with ~~5070,000~~ zoning square feet (zsf) or more of non-residential floor area, new residential floor area would be permitted only upon certification by the Chairperson of the ~~City Planning Commission~~ CPC that the non-residential floor area would be

¹ Since the issuance of the Draft Scope of Work, the boundary of the Rezoning Area has been updated on all figures to more accurately reflect the zoning district boundaries along the Avenue of the Americas.



 Proposed Rezoning Area



HUDSON SQUARE REZONING

Project Location
Figure 1

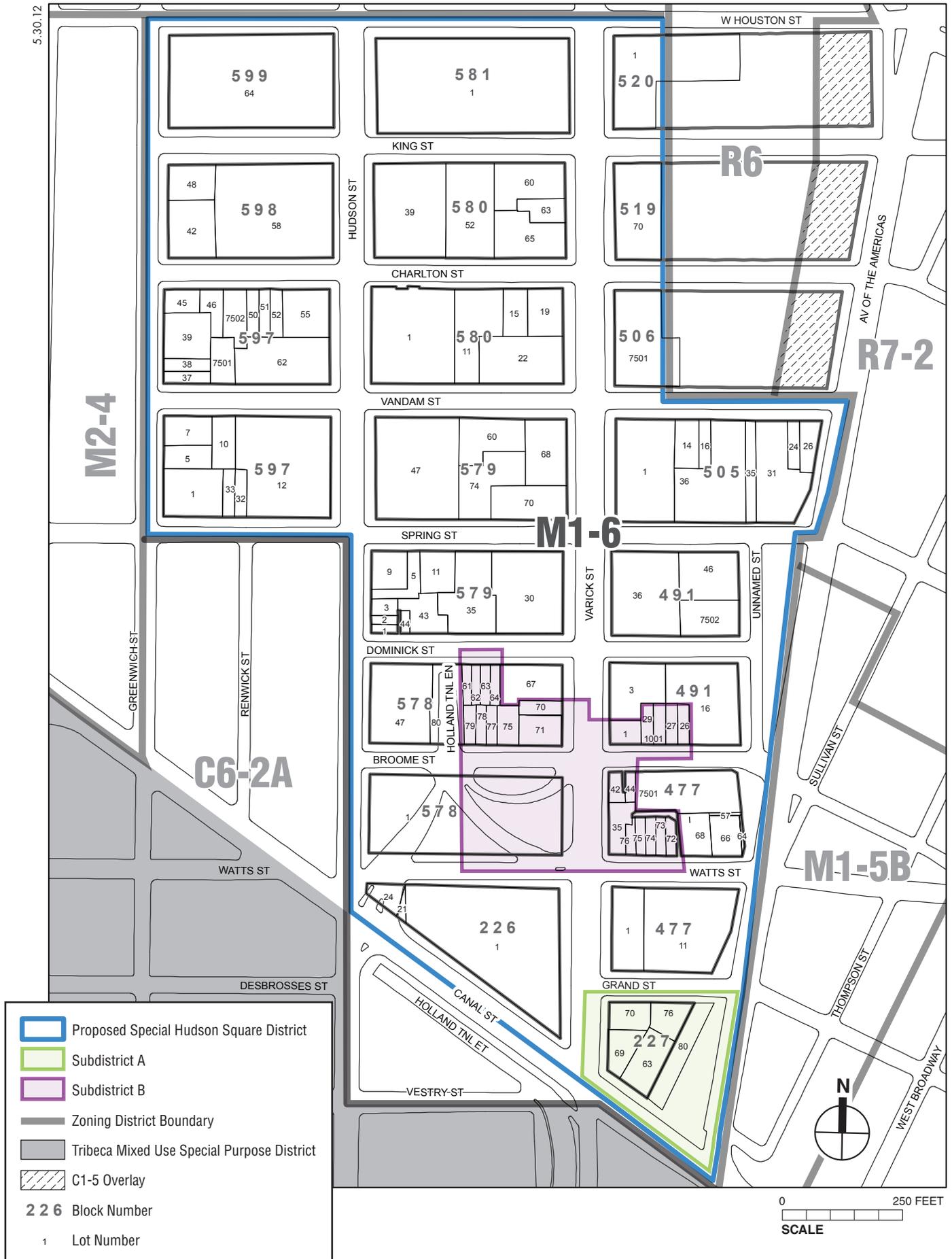


Table 1
Proposed Rezoning Area - Existing Land Use

SITE DESCRIPTION				EXISTING CONDITIONS																	
Site No.	Block	Lot	Address	Land Use Category	Lot Area	Gross Floor Area (sf)	No. Bldgs	No. Stories	Bldg Height (ft)	Residential (sf)	Dwelling Units	Commercial (sf)	Office (sf)	Retail (sf)	Garage (sf)	Storage (sf)	Factory (sf)	Other (sf)	Built FAR	Public Parking	
APPLICANT'S PROJECTED DEVELOPMENT SITES																					
Projected 1	227	63	417 Canal Street	Vacant land	7,863	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	69	74 Varick Street	Vacant land	5,254	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	70	76 Varick Street	Vacant land	5,145	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	76	11 Grand Street	Vacant land	5,203	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	227	80	87 Avenue Of The Arm	Vacant land	9,495	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 2	491	3	114 Varick Street	parking lot	12,116	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	86
	579	60	50 Vandam Street	Office	11,122	23,618	1	2	40	0	0	23,618	23,618	0	0	0	0	0	0	2.12	0
Projected 3	579	68	143 Varick Street	Office/GF retail	12,359	32,896	1	2	40	0	0	32,896	32,896	0	0	0	0	0	0	2.66	0
	579	70	137 Varick Street	Office/GF retail	11,544	92,406	1	8	103	0	0	92,406	89,406	3,000	0	0	0	0	0	8.00	0
	579	74	275 Spring Street	parking/loading	13,287	0	1	4	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	598	42	551 Greenwich Street	Garage	12,500	12,523	1	1	23	0	0	12,523	0	0	12,523	0	0	0	0	1.00	91
Projected 4	598	48	561 Greenwich Street	parking lot	7,440	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	51
	579	47	304 Hudson Street	Office/GF retail	37,713	229,720	1	8	105	0	0	229,720	226,720	3,000	0	0	0	0	0	6.09	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL					151,041	391,163	6	NA	NA	0	0	391,163	372,640	6,000	12,523	0	0	0	0	NA	228
OTHER PROJECTED DEVELOPMENT SITES																					
Projected 5	477	35	94 Varick Street	Vacant land	4,557	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	42	104 Varick Street	Vacant land	2,063	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	44	557 Broome Street	Vacant land	1,509	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	76	66 Watts Street	Vacant land	1,456	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 6	580	52	82 King Street	Verizon garage	20,325	40,740	1	2	37	0	0	40,740	0	0	40,740	0	0	0	0	2.00	0
Projected 7	580	19	163 Varick Street	Office/GF Retail	7,500	45,000	1	6	75	0	0	45,000	6,000	7,500	0	31,500	0	0	0	6.00	0
Projected 8	597	10	92 Vandam Street	Storage	5,716	14,700	1	6	80	0	0	14,700	0	0	0	14,700	0	0	0	2.57	0
Projected 9	597	1	515 Greenwich Street	Storage/Office/GF Retail	13,687	59,615	1	5	65	0	0	59,615	0	10,000	0	49,615	0	0	0	4.36	0
Projected 10	579	1	282 Hudson Street	Res/GF Retail	1,110	4,440	1	4	48	3,240	3	1,200	0	1,200	0	0	0	0	0	4.00	0
	579	2	284 Hudson Street	Res/GF Retail	1,018	550	1	2	36	275	1	275	0	275	0	0	0	0	0	0.54	0
	579	3	286 Hudson Street	parking lot	2,035	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	579	44	49 Dominick Street	parking lot	1,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 11	579	5	290 Hudson Street	Office/GF Retail	4,237	24,257	1	6	72	0	0	24,257	20,257	4,000	0	0	0	0	0	5.73	0
Projected 12	579	35	Spring Street	parking lot	16,230	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	63
Projected 13	477	57	6 Avenue	Loading area	253	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	64	113 Avenue Of The Ar	Retail	232	232	1	1	12	0	0	232	0	232	0	0	0	0	0	1.00	0
	477	66	48 Watts Street	Office	5,380	6,891	1	2	25	0	0	6,891	3,446	3,445	0	0	0	0	0	1.28	0
Projected 14	580	11	74 Charlton Street	Vacant land	15,104	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 15	578	75	568 Broome Street	Vacant Bldg (former church)	3,803	3,312	1	1	40	0	0	3,312	0	0	0	0	0	0	3,312	0.87	0
Projected 16	505	14	30 Vandam Street	Office/GF Retail	5,000	27,286	1	6	72	0	0	27,286	22,286	5,000	0	0	0	0	0	5.46	0
Projected 17	597	5	523 Greenwich Street	Under construction	5,000	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
Projected 18	491	7502	145 Avenue Of The Ar	Commercial/Live-Work	9,375	60,725	1	8	111	0	16	60,725	60,725	0	0	0	0	0	0	6.48	0
Projected 19	597	39	537 Greenwich Street	Vacant building	10,000	70,000	1	6	80	0	0	0	0	0	0	0	0	0	0	7.00	0
PROJECTED DEVELOPMENT SITES TOTAL					136,590	357,748	13	NA	NA	3,515	20	284,233	112,714	31,652	40,740	95,815	0	3,312	NA	63	
PROJECTED ENLARGEMENT SITES																					
Enlargement 2	505	1	150 Varick Street	Office/GF Retail	26,860	214,110	1	10	134	0	0	214,110	192,699	21,411	0	0	0	0	0	7.97	0
Enlargement 3	597	45	547 Greenwich Street	Res/GF Retail	3,750	20,068	1	6	72	17,068	9	3,000	0	3,000	0	0	0	0	0	5.35	0
PROJECTED ENLARGEMENTS TOTAL					30,610	234,178	2	NA	NA	17,068	9	217,110	192,699	24,411	0	0	0	0	0	NA	0
POTENTIAL DEVELOPMENT SITES																					
Potential 20	597	46	108 Charlton Street	Office/Distribution	3,683	22,519	1	6	75	0	0	22,519	3,217	0	0	6,434	12,868	0	0	6.11	0
Potential 21	597	7	100 Vandam Street	Office	6,417	40,600	1	6	80	0	0	40,600	40,600	0	0	0	0	0	0	6.33	0
Potential 22	477	72	58 Watts Street	Residential	1,645	3,520	2	3	35	2,520	7	1,000	0	1,000	0	0	0	0	0	2.14	0
	477	73	60 Watts Street	Residential	1,704	2,940	1	3	35	2,940	3	0	0	0	0	0	0	0	0	1.73	0
	477	74	62 Watts Street	Residential	1,717	3,780	1	3	35	3,780	3	0	0	0	0	0	0	0	0	2.20	0
	477	75	64 Watts Street	Residential	1,680	3,042	1	3	35	2,835	5	207	207	0	0	0	0	0	0	1.81	0
Potential 23	578	77	572 Broome Street	Residential	1,900	3,816	1	3	52	3,816	4	0	0	0	0	0	0	0	0	2.01	0
	578	78	574 Broome Street	Residential	1,899	5,355	1	4	52	3,060	2	2,295	2,295	0	0	0	0	0	0	2.82	0
	578	79	576 Broome Street	Residential	1,897	4,849	1	4	52	4,849	4	0	0	0	0	0	0	0	0	2.56	0
Potential 24	580	60	183 Varick Street	Office/GF Retail	12,590	68,476	1	6	88	0	0	68,476	66,476	2,000	0	0	0	0	0	5.44	0
POTENTIAL DEVELOPMENT SITES TOTAL					35,132	158,897	11	NA	NA	23,800	28	135,097	112,795	3,000	0	6,434	12,868	0	0	NA	0
POTENTIAL ENLARGEMENT SITES																					
Enlargement 4	505	16	26 Vandam Street	Residential	2,500	9,385	1	5	60	9,385	18	0	0	0	0	0	0	0	0	3.75	0
Enlargement 5	505	26	169 Avenue Of The Ar	Residential	3,755	13,500	1	6	62	13,500	24	0	0	0	0	0	0	0	0	3.60	0
Enlargement 6	597	32	305 Spring Street	Res/GFR	2,516	10,190	1	5	62	8,932	16	1,258	0	1,258	0	0	0	0	0	4.05	0
Enlargement 7	597	33	307 Spring Street	Res/GFR	2,500	8,700	1	5	57	8,700	8	0	0	0	0	0	0	0	0	3.48	0
Enlargement 8	597	50	102 Charlton Street	Residential	2,500	6,850	1	4	48	6,850	16	0	0	0	0	0	0	0	0	2.74	0
Enlargement 9	597	52	98 Charlton Street	Residential	2,500	11,388	1	6	60	11,388	26	0	0	0	0	0	0	0	0	4.56	0
Enlargement 10	597	51	100 Charlton Street	Residential	2,400	6,656	1	4	48	6,656	16	0	0	0	0	0	0	0	0	2.77	0
Enlargement 11	491	1	558 Broome Street	Res/GFR	3,120	14,737	1	6	75	12,772	20	1,965	0	1,965	0	0	0	0	0	4.72	0
Enlargement 12	491	26	550 Broome Street	Residential	2,113	8,470	1	5	60	8,470	18	0	0	0	0	0	0	0	0	4.01	0
Enlargement 13	491	27	552 Broome Street	Residential	2,113	8,470	1	5	60	8,470	11	0	0	0	0	0	0	0	0	4.01	0

Table 1
Proposed Rezoning Area - Existing Land Use

SITE DESCRIPTION				EXISTING CONDITIONS																	
Site No.	Block	Lot	Address	Land Use Category	Lot Area	Gross Floor Area (sf)	No. Bldgs	No. Stories	Bldg Height (ft)	Residential (sf)	Dwelling Units	Commercial (sf)	Office (sf)	Retail (sf)	Garage (sf)	Storage (sf)	Factory (sf)	Other (sf)	Built FAR	Public Parking	
Enlargement 14	578	70	117 Varick Street	Residential	2,685	10,550	1	5	60	10,550	11	0	0	0	0	0	0	0	0	3.93	0
Enlargement 15	597	37	533 Greenwich Street	Residential	2,500	17,542	1	7	80	12,530	10	5,012	0	0	0	0	5,012	0	0	7.02	0
POTENTIAL ENLARGEMENT SITES TOTAL					31,202	126,438	12	NA	NA	118,203	194	8,235	0	3,223	0	0	5,012	0	NA	0	0
REMAINING PROPERTIES IN THE REZONING AREA																					
	226	1	431 Canal Street	Office/GF Retail	62,500	993,903	1	20	216	0	0	993,903	933,903	60,000	0	0	0	0	0	15.90	0
	226	21	Canal Street	NA	861	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	226	24	Canal Street	NA	3,595	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	0
	477	1	80 Varick Street	Res/Com/GF Retail	11,375	125,235	1	10	135	91,262	61	33,973	22,973	11,000	0	0	0	0	0	11.01	0
	477	11	57 Watts Street	Office	30,912	400,000	1	25	317	0	0	400,000	400,000	0	0	0	0	0	0	12.94	0
	477	68	52 Watts Street	Hotel	5,432	54,375	1	18	192	0	0	54,375	0	0	0	0	0	0	54,375	10.01	0
	477	71	Na	Hotel	0	0	0	0	192	0	0	0	0	0	0	0	0	0	0	NA	0
	477	7501	121 Avenue Of The Am	CF	18,727	157,898	1	6	76	0	0	157,898	0	73,533	0	0	0	0	84,365	8.43	0
	491	16	137 Avenue Of The Am	CF (School)	21,727	84,619	1	5	60	0	0	84,619	0	0	0	0	0	0	84,619	3.89	0
	491	36	246 Spring Street	Hotel	24,594	386,736	1	42	454	0	0	386,736	0	0	0	0	0	0	386,736	15.72	0
	491	46	151 Avenue Of The Am	Office/GF Retail	12,588	182,655	1	15	210	0	0	182,655	170,478	12,177	0	0	0	0	0	14.51	0
	491	7501	554 Broome Street	Residential	2,113	12,296	1	7	60	12,296	6	0	0	0	0	0	0	0	0	5.82	0
	505	24	24 Vandam Street	parking lot	2,500	225	1	1	0	0	0	225	0	0	0	0	0	0	225	0.09	0
	505	31	161 Avenue Of The Am	Office/GF Retail	18,562	283,860	1	15	204	0	0	283,860	273,383	10,477	0	0	0	0	0	15.29	0
	505	35	231 Spring Street	Garage	4,321	4,229	1	1	32	0	0	4,229	0	0	4,229	0	0	0	0	0.98	0
	505	36	233 Spring Street	Office/GF Retail	24,532	249,148	1	10	137	0	0	249,148	231,336	3,000	0	14,812	0	0	0	10.16	0
	506	7501	160 Varick Street	Office/GF Retail	23,365	311,477	1	12	165	0	0	311,477	294,741	16,736	0	0	0	0	0	13.33	0
	519	70	180 Varick Street	Office/GF Retail	19,575	329,116	1	17	210	1,192	1	327,924	308,564	19,360	0	0	0	0	0	16.81	0
	520	1	200 Varick Street	Office/GF Retail	35,532	436,629	1	12	162	0	0	436,629	400,629	36,000	0	0	0	0	0	12.29	0
	578	1	Hudson Street	(Tunnel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA	0
	578	47	250 Hudson Street	Office/GF Retail	21,862	340,618	1	14	192	0	0	340,618	6,000	12,926	0	321,692	0	0	0	15.58	0
	578	67	119 Varick Street	Office	10,207	120,592	1	12	168	0	0	120,592	0	3,500	0	117,092	0	0	0	11.81	0
	578	80	578 Broome Street	(Tunnel)	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	NA	0
	579	9	292 Hudson Street	parking lot	6,038	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00	43
	579	30	131 Varick Street	Storage	25,460	281,387	1	11	127	0	0	281,387	127,835	0	153,552	0	0	0	0	11.05	0
	579	43	43 Dominick Street	parking lot	0	0	1	0	0	0	0	0	0	0	0	0	0	0	0	NA	49
	580	15	66 Charlton Street	Hotel	5,145	51,420	1	20	210	0	0	51,420	0	0	0	0	0	0	51,420	9.99	0
	580	22	157 Varick Street	Storage	17,555	164,791	2	16	94	0	0	164,791	0	0	164,791	0	0	0	0	9.39	0
	580	39	348 Hudson Street	Office/GF Retail	30,057	259,427	1	9	129	0	0	259,427	218,377	13,750	0	0	0	0	27,300	8.63	0
	580	63	179 Varick Street	Hotel	4,375	52,155	1	19	189	0	0	52,155	0	0	0	0	0	0	52,155	11.92	0
	580	65	171 Varick Street	Office/GF Retail	13,220	130,240	1	10	131	0	0	130,240	66,896	4,144	0	17,760	41,440	0	0	9.85	0
	581	1	189 Varick Street	Office	80,000	930,680	1	12	165	0	0	930,680	930,680	0	0	0	0	0	0	11.63	0
	597	12	78 Vandam Street	Office/GF Retail	37,608	374,584	1	10	129	0	0	374,584	371,584	3,000	0	0	0	0	0	9.96	0
	597	55	333 Hudson Street	Office/GF Retail	10,066	101,290	1	10	117	0	0	101,290	99,790	1,500	0	0	0	0	0	10.06	0
	597	62	323 Hudson Street	Com/CF/GF Retail	19,470	185,303	1	10	141	0	0	185,303	185,303	0	0	0	0	0	0	9.52	0
	597	7501	95 Vandam Street	Residential	4,965	27,356	1	6	70	19,533	10	7,823	0	7,823	0	0	0	0	0	5.51	0
	597	7502	104 Charlton Street	Residential	5,474	34,976	1	8	92	31,930	14	3,046	0	3,046	0	0	0	0	0	6.39	0
	598	58	341 Hudson Street	Office/GF Retail	49,755	797,477	1	17	253	0	0	797,477	750,567	46,910	0	0	0	0	0	16.03	0
	599	64	363 Hudson Street	Office/GF Retail	69,096	907,938	1	18	266	0	0	907,938	785,011	15,702	20,000	0	0	0	87,225	13.14	0
	597	38	535 Greenwich Street	Vacant Building	2,500	4,725	1	2	32	2,400	1	2,325	63	2,262	0	0	0	0	0	1.89	0
	491	29	556 Broome Street	Commercial	2,113	10,350	1	5	60	0	0	10,350	8,100	0	2,025	225	0	0	0	4.90	0
	580	1	330 Hudson Street	Under construction	35,227	226,119	1	8	105	0	0	0	0	0	0	0	0	0	0	6.42	0
	578	61	38 Dominick Street	Residential	1,700	4,800	1	3	43	3,200	2	1,600	0	1,600	0	0	0	0	0	2.82	0
	578	62	36 Dominick Street	Residential	1,700	3,272	1	3	43	3,272	3	0	0	0	0	0	0	0	0	1.92	0
	578	63	34 Dominick Street	Residential	1,700	3,380	1	3	43	3,380	2	0	0	0	0	0	0	0	0	1.99	0
	578	64	32 Dominick Street	Institutional	1,700	1,600	1	2	43	0	0	1,600	1,600	0	0	0	0	0	0	0.94	0
	578	71	111 Varick Street	Garage	5,715	34,290	1	6	78	0	0	34,290	0	0	34,290	0	0	0	0	6.00	183
	579	11	278 Spring Street	Institutional (NYC Fire Museum)	6,300	14,901	1	3	54	0	0	14,901	0	0	14,901	0	0	0	0	2.37	0
REMAINING PROPERTIES TOTAL					791,819	9,076,072	43	NA	NA	168,465	100	8,681,488	6,587,813	358,446	75,445	789,924	41,440	828,420	NA	275	0
REZONING AREA TOTAL					1,176,394	10,344,496	87	NA	NA	331,051	351	9,717,326	7,378,661	426,732	128,708	892,173	59,320	831,732	NA	566	0
NOTES: sf = gross square feet; GF Retail = ground-floor retail; Res = residential; Com = commercial; CF = community facility																					
SOURCES: MapPluto 10v1 (2010). Land use category information based on AKRF field visits. Building heights provided by SHoP Architects and NYC DoITT Spot Elevation data. Source for the lot area of block 597 lot 38 is Sanborn map measurements by SHoP Architects.																					

replaced at a one-to-one ratio with future non-residential uses on the zoning lot, a powerful disincentive to demolition.

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

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

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

Within Subdistrict B, development would be permitted at a base FAR of 6.0 for commercial use and manufacturing use, 6.5 for community facility use, and 5.4 for residential use ~~5.4 FAR~~ (bonusable to 7.2 FAR pursuant to the Inclusionary Housing Program), and building heights would be limited to 120 ft.

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

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

Hudson Square Rezoning

PROPOSED ZONING

Special Hudson Square District

Specifically, the proposed Special Hudson Square District would include the following zoning controls. The proposed zoning text is provided in Appendix B.

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

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

On narrow streets: base height minimum 60 ft and maximum 125 ft; streetwall required to be located at street line, with exceptions for vertical enlargements to existing buildings; above base height, setback minimum 15 ft
2. For development sites containing existing buildings with ~~5070,000~~ zoning square feet (zsf) or more, new residential floor area would be permitted only upon certification by the Chairperson of the ~~City Planning Commission~~CPC that the amount of non-residential floor area in the existing building would be replaced at a one-to-one ratio with future non-residential uses on the zoning lot. In conjunction with such certification, a restrictive declaration would be required to be executed and recorded, requiring the amount of pre-existing non-residential floor area in the existing building to be maintained on the zoning lot. Non-residential uses include office, retail, storage, community facility (except community facility uses with sleeping accommodations), warehouse, light and industrial manufacturing.
3. Ground floor retail would be permitted throughout the entire district, but to restrict so-called “big box” stores, retail would be limited to 10,000 zsf of floor area per establishment on the ground floor. Food stores would be permitted with no floor area limitation. Eating and drinking establishments with dancing would be permitted only by BSA special permit.
4. A special permit would be required for hotels with more than 100 sleeping units, whether created through new construction or change of use in existing qualifying buildings. ~~(For new hotel construction,~~ Hhotels with more than 100 sleeping units would be permitted as-of-right upon certification by the Chairperson of the ~~City Planning Commission~~CPC to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the ~~Future-With-Action development scenario~~condition—the “residential development goal” (i.e., 2,233 new residential units)—have been constructed and issued certificates of occupancy.)
5. Buildings containing residential uses would have a sliding scale base FAR from 9 FAR to 10 FAR depending on the extent of non-residential use, allowing an additional 0.25 total FAR for each 1.0 FAR of non-residential use (e.g., 9 FAR maximum for 0 FAR non-residential use, 9.25 FAR for 1 FAR non-residential use, 9.5 for 2 FAR non-residential use, 9.75 for 3 FAR non-residential use, 10 FAR for 4 FAR non-residential use).

Subdistrict A

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

- a) Use—Special Hudson Square District regulations (noted above) apply
- b) FAR—Maximum 9.0 FAR residential, 10 FAR non-residential. Floor space used by a public school exempt from definition of floor area.
- c) Building Height—Maximum building height 430 ft
- d) Lot Coverage—below a height of 290 ft at least 30 percent required; above a height of 290 ft at least 20 percent required
- e) Streetwall—Special Hudson Square District regulations (noted above) apply, with exceptions for lot lines coinciding with the boundary of a public park.

Subdistrict B

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

- a) Use—Special Hudson Square District regulations (noted above) apply
- b) FAR—6.0 FAR for commercial use and manufacturing use, 6.5 FAR for community facility use, and 5.4 FAR for residential use~~5.4 FAR~~ (bonusable to 7.2 FAR with Inclusionary Housing)
- c) Building Height and Setback—C6-2A regulations apply: maximum building height 120 ft; base height minimum 60 ft and maximum 85 ft; above 85 ft, setback minimum 10 ft on a wide street or 15 ft on a narrow street

OTHER ACTIONS

Inclusionary Housing

It is expected that the Applicant and future developers of sites in the Rezoning Area not controlled by the Applicant may seek financing from ~~c~~City or ~~s~~State agencies for the affordable housing component of the Proposed Action. However, no specific program has been selected by the Applicant or by owners of sites in the Rezoning Area not controlled by the Applicant and, therefore, the Proposed Action will not undergo coordinated review with agencies responsible for affordable housing financing programs.

Public School

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

PURPOSE AND NEED

OVERVIEW

NEEDS OF THE PARISH OF TRINITY CHURCH

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

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

~~Trinity~~The Applicant operates direct services for those in need and provides philanthropic grants to organizations throughout the five boroughs to tackle some of the City's most pressing challenges. Charitable initiatives funded by revenues from the Applicant's properties in Hudson Square include those described below—stronger schools, helping unemployed New Yorkers qualify and get jobs and offering services for those living in poverty.

- ~~Improving our~~public schools. To improve schools, ~~Trinity the Applicant~~ creates civic partnerships with neighborhood public schools to provide much needed programming including after school and arts classes. ~~Trinity The Applicant is also a financial supporter~~supports of the Alliance for Quality Education, ~~the state's leading community based~~a grassroots organization that seeks to ensure adequate state funding of the city's schools~~committed to ensuring high quality education for all students.~~
- Job training and growth. To promote job growth, ~~Trinity the Applicant~~ has provided loans and grants to support job training and development in the seven New York City communities that send the most inmates to New York State prisons. Within these communities—Lower East Side, Harlem, South Jamaica, South Bronx, Bedford-Stuyvesant, East New York and Oceans Hill-Brownsville—~~Trinity the Applicant~~ is working to retain and create jobs, providing economic opportunity where it is most needed. In Hudson Square, ~~Trinity the Applicant~~ is also providing free space for a New York City-sponsored incubator for 35 new start-up companies that will spur job growth throughout the city.
- Aiding the homeless and New Yorkers living in poverty. To aid the homeless and the poor, ~~Trinity the Applicant~~ partners with the Downtown Alliance and the Bowery Residents' Committee to provide outreach services. Earlier this year, Trinity is planning a new "Charlotte's Place" was opened; a community center to provide~~ing~~ social services, recreational programs and a welcoming gathering spot for the neighborhood. ~~Trinity The Applicant~~ also sponsored John Heuss house, which

was for 20 years the only homeless facility and outreach program in the Financial District. Through an affiliate, St. Margaret's House, ~~Trinity—the Applicant~~ created and sponsors a 250 unit project in Lower Manhattan for low-income seniors, mostly from the Chinatown area.

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

~~Trinity's work also extends beyond New York borders:~~

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

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

Hudson Square Rezoning

GOALS OF THE PROPOSED REZONING

Overview

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

THE NEIGHBORHOOD AND ITS CHALLENGES

The entire Rezoning Area is currently within an M1-6 manufacturing zoning district. The M1-6 zoning district allows manufacturing (in certain cases subject to strict performance standards governing impacts on the surrounding area) and commercial uses, places no height restriction on buildings, and prohibits residential, educational and most cultural uses. For all allowable uses, the M1-6 district permits a maximum base FAR of 10.0, which may be increased to 12.0 on an as-of-right basis by provision of a complying public plaza or arcade. Height and setback regulations control the built form in M1-6 districts but there is no absolute height limit and towers are permitted to encroach beyond the prescribed sky exposure plane.

The M1-6 district in the Rezoning Area was established in 1961, when the current Zoning Resolution was adopted. In 1961, printing uses were prevalent in the area and the manufacturing district designation was appropriate to this pre-existing use. The neighborhood has since changed such that manufacturing uses are no longer prevalent and are no longer seeking to move to Hudson Square. As computer technology took hold in the publishing industry, the area's major tenants—printers and related businesses—departed the area. Many buildings have transitioned from manufacturing-type use to office use and companies in a variety of creative industries have located their offices in the Rezoning Area. However, the Rezoning Area has historically suffered from low retail and commercial occupancy rates, limited local services, and a lack of activity during evenings and weekends.

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

~~While an M1-6 was an appropriate zoning classification for many years, the neighborhood has changed. Manufacturing uses are no longer prevalent and are no longer seeking to move to Hudson Square. Trinity Real Estate was in the forefront of the City's change from an industrial to a~~

commercial economy. Trinity Real Estate successfully transformed its large manufacturing buildings to a variety of commercial and office uses once its major tenants—printers and related businesses—began to leave as computer technology took hold in the publishing industry. Because the area has a remarkable building stock that could be transformed from industrial to commercial uses, and because the area is well served by transit, many buildings have gracefully made this transition. But for the lack of services and street life in the area, it would be, perhaps, the premier center for the types of creative tenants that are crucial to the City's economic future.

However, ~~the~~ neighborhood faces many challenges preventing it from sustaining high occupancy rates, a greater range of services, and more active street life, achieving its full potential and Trinity Real Estate once again wishes to be in the forefront of efforts to address those challenges, in a manner consistent and supportive of the long range needs of the City and the neighborhood. Creative companies and their workers seek out neighborhoods that provide not only office space that meets their specific requirements, but also street level vitality with energy fueled activity driven by retail and cultural activities. Because the current zoning prohibits the development of residential use, there are only a small number of residents in the Rezoning Area, resulting in sparse activity in the area in the evenings and on weekends. Retail spending in the Rezoning Area is therefore significantly less than that of other areas of the city. This lack of revenue reinforces the historically low retail occupancy levels, results in less investment in improvements to area buildings, and creates a cycle of underinvestment. What retail does exist is not of the use, variety or quality increasingly demanded by the creative workers who have been attracted to the district. As a district of predominantly office uses that lacks pedestrian traffic during evenings and on the weekends, Hudson Square has historically had difficulty attracting and retaining neighborhood retail. Furthermore, Current zoning restrictions also prohibit the development of cultural and educational institutions that could serve a residential population in the residents of Hudson Square, as well as residents of the denser abutting neighborhoods of Soho, Greenwich the West Village and Tribeca. These retail and cultural uses are also critically important to creative commercial tenants (and their employees). As a result, Hudson Square has commercial vacancy rates that have historically been persistently high and retail vacancy rates that have historically been among the highest in the City. Under current zoning regulations, many property owners have undertaken or are exploring hotel development as the only viable development option. With no height restrictions in the District, new development can be expected to rise high above current heights.

Although commercial development is permissible in the area, ground up commercial development is unlikely in the foreseeable future. The commercial tenants that are attracted to this neighborhood are not capable of paying the market rents that new, unsubsidized commercial development requires. Moreover, current public policy, which provides significant subsidies to commercial development at the World Trade Center site, in Hudson Yards, in northern Manhattan and in the other boroughs, siphons off demand for ground-up commercial development.

Hotel interest in the area remains strong. Absent a change in zoning, it is likely that additional hotel development will take place in the M1-6 district, perhaps at an even faster pace than has been seen over the past decade. Under current zoning regulations, many property owners have undertaken or are exploring hotel development as the only viable option for new development. Under the current maximum floor area ratio of 12.0 and with no height restriction, this hotel development has been carried out in a manner that has resulted in significant breaks in the area's streetwall and little or no active ground floor use at the street. Under the current zoning, such out-of-context hotel development can be expected to continue as the most viable development option for area property owners in the future.

Hudson Square Rezoning

THE PROPOSAL

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

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

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

	Hudson Square	Comparable Neighborhoods		Hudson Square
	Current	Flatiron	Park Ave South	After Rezoning
Commercial SF	9,787,326 <u>17,326</u>	16,245,069	12,536,249	9,771,955 <u>698,988</u>
Residential SF	331,051	6,729,001	7,559,624	3,433,532 <u>483,554</u>
Residential % of Total	3%	29%	38%	32% <u>26%</u>
Source: HR&A Advisors, Inc; AKRF, Inc.				

The ~~proposal~~ Proposed Action seeks to preserve and enhance the essential character of Hudson Square while introducing limited changes that would, in the Applicant’s view, improve the quality of the neighborhood.

To preserve the character of the neighborhood, the ~~proposal~~ Proposed Action would:

- Prohibit the conversion to residential use of the larger buildings in the area that contain ~~50~~70,000 sf or more of floor area, unless such floor area is replaced on a one-for-one basis, thereby preserving the existing commercial and industrial buildings—and the uses within.
- Prohibit demolition of buildings with ~~50~~70,000 sf or more unless the amount of non-residential floor area in the building is replaced on the zoning lot on a one-for-one basis, which will limit the likelihood that such existing large commercial buildings will be demolished.

~~To help the neighborhood thrive responsibly, Trinity’s proposed rezoning will~~ The Proposed Action would likewise make a series of important changes that would, in the Applicant’s view, help the neighborhood thrive responsibly. Specifically, it would:

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

- Restrict the size of retail establishments at the ground floor to encourage diversity of retail and street activity;
- Require a special permit for ~~Restrict~~ the development of eating and drinking establishments with a capacity of more than 200 persons, or establishments of any kind with dancing and certain large retail establishments which could adversely impact the quality of life of surrounding neighborhoods; and
- Require a special permit for hotels with more than 100 sleeping units (whether created through new construction or change of use in existing qualifying buildings) to provide controls on hotel development.

As noted above, the Proposed Action would mandate building height limits and streetwall and setback regulations throughout the District. On wide streets, the Proposed Action would restrict building heights to 320 ft, require a base height of between 125 ft and 150 ft, and require a 10-ft setback above the base height. On narrow streets beyond 100 feet of their intersection with a wide street, the Proposed Action would restrict building heights to 185 feet, require a base height of between 60 ft and 125 ft, and require a 15-ft setback above the base.

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

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

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

Under the proposed zoning, a "residential development goal" is defined for the Special Hudson Square District. The "residential development goal" will be considered to be met when certificates of occupancy have been issued for 2,233 new residential units (75 percent of 2,977 units, which is the amount of new residential development projected to occur under RWCDS 2, described below).

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

C. FRAMEWORK FOR ENVIRONMENTAL REVIEW

The Proposed Action would change the regulatory controls governing land use and development in the proposed Rezoning Area, and would allow new development to occur over time. Since the Proposed Action, if approved, would lead to development taking place in the future, the environmental setting is not the current environment, but the environment as it would exist in the future at the time the Proposed Action would go into effect. The future projected environmental setting is known as the ~~Future~~ No-Action conditions, which characterizes the future baseline

Hudson Square Rezoning

conditions most likely to occur if the Proposed Action does not take place. In this case, the ~~Future~~ No-Action scenario-condition consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant absent the Proposed Action. The ~~No-Action development scenario-condition~~ is described in greater detail below.

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

A ten-year period is typically the length of time over which developers would act on area-wide rezonings such as ~~that proposed the Proposed Action.~~ Therefore, 2022 was selected as the analysis year for the environmental impact analyses. The EIS will provide a description of “Existing Conditions” for 2011 and assessments of future conditions in 2022, in the No-Action and With-Action conditions.

REASONABLE WORST-CASE DEVELOPMENT SCENARIO

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

A total of ~~21-22~~ projected development sites (including 5 sites owned or controlled by the Applicant) and ~~16-17~~ potential development sites have been identified in the Rezoning Area on which new buildings could be constructed or existing buildings converted to residential use and/or enlarged (See Table 3 and Figures 3 and 4). Of the ~~21-22~~ projected development sites, ~~15-16~~ are projected new construction sites, ~~1 is a projected conversion sites,~~ and 5-3 are projected enlargement sites on which additional floors could be constructed above the existing structures, and 3 are projected conversion sites (2 of which could convert and enlarge). Of the ~~16-17~~ potential development sites, 2 are potential new construction ~~development sites,~~ 3 are potential conversion sites (of which all 3 could convert and enlarge), ~~2 are potential conversion sites,~~ and 12 and 12 are potential enlargement sites.

To determine conditions in the ~~Future-No-Action and With-Action scenarios~~ conditions, standard methodologies have been used following the ~~2010~~ 2012 *CEQR Technical Manual* guidelines

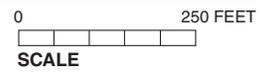
Table 3

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 1

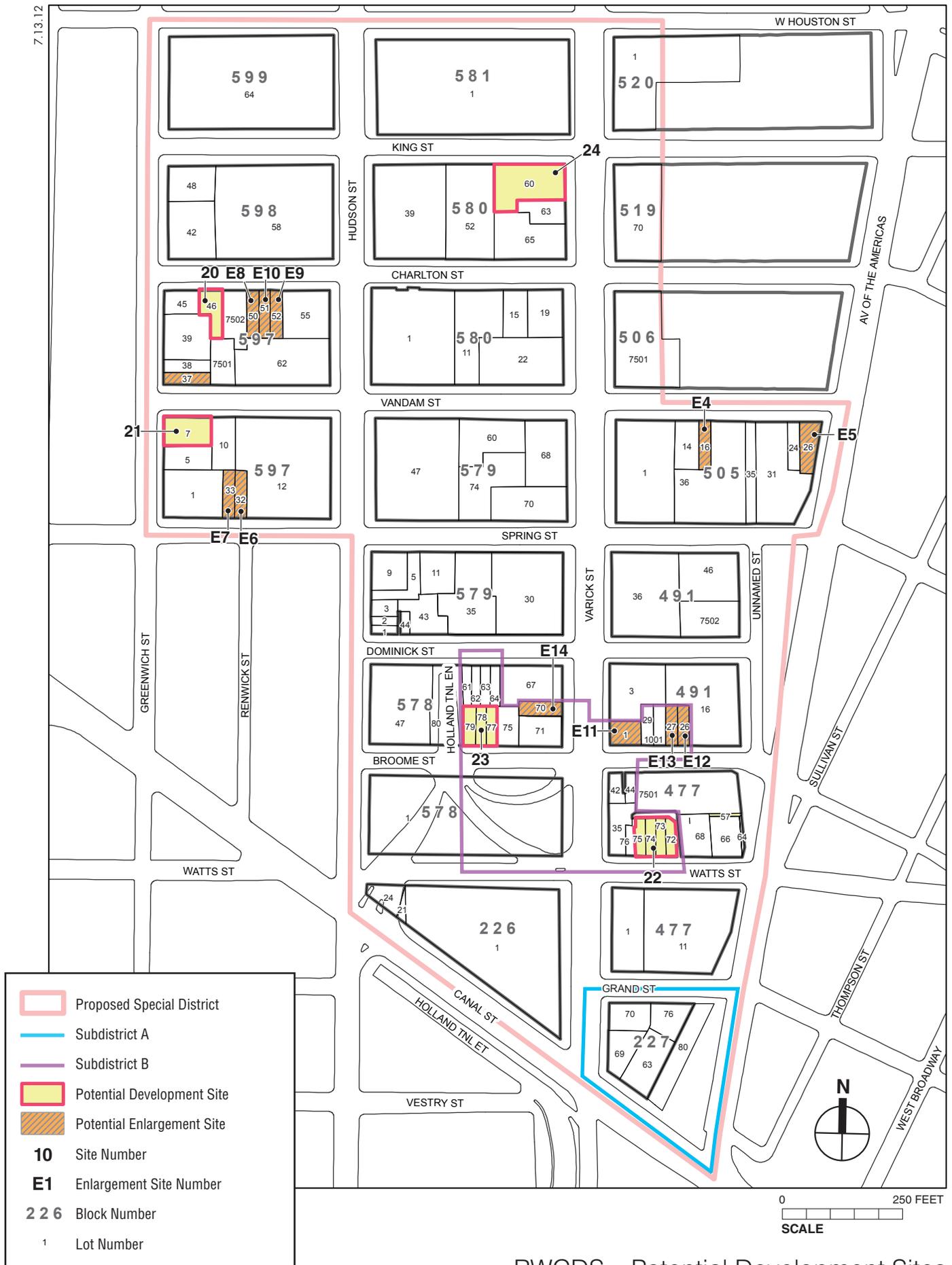
SITE DESCRIPTION				NO-ACTION CONDITION											WITH-ACTION CONDITION											INCREMENT (NO-ACTION TO WITH-ACTION)																
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Total Gross Floor Area ¹	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	
PROJECTED DEVELOPMENT SITES																																										
APPLICANT'S PROJECTED DEVELOPMENT SITES																																										
Projected 1	227	63	417 Canal Street																																							
	227	69	74 Varick Street																																							
	227	70	76 Varick Street																																							
	227	76	11 Grand Street																																							
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	11.1	366,815	16,409	0	299,740	419	0	50,666	0	0	0	80	Subdistrict A	new construction	9.0	381,002 *	7,274 ²	0	0	0	0	75,000	298,728	341	0	0	70	-9,134	0	-299,740	-50,666	75,000	298,728	341	0	0	-10
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	7	SPD-WideSt	new construction	12.0	267,386 *	11,328	0	0	0	0	256,057	305	71	0	64	-1,999	0	0	-13,328	0	256,057	305	71	0	57		
	579	60	53 Vandam Street																																							
Projected 3	579	68	143 Varick Street																																							
	579	70	137 Varick Street																																							
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	82	SPD-WideSt	new construction	12.0	594,364	41,065	51,341	0	0	0	0	501,958	598	139	0	143	28,965	51,341	-272,569	-86,216	0	501,958	598	139	0	61	
Projected 4	598	42	551 Greenwich Street																																							
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48		
Enlargement 1	579	47	304 Hudson Street	37,713	No Change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	SPD-WideSt	Office Enlargement	10.0	391,871	3,000	388,871	0	0	0	0	0	0	0	0	0	0	162,151	0	0	0	0	0	0	0	0	
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				151,041	NA	NA	1,037,943	66,770	226,720	572,309	800	172,143	0	0	0	180	NA	NA	NA	1,882,268	81,312	440,212	0	0	0	0	75,000	1,285,744	1,517	274	0	336	14,542	213,492	-572,309	-172,143	75,000	1,285,744	1,517	274	0	156
OTHER PROJECTED DEVELOPMENT SITES																																										
Projected 5	477	35	94 Varick Street																																							
	477	42	104 Varick Street																																							
	477	44	557 Broome Street																																							
Projected 6	477	76	66 Watts Street	9,585	Hotel w/ Ground-Floor Retail	10.4 ³	109,890	2,750	0	107,140	202	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17		
	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	SPD-NarrowSt	new construction	12.0	252,426	19,004	0	0	0	0	233,422	278	65	0	60	19,004	0	0	-40,740	0	233,422	278	65	0	60		
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	SPD-WideSt	new construction	12.0	140,391 *	7,013	0	0	0	0	133,379	159	37	0	34	-487	-6,000	0	-31,500	0	133,379	159	37	0	34		
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	14,700	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	70,990	5,344	0	0	0	0	65,645	78	18	0	17	5,344	0	0	-14,700	0	65,645	78	18	0	17		
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	SPD-WideSt	new construction	12.0	169,986	12,797	0	0	0	0	157,188	188	44	0	41	2,797	0	0	-49,615	0	157,188	188	44	0	41		
Projected 10	579	1	282 Hudson Street																																							
	579	2	284 Hudson Street																																							
	579	3	286 Hudson Street																																							
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	SPD-WideSt	new construction	12.0	133,906 *	4,827	0	0	0	0	129,079	154	36	0	32	3,352	0	0	0	0	125,564	150	36	0	32		
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	29,195	3,962	0	0	0	0	25,234	24	6	-38	-20,257	0	0	0	0	25,234	24	6	0	6			
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	0	63	0	SPD-NarrowSt	new construction	10.8	180,977 ⁴	15,175	0	0	0	0	165,802	198	46	0	43	15,175	0	0	0	0	165,802	198	46	-63	43		
Projected 13	477	64	113 Avenue Of The Amer																																							
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	86,901 *	5,484	0	0	0	0	81,417	97	23	0	20	1,807	-3,446	0	0	0	81,417	97	23	0	20	
Projected 14	580	11	74 Charlton Street	15,104	No Change	0.0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	187,584	14,122	0	0	0	0	173,462	207	48	0	44	14,122	0	0	0	0	173,462	207	48	0	44		
Projected 15	578	75	568 Broome Street	3,303	No Change	0.9	3,312	0	0	0	0	0	3,312	0	0	0	0	Subdistrict B	new construction	7.2	28,429	3,556	0	0	0	0	24,874	30	7	0	0	3,556	0	0	-3,312	0	24,874	30	7	0	7	
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	62,098	4,675	0	0	0	0	57,423	68	16	0	15	-325	-22,286	0	0	0	57,423	68	16	0	15	
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7 ⁵	59,721	0	0	59,721	124	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	62,098	4,675	0	0	0	0	57,423	68	16	0	15	4,675	0	-59,721	0	0	57,423	68	16	0	15	
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	21,920	24	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0	
Projected 19	597	39	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	124,195	9,350	0	0	0	0	114,845	121	26	9,350	0	0	-70,000	0	0	114,845	121	32	0	26		
PROJECTED DEVELOPMENT SITES TOTAL				136,590	NA	NA	532,391	34,402	117,746	166,861	326	209,867	3,515	20	63	0	NA	NA	NA	1,666,586	118,946	43,837	0	0	0	0	1,503,802															



-  Proposed Special District
-  Subdistrict A
-  Subdistrict B
-  Applicant's Projected Development Site
-  Projected Development Site
-  Projected Enlargement Site
- 10** Site Number
- E1** Enlargement Site Number
- 2 2 6** Block Number
- 1** Lot Number



RWCDS – Projected Development Sites
Figure 3



RWCDS – Potential Development Sites Figure 4

employing reasonable assumptions as to what development would occur ~~in either scenario~~. These methodologies have been used to identify the amount, type, and location of future development. Generally, for area-wide rezonings that create a range of development opportunities, new development can be expected to occur on selected, rather than on all, sites within a rezoning area. The first step in establishing the development scenario is to identify those sites where new development could reasonably be expected to occur.

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

DEVELOPMENT SITE CRITERIA

New Construction Sites

1. Sites are considered likely to be redeveloped as a result of the Proposed Action if they:
 - Are built to less than 50 percent of the proposed maximum FAR;
 - Have a minimum 2,500-sf lot area, to allow for a rational design of residential floorplates and to take full advantage of the additional FAR; and
 - Are undeveloped, contain vacant or partially vacant buildings, or buildings with garage, storage, or warehousing uses. These sites do not contain significant previous investment in buildings or infrastructure, and are therefore less onerous to assemble and redevelop.
2. Lot assemblages are considered likely if the lots comprising the development site have fewer than three owners. Multiple ownerships make it difficult to assemble the parcels into a large contiguous footprint for development in a timely manner.

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

- Buildings with six or more dwelling units that were constructed before 1974. These buildings are likely to be rent-stabilized and difficult to legally demolish due to tenant re-location requirements. Buildings that contain fewer than six residential units and meet the above criteria are considered likely to be redeveloped.
- Condominium sites.
- Known development sites (of any size, currently under construction and advanced to the point that a change in use is unlikely).
- Holland Tunnel Plaza, which is a National Historic Landmark, listed on the State/National Registers of Historic Places.
- Sites owned by the Port Authority of New York and New Jersey that are located above the Holland Tunnel infrastructure.
- City-owned properties, where there are no plans to redevelop or enlarge as a result of the Proposed Action.
- New York City Landmark buildings.

Hudson Square Rezoning

Conversion Sites

Sites considered likely to be converted to residential use are those that: contain industrial or commercial loft buildings less than 5070,000 zsf in size; and/or have other site constraints that limit development of new buildings; and/or have had little or no recent reinvestment.

Enlargement Sites

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

- Are built between 50 and 90 percent of the maximum residential FAR under the proposed zoning; and/or¹
- Contain residential buildings likely to be rent-stabilized that are built to less than 50 percent of the maximum FAR.

DEVELOPMENT SITE OVERVIEW

The Proposed Action would permit new residential development, residential enlargements, and residential conversions of buildings containing less than 5070,000 zsf of floor area in an area where existing zoning does not allow new residential use. As described above, light manufacturing, commercial, community facility, and parking uses would also be permitted in the ~~proposed Special Hudson Square District~~ Rezoning Area. While the Proposed Action would not result in an increase in the permitted FAR for commercial uses (and would in fact result in a decrease in permitted FAR for commercial uses due to the elimination of the existing plaza and arcade bonuses), new residential uses would be permitted, with an Inclusionary Housing bonus with the provision of low- to moderate-income housing. For any new residential development on a site with an existing building containing 5070,000 zsf or more of non-residential floor area, the amount of existing non-residential floor area must be replaced on the zoning lot on a one-for-one basis.

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

Development Site Assumptions

- All new construction sites are assumed to be constructed to the maximum permitted FAR with bonus of 12.0, or 7.2 FAR for sites within Subdistrict B, except for a ~~limited number of sites~~ one site (Projected Development Site 12) where the proposed bulk regulations would make it infeasible to achieve the maximum FAR.
- New construction sites not subject to the non-residential replacement requirement are assumed to contain residential use with ground floor retail. New construction sites that are subject to the non-residential replacement requirement are assumed to replace existing non-residential floor area on a one-to-one basis, and the remaining floor area would be residential.
- The development site in Subdistrict A is assumed to be constructed to approximately 9.0 FAR, and provide floor space for school use equivalent to approximately 2.3 FAR. It is assumed the base of the building would contain retail and school uses, with residential above.

¹ Residential enlargements would be permitted above existing buildings.

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

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

Projected and Potential Development Sites

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

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

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

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

- Possible receiving sites are either projected or potential development sites for new development, as defined by the above criteria.

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

Hudson Square Rezoning

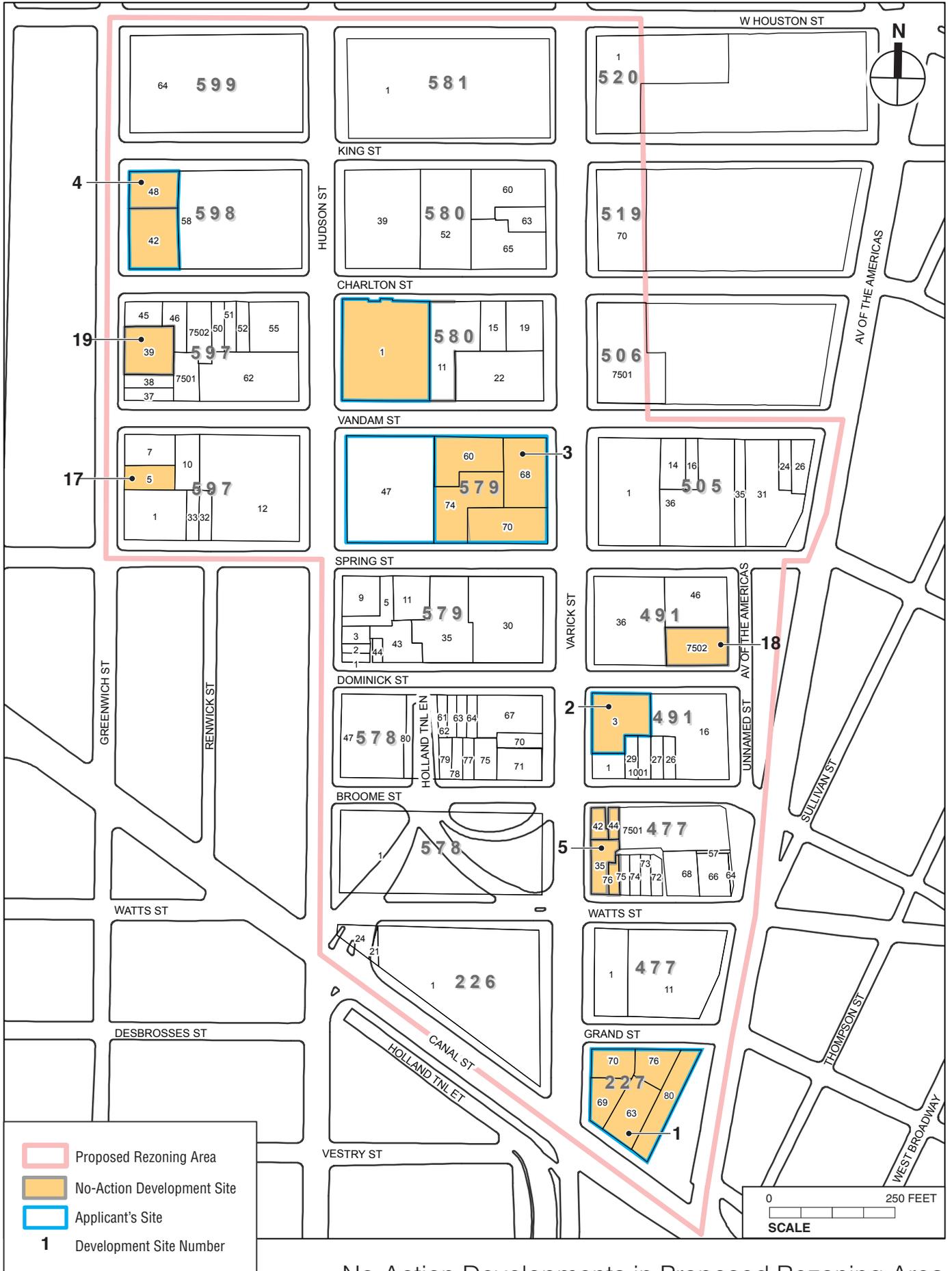
- The receiving site must be able to accommodate at least 10,000 zsf within the maximum proposed zoning envelope.
- If the above criteria are met, there must be at least 10,000 zsf available for purchase from adjacent granting sites.

THE FUTURE NO-ACTION DEVELOPMENT SCENARIO WITHOUT THE PROPOSED ACTION

The ~~Future-No-Action scenario condition~~ consists of currently planned or ongoing development projects within the Rezoning Area, as well as the development that is expected to occur on certain sites controlled by the Applicant by 2022 in the future without the Proposed Action. Absent the Proposed Action, it is expected that new construction would occur on four projected development sites owned by the Applicant (see Table 3 and Figure 5). A new, approximately ~~333,470 zsf~~ 366,815-gross-square-foot (gsf) development rising approximately 492 feet, containing a hotel tower above a commercial base with retail and other permitted commercial uses (~~including, possibly, a trade school, banquet hall, or dance studio~~) would be constructed on the block Block 227, Lots 63, 69, 70, 76, and 80, bounded by Avenue of the Americas and Grand, Canal, Varick Streets (Projected Development Site 1; Block 227, Lots 63, 69, 70, 76, and 80), which is currently vacant. On the block bounded by Vandam, Varick, Spring, and Hudson Streets, (Projected Development Site 3; Block 579, Lots 60, 68, 70, and 74), the existing buildings would be demolished and an approximately 370,885-gsf development rising approximately 453 feet, containing a hotel tower above a commercial base with retail and other permitted commercial uses would be constructed on the site. It is expected that the commercial base below the hotels on these sites would contain a limited amount of retail use catering to the retail demand generated by hotel guests. The site Projected Site 2 (Block 491, Lot 3), which is located at the corner of Varick and Dominick Streets (Projected Development Site 2; Block 491, Lot 3), which ~~and~~ currently contains surface parking, would be developed with a two-story, approximately ~~24,232 zsf~~ 26,655-gsf commercial building containing ground-floor retail and other permitted commercial uses above. ~~At Projected Site 3 (Block 579, Lots 60, 68, 70, and 74, bounded by Vandam, Varick, Spring, and Hudson Streets), which is currently underutilized and contains outdated buildings, the existing buildings would be demolished and an approximately 337,200 zsf development containing a hotel tower above a commercial base with retail and other permitted commercial uses would be constructed on the site.~~ The site located at Greenwich Street between King and Charlton Streets (Projected Development Site 4; Block 598, Lots 42 and 48) containing parking uses is expected to be developed with a two-story approximately ~~40,000 zsf~~ 43,868-gsf commercial building containing ground-floor retail and other permitted commercial uses above. ~~It is expected that the commercial base below the hotels would contain a limited amount of retail use catering to the retail demand generated by hotel guests.~~ The Applicant's site at 304 Hudson Street (Projected Enlargement Site 1; Block 579, Lot 47) would remain in its current use in the No-Action ~~scenario~~ condition. The ~~Future-No-Action development scenario condition~~ for each of the projected and potential development sites are summarized in Table 3 above.

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

Development in the ~~Future-No-Action scenario condition~~ is also expected to occur on ~~one~~ four development sites not controlled by the Applicant. On the east side of Varick Street between Watts and Broome Streets (a portion of Projected Development Site 5, Block 477, Lots 35, and 42, 44, and 76), and approximately ~~52,000 zsf~~ 109,890-gsf residential-hotel development building with 61 units.



No-Action Developments in Proposed Rezoning Area
Figure 5

~~including 202 hotel rooms and 2,750 gsf of retail use, is expected to~~ be developed,¹ ~~pursuant to an existing Board of Standards and Appeals (BSA) variance for the site. At 145 Avenue of the Americas (Projected Development Site 18; Block 491, Lot 7502), an approximately 5,000-gsf commercial enlargement is expected to be completed.~~² At 537 Greenwich Street, a currently vacant 70,000-gsf building is expected to be re-tenanted with a commercial use. On Greenwich Street between Spring and Vandam Streets (Projected Development Site 17; Block 597, Lot 5), an approximately 59,720-gsf hotel building (124 hotel rooms), is expected to be developed. At 330 Hudson Street (Block 580, Lot 1), a site controlled by the Applicant, the existing building would be rehabilitated and expanded to include 350,000 gsf of office and 20,000 sf of ground floor retail (this site is not identified as a projected or potential development site).

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

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

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

THE FUTURE WITH THE PROPOSED ACTION – ACTION DEVELOPMENT SCENARIO

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

¹ The DOB issued a permit for the construction of an as-of-right, 99,900-zsf commercial building, including 97,400 zsf hotel use (202 hotel rooms) and 2,500 zsf commercial use. The gross floor area (gsf) was estimated based on the approved DOB permit.

² The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in the EIS will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in the EIS.

Table 4
Development in the No-Action Condition

Site No.	Block	Lot	Address	Development Type	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces
APPLICANT'S PROJECTED DEVELOPMENT SITES														
Projected 1	227	63	417 Canal Street	Hotel above commercial base	366,815	16,409	0	299,740	419	50,666	0	0	0	80
	227	69	74 Varick Street											
	227	70	76 Varick Street											
	227	76	11 Grand Street											
	227	80	87 Avenue Of The Amer											
Projected 2	491	3	114 Varick Street	2-story commercial development	26,655	13,328	0	0	0	13,328	0	0	0	7
	579	60	50 Vandam Street	Hotel above commercial base	370,885	12,100	0	272,569	381	86,216	0	0	0	82
Projected 3	579	68	143 Varick Street											
	579	70	137 Varick Street											
	579	74	275 Spring Street											
Projected 4	598	42	551 Greenwich Street	2-story commercial development	43,868	21,934	0	0	0	21,934	0	0	0	11
	598	48	561 Greenwich Street											
OTHER PROJECTED DEVELOPMENT SITES														
Projected 5	477	35	94 Varick Street	Hotel w/ Ground-Floor Retail	109,890	2,750	0	107,140	202	0	0	0	0	0
	477	42	104 Varick Street											
	477	44	557 Broome Street											
	477	76	66 Watts Street											
Projected 17	597	5	523 Greenwich Street	Hotel	59,721	0	0	59,721	124	0	0	0	0	0
Projected 18 ¹	491	7502	145 Avenue Of The Americas	Commercial enlargement	5,032	0	5,032	0	0	0	0	0	0	0
Projected 19	597	39	537 Greenwich Street	Storage use	70,000	0	0	0	0	70,000	0	0	0	0
Total, Projected and Potential Development Sites:					1,052,866	66,520	5,032	739,170	1,126	242,143	52,648	61	0	180
NO ACTION DEVELOPMENT ON OTHER SITES WITHIN REZONING AREA														
	580	1	330 Hudson Street	Commercial office conversion and expansion, ground floor retail	350,000	20,000	330,000	0	0	0	0	0	0	0
Notes: See Tables 4-4-3 and 4-5-5 for additional information on each development site. ¹ The enlargement on Projected Development Site 18 was completed shortly before certification of the Draft EIS. Between the Draft and Final EIS, the analyses in the EIS will be updated to reflect the enlargement as an existing condition. This change would not affect the conclusions of the analyses presented in the EIS.														
Sources: New York City Department of Buildings; Trinity Real Estate.														

Reasonable Worst Case Development Scenario 1

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

In RWCDs 1, new construction or enlargements are expected to occur on five sites owned by the Applicant by 2022. An approximately ~~371,640-zsf~~381,002-gsf mixed-use building containing residential use, a new public school (pre-kindergarten through fifth grades), and ground floor retail would be developed on Projected Development Site 1. Projected Development Site 2 would be developed with an approximately ~~258,900-zsf~~267,386-gsf residential building with ground floor retail use. At Projected Development Site 3, an approximately ~~579,744-zsf~~594,364-gsf development containing residential, office, and retail uses would be constructed on the site. A new ~~239,280-zsf~~247,645-gsf residential building with ground floor retail uses would be developed on Greenwich Street between King and Charlton Streets (Projected Development Site 4). In addition, the existing

building at 304 Hudson Street is expected to be enlarged with an addition of approximately 147,410 ~~zsf~~162,151 gsf, which is expected to contain office uses (Projected Enlargement Site 1).

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

Because of the Rezoning Area's location within the Manhattan Core, off-street parking spaces are not required under zoning. However, as accessory parking is permitted under the Proposed Action, the ~~Future~~-With-Action ~~development scenario~~condition assumes the inclusion of accessory parking at 20 percent of the total residential units, and/or 1 space for every 4,000 sf of commercial use.

Reasonable Worst Case Development Scenario 2

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

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

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

SUMMARY

Projected Development Sites

The RWCDS consists of a total of ~~21-22~~22 projected development sites (5 of which are owned or controlled by the Applicant). Of the ~~21-22~~22 sites, ~~15-16~~16 are projected new construction sites, ~~3 are projected enlargement sites on which additional floors could be constructed above existing structures, and 3 are projected conversion sites (2 of which could convert and enlarge)~~1 is a projected conversion sites, and 5 are projected enlargement sites (see Figure 3 and Tables 3 and 5). In the ~~Future~~-No-Action ~~scenario~~condition, the projected development sites would contain a total of approximately ~~520,300 zsf~~739,170 gsf of hotel (approximately ~~800-1,126~~1,126 hotel rooms), ~~117,000 zsf~~125,583 gsf of retail, ~~471,400 zsf~~537,165 gsf of commercial office, ~~381,300 zsf~~382,010 gsf of other commercial (such as loft and storage space, or other permitted uses such as trade schools, banquet halls, or dance studios), ~~73,200 zsf~~20,583 gsf of residential (i.e., ~~74-29~~29 dwelling units), 63 public parking spaces, and approximately ~~185-180~~180 new accessory spaces.

For the projected new construction and conversion sites, the DEIS will assess all possible density-related impacts (such as socioeconomic conditions, community facilities, open space, and traffic and parking, and transit and pedestrians) and all possible site specific impacts (such as shadows, historic resources, urban design, hazardous materials, air quality, and noise) resulting from the increment of the Proposed Action. The ~~5-3~~3 projected enlargement sites, which would result in ~~154-58~~58 new

Table 5

Proposed Rezoning Area - Reasonable Worst Case Development Scenario 2

SITE DESCRIPTION				NO-ACTION CONDITION											WITH-ACTION CONDITION											INCREMENT (NO-ACTION TO WITH-ACTION)																	
Site No.	Block	Lot	Address	Lot Area	Development Type	Proposed FAR	Gross Floor Area (gsf)	Retail (sf)	Office (sf)	Hotel (sf)	Hotel Rooms	Other Commercial (sf)	Residential (sf)	Total DUs	Public Parking Spaces	Accessory Parking Spaces	Proposed Zoning	Development Type	Proposed FAR	Total Gross Floor Area ¹	Retail (gsf)	Office (gsf)	Hotel (gsf)	Hotel Rooms	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces	Retail (gsf)	Office (gsf)	Hotel (gsf)	Other Commercial (gsf)	Community Facility (gsf)	Residential (gsf)	Total DUs	Affordable DUs	Public Parking Spaces	Accessory Parking Spaces		
PROJECTED DEVELOPMENT SITES																																											
APPLICANT'S PROJECTED DEVELOPMENT SITES																																											
Projected 1	227	63	417 Canal Street																																								
	227	69	74 Varick Street																																								
	227	70	76 Varick Street																																								
	227	76	11 Grand Street																																								
	227	80	87 Avenue Of The Amer	32,960	Hotel above commercial base	11.1	366,815	16,409	0	299,740	419	50,666	0	0	0	0	80	Subdistrict A	new construction	9.0	381,002	7,274	0	0	0	0	75,000	298,728	341	0	0	70	-9,134	0	-299,740	-50,666	75,000	298,728	341	0	0	-10	
Projected 2	491	3	114 Varick Street	12,116	2-story commercial development	2.2	26,655	13,328	0	0	0	13,328	0	0	0	0	7	SPD-WideSt	new construction	12.0	267,386	11,328	0	0	0	0	256,057	305	71	0	64	-1,999	0	0	-13,328	0	256,057	305	71	0	57		
	579	60	53 Vandam Street																																								
Projected 3	579	68	143 Varick Street																																								
	579	70	137 Varick Street																																								
	579	74	275 Spring Street	48,312	Hotel above commercial base	7.7	370,885	12,100	0	272,569	381	86,216	0	0	0	0	82	SPD-WideSt	new construction	12.0	594,364	41,065	51,341	0	0	0	0	501,958	598	139	0	143	28,965	51,341	-272,569	-86,216	0	501,958	598	139	0	61	
Projected 4	598	42	551 Greenwich Street																																								
	598	48	561 Greenwich Street	19,940	2-story commercial development	2.2	43,868	21,934	0	0	0	21,934	0	0	0	0	11	SPD-WideSt	new construction	12.0	247,645	18,644	0	0	0	0	229,001	273	64	0	59	-3,290	0	0	-21,934	0	229,001	273	64	0	48		
Enlargement 1	579	47	304 Hudson Street	37,713	No Change	6.1	229,720	3,000	226,720	0	0	0	0	0	0	0	0	11	SPD-WideSt	Office Enlargement	10.0	391,871	3,000	388,871	0	0	0	0	0	0	0	0	0	0	162,151	0	0	0	0	0	0	0	0
APPLICANT'S PROJECTED DEVELOPMENT SITES TOTAL				151,041	NA	NA	1,037,943	66,770	226,720	572,309	800	172,143	0	0	0	0	180	NA	NA	NA	1,882,268	81,312	440,212	0	0	0	0	75,000	1,285,744	1,517	274	0	336	14,542	213,492	-572,309	-172,143	75,000	1,285,744	1,517	274	0	156
OTHER PROJECTED DEVELOPMENT SITES																																											
Projected 5	477	35	94 Varick Street																																								
	477	42	104 Varick Street																																								
	477	44	557 Broome Street																																								
	477	76	66 Watts Street	9,585	Hotel w/ Ground-Floor Retail	10.4	109,890	2,750	0	107,140	202	0	0	0	0	0	0	Subdistrict B	new construction	7.2	71,653	8,962	0	0	0	0	0	62,691	74	17	0	17	6,212	0	-107,140	0	0	62,691	74	17	0	17	
Projected 6	580	52	82 King Street	20,325	No Change	2.0	40,740	0	0	0	0	40,740	0	0	0	0	0	SPD-NarrowSt	new construction	10.0	223,575	19,004	0	0	0	204,571	0	0	4	19,004	0	0	-40,740	204,571	0	0	0	0	0	0	0	4	
Projected 7	580	19	163 Varick Street	7,500	No Change	6.0	45,000	7,500	6,000	0	0	31,500	0	0	0	0	0	SPD-WideSt	new construction	12.0	140,391	7,013	0	0	0	0	133,379	159	37	0	34	-487	-6,000	0	-31,500	0	133,379	159	37	0	34		
Projected 8	597	10	92 Vandam Street	5,716	No Change	2.6	14,700	0	0	0	0	14,700	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	70,990	5,344	0	0	0	0	65,645	78	18	0	17	5,344	0	-14,700	0	65,645	78	18	0	17			
Projected 9	597	1	515 Greenwich Street	13,687	No Change	4.4	59,615	10,000	0	0	0	49,615	0	0	0	0	0	SPD-WideSt	new construction	12.0	169,986	12,797	0	0	0	0	157,188	188	44	0	41	2,797	0	0	-49,615	0	157,188	188	44	0	41		
Projected 10	579	1	282 Hudson Street																																								
	579	2	284 Hudson Street																																								
	579	3	286 Hudson Street																																								
	579	44	49 Dominick Street	5,163	No Change	1.0	4,990	1,475	0	0	0	0	3,515	4	0	0	0	SPD-WideSt	new construction	12.0	133,906	4,827	0	0	0	0	129,079	154	36	0	32	3,352	0	0	0	0	125,564	150	36	0	32		
Projected 11	579	5	290 Hudson Street	4,237	No Change	5.7	24,257	4,000	20,257	0	0	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	6.6	29,195	3,962	0	0	0	0	25,234	24	6	-38	-20,257	0	0	0	0	25,234	24	6	0	6			
Projected 12	579	35	Spring Street	16,230	No Change	0.0	0	0	0	0	0	0	0	0	63	0	0	SPD-NarrowSt	new construction	10.8	180,977	15,175	0	0	0	0	165,802	198	46	0	43	15,175	0	0	0	0	165,802	198	46	-63	43		
Projected 13	477	64	113 Avenue Of The Amer																																								
	477	66	48 Watts Street	5,865	No Change	1.2	7,123	3,677	3,446	0	0	0	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	86,901	5,484	0	0	0	0	81,417	97	23	0	20	1,807	-3,446	0	0	0	81,417	97	23	0	20	
Projected 14	580	11	74 Charlton Street	15,104	No Change	0.0	0	0	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	12.0	187,584	14,122	0	0	0	0	173,462	207	48	0	44	14,122	0	0	0	0	173,462	207	48	0	44		
Projected 15	578	75	568 Broome Street	3,303	No Change	0.9	3,312	0	0	0	0	0	3,312	0	0	0	0	0	Subdistrict B	new construction	7.2	28,429	3,556	0	0	0	24,874	30	7	0	1	3,556	0	0	-3,312	0	24,874	30	7	0	1		
Projected 16	505	14	30 Vandam Street	5,000	No Change	5.5	27,286	5,000	22,286	0	0	0	0	0	0	0	0	0	SPD-NarrowSt	new construction	10.0	55,000	4,675	0	0	0	50,325	0	0	0	0	-325	-22,286	0	0	0	50,325	0	0	0	0		
Projected 17	597	5	523 Greenwich Street	5,000	Hotel	9.7	59,721	0	0	59,721	124	0	0	0	0	0	0	SPD-WideSt	new construction	12.0	62,098	4,675	0	0	0	0	57,423	68	16	0	15	4,675	0	-59,721	0	0	57,423	68	16	0	15		
Projected 18	491	7502	145 Avenue Of The Amer	9,375	Commercial enlargement	7.0	65,757	0	65,757	0	0	0	0	16	0	0	0	0	SPD-WideSt	Res Conv	7.0	65,757	0	43,837	0	0	0	21,920	24	0	0	0	0	-21,920	0	0	0	21,920	8	0	0	0	
Projected 19	597	33	537 Greenwich Street	10,000	Storage use	7.0	70,000	0	0	0	0	70,000	0	0	0	0	0	0	SPD-WideSt	Res conv & enlarge	12.0	124,195	9,350	0	0	0	114,845	121	32	0	26	9,350	0	0	-70,000	0	114,845	121	32	0	26		
PROJECTED DEVELOPMENT SITES TOTAL				136,590	NA	NA	532,391	34,402	117,746	166,861	326	209,867	3,515																														

Hudson Square Rezoning

dwelling units, are included in the assessment for all possible density-related impacts, as well as for some site-specific impacts, including historic resources, air quality, and noise impacts.

Reasonable Worst Case Development Scenario 1

In the ~~Future-With-Action scenario~~ condition under RWCDS 1, the projected development sites would contain a total of approximately ~~2,666,600 zsf~~ 2,866,602 gsf residential (approximately ~~3,210~~ 352 dwelling units, of which ~~3,136~~ 323 units would be new with the ~~proposed rezoning~~ Proposed Action), ~~202,000 zsf~~ 224,669 gsf of retail, ~~618,200 zsf~~ 676,748 gsf of commercial office, ~~84,900 zsf of other commercial use (such as loft and storage space),~~ 75,000 zsf gsf of community facility (school) use, and approximately ~~678~~ 706 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, ~~642~~ 679 units of the total ~~3,210~~ 352 units would be developed as affordable housing available to low- and moderate-income households.

Reasonable Worst Case Development Scenario 2

In the ~~Future-With-Action scenario~~ condition under RWCDS 2, the projected development sites would contain a total of approximately ~~2,407,800 zsf~~ 2,575,757 gsf residential (approximately ~~2,893~~ 3,006 dwelling units, of which ~~2,819~~ 977 units would be new with the ~~proposed rezoning~~ Proposed Action), ~~202,000 zsf~~ 224,669 gsf of retail, ~~618,200 zsf~~ 676,748 gsf of commercial office, ~~84,900 zsf of other commercial use (such as loft and storage space),~~ 306,700 zsf 329,896 gsf of community facility use (comprised of approximately 75,000 gsf of school use and 231,700 zsf 254,896 gsf of dormitory use [approximately 773 dormitory beds¹]), and approximately ~~614~~ 636 new accessory parking spaces. It is assumed that, using the incentives of the Inclusionary Housing Program, ~~568~~ 598 units of the total ~~2,893~~ 3,006 units would be developed as affordable housing available to low- and moderate-income households.

Potential Development Sites

The RWCDS consists of a total of ~~16~~ 17 potential development sites, ~~of which including 2 are potential new construction development sites and, 2 are potential conversion sites, and 12-15 are potential enlargement sites, 3 of which could convert and enlarge~~ (see Figure 4). In the ~~Future No-Action scenario~~ condition, the potential development sites would contain a total of approximately ~~142,000-003 zsf~~ gsf of residential (i.e., 222 existing dwelling units), ~~46,300 zsf~~ 112,795 gsf of commercial office, ~~24,300-314 gsf zsf~~ of other commercial (such as loft and storage space), and ~~4,200 zsf~~ 6,223 gsf of retail. In the ~~Future With-Action scenario~~ condition, the potential development sites would contain a total of approximately ~~298,500 zsf~~ of residential (394-546 dwelling units), ~~22,400 zsf~~ 36,071 gsf of retail, and ~~5,01200 zsf~~ gsf of other commercial use (such as loft or storage space).² Of the additional ~~172~~ 324 dwelling units produced in the ~~Future With-Action scenario~~ condition on the potential development and enlargement sites, ~~22~~ 62 would be expected to be affordable housing units pursuant to the Inclusionary Housing Program.

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

¹ Assumes 1 dormitory bed per 300 zsf (330 gsf) of dormitory space.

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

Increment

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

Under RWCDS 1, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of ~~3,136~~323 residential units (of which approximately ~~642~~679 units, or 20 percent of the residential floor area, would be affordable), approximately ~~84,900~~99,086 gsf of retail use, ~~146,800~~139,583 gsf of office use, 75,000 zsf of community facility (school) use (in the scenario with a school), and ~~492~~526 accessory parking spaces; as well as a net decrease of approximately ~~476,600~~739,170 gsf of hotel use (approximately ~~733~~1,126 hotel rooms), ~~296,400~~382,010 gsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2), the additional ~~3,136~~323 dwelling units would add an estimated ~~5,770~~6,113 residents to the Rezoning Area.

Under RWCDS 2, on the projected development and projected enlargement sites, the Proposed Action could result in a net increase of ~~2,819~~977 residential units (of which approximately ~~568~~598 units, or 20 percent of the residential floor area, would be affordable), approximately ~~84,900~~99,086 gsf of retail use, ~~146,800~~139,583 gsf of office use, ~~306,700~~329,896 gsf of community facility use (comprised of approximately 75,000 zsf gsf of school use [in the scenario with a school] and ~~231,700~~254,896 gsf of dormitory use [approximately 773 dormitory beds]), and ~~429~~456 accessory parking spaces; as well as a net decrease of approximately ~~476,600~~739,170 gsf of hotel use (approximately ~~733~~1,126 hotel rooms), ~~296,400~~382,010 gsf of other commercial space (including loft and storage space), and 63 public parking spaces. Assuming an average household size of 1.84 persons (the average household size in Manhattan Community District 2) and 1 student per dormitory bed, the additional ~~2,819~~977 dwelling units and 773 dormitory beds would add an estimated ~~5,960~~6,249 residents to the Rezoning Area.

CONCEPTUAL ANALYSIS

As noted above, the Proposed Action could result in the development of hotel uses with more than 100 sleeping units, either as new construction or change of use in existing qualifying buildings. In the case of new hotel construction, such development would be permitted as-of-right only upon certification by the Chairperson of the CPC to the Commissioner of Buildings that certificates of occupancy have been issued for 75 percent of the number of dwelling units projected to be developed in the Rezoning Area (the “residential development goal”). Prior to the certification that the “residential development goal” has been met, construction of new hotels with more than 100 rooms would be permitted only by CPC special permit, which may be granted upon the CPC making certain findings. Changes of use within existing buildings defined under the proposed zoning text for the Special District as “qualifying buildings” (i.e., existing buildings with 70,000 zoning square feet or more of non-residential floor area) to hotel use with more than 100 sleeping units would be permitted only by CPC special permit, which may be granted upon the CPC making certain findings, provided that it is developed either pursuant the special permit required under the zoning or as-of-

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~~right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With Action development scenario have been constructed and issued certificates of occupancy.~~ Therefore, a conceptual analysis will be provided to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area. The specific hotel development scenarios to be included in the conceptual analysis are discussed under Task 23, below.

D. EIS SCOPE OF WORK

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

The EIS will contain the following:

- A. A description of the Proposed Action and the environmental setting;
- B. A statement of the potential significant adverse environmental impacts of the Proposed Action, including their short- and long-term effects and typical associated environmental effects;
- C. An identification of any significant adverse environmental effects that cannot be avoided if the Proposed Action are implemented, and any proposed mitigation;
- D. A discussion of reasonable alternatives to the Proposed Action;
- E. An identification of irreversible and irretrievable commitments of resources that would be involved if the Proposed Action are implemented; and
- F. A description of measures proposed to minimize or fully mitigate any significant adverse environmental impacts.

The first step in preparing the EIS document is the public scoping process. Scoping is the process of focusing the environmental impact analysis on the key issues that are to be studied in the EIS. As noted above, a Draft Scope was prepared and issued for public review, and oral and written comments were accepted at a public meeting on October 27th, 2011 and through the public review period. This Final Scope has been prepared to incorporate those relevant comments and will serve as the framework for the preparation of the DEIS.

The proposed scope of work for each technical area to be analyzed in the Hudson Square Rezoning DEIS follows. The scope of work and the proposed impact assessment criteria below are based on the methodologies and guidance set forth in the 2010-CEQR Technical Manual. Based on the preliminary screening assessment undertaken in the Environmental Assessment Statement, as stated in the Draft Scope, and following the guidelines outlined in the 2010-CEQR Technical Manual, natural resources will not require an analysis in the EIS. The Rezoning Area is located within a fully developed area in Manhattan and the Proposed Action ~~are~~ is not expected to result in any effects on natural resources. The specific areas to be included in the EIS, as well as their respective tasks, are described below.

TASK 1. PROJECT DESCRIPTION

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

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

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

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

TASK 2. FRAMEWORK FOR ANALYSIS

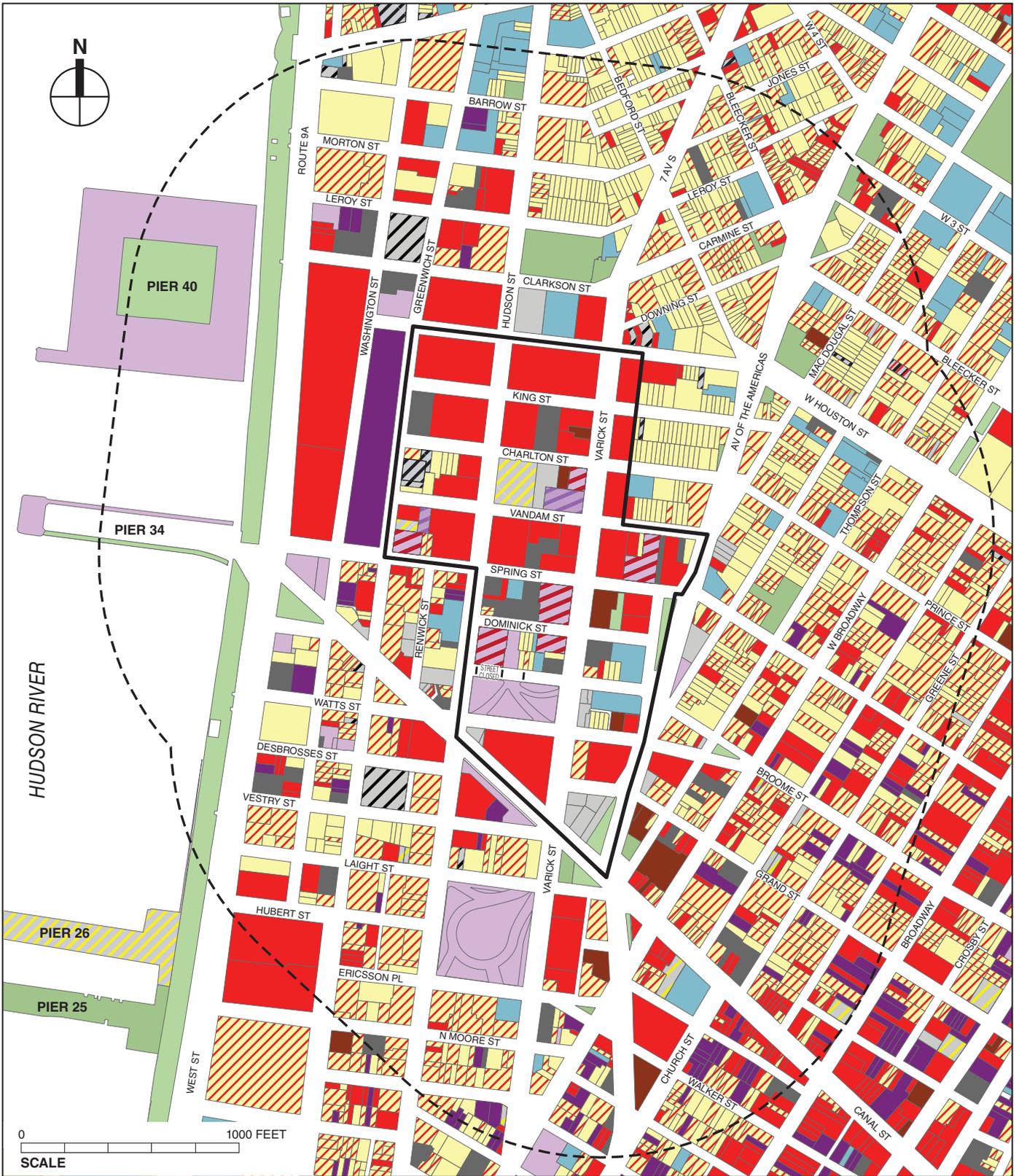
~~This~~ The project description chapter will also discuss the framework for the analyses for the EIS. It will identify the analysis years and describe the future development scenarios (No-Action ~~scenario condition~~ and With-Action ~~scenarioscondition~~) that will be assessed in the EIS. Each impact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

TASK 3. LAND USE, ZONING, AND PUBLIC POLICY

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

The analysis will include the following subtasks:

- Provide a brief development history of the Rezoning Area and surrounding ¼-mile study area;



- | | | | |
|--|------------------------------------|-----------------------------------|------------------------|
| Proposed Rezoning Area (Primary Study Area) | Hotels | Open Space and Outdoor Recreation | Storage |
| Secondary Study Area Boundary (1/4-Mile Perimeter) | Commercial and Office Buildings | Parking Facilities | Storage and Industrial |
| Residential | Industrial and Manufacturing | Vacant Land | Storage and Commercial |
| Residential with Commercial Below | Transportation and Utility | Vacant Building | |
| | Public Facilities and Institutions | Under Construction | |

Study Area Land Use
Figure 6

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

TASK 43. SOCIOECONOMIC CONDITIONS

The socioeconomic character of an area includes its population, housing, and economic activity. Socioeconomic changes may occur when a project directly or indirectly changes any of these elements. Although socioeconomic changes may not result in impacts under CEQR, they are disclosed if they would affect land use patterns, low-income populations, the availability of goods and services, or economic investment in a way that changes the socioeconomic character of an area. This chapter will assess the Proposed Action potential effects on the socioeconomic character of the study area, which is expected to conform to the 1/4-mile land use study area described in Task 3.¹

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

¹ Per ~~2010~~ *CEQR Technical Manual* guidelines, the socioeconomic study area boundary may be extended to a 1/2-mile radius if the Proposed Action population would exceed 5 percent of the 1/4-mile study area population.

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

INDIRECT RESIDENTIAL DISPLACEMENT

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

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

- **Step 1:** Determine if the Proposed Action would add substantial new population with different income as compared with the income of the study area population. If the expected average incomes of the new population would be similar to the average incomes of the study area populations, no further analysis is necessary. If the expected average incomes of the new population would exceed the average incomes of the study area populations, then Step 2 of the analysis will be conducted.
- **Step 2:** Determine if the Proposed Action’s population is large enough to affect real estate market conditions in the study area. If the population increase may potentially affect real estate market conditions, then Step 3 will be conducted.
- **Step 3:** Determine whether the study area ~~potentially contains a population at risk of indirect displacement resulting from rent increases due to changes in the real estate market caused by the new population~~has already experienced a readily observable trend toward increasing rents and the likely effect of the action on such trends. If the vast majority of the study area has already experienced a readily observable trend toward increasing rents and new market rate development, further analysis is not necessary. However, if such trends could be considered inconsistent and not sustained, the Applicant will consult with the Department of City PlanningDCP on whether a detailed analysis is warranted. If those trends do exist near to or within smaller portions of the study area the action could have the potential to accelerate an existing trend. In this circumstance a detailed analysis would be conducted.

~~If the preliminary assessment finds that there is a substantial population potentially at risk of indirect displacement, a detailed analysis will be conducted. The~~ A detailed analysis, if warranted, would

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utilize more in-depth demographic analysis and field survey to characterize existing conditions of residents and housing, identify populations at risk of displacement, assess current and future socioeconomic trends that may affect these populations, and examine the effects of the Proposed Action on prevailing socioeconomic trends and, thus, impacts on the identified population at risk.

DIRECT BUSINESS DISPLACEMENT

Based on preliminary estimates, there are approximately 85 businesses on the projected development sites¹; however, many of these businesses will be displaced in the ~~Future~~-No-Action conditions. Nonetheless, it is expected that the Proposed Actions would exceed the ~~2010-CEQR Technical Manual~~ analysis threshold of 100 displaced employees and, therefore, warrants assessment of the Proposed Action's effects on socioeconomic conditions due to direct business displacement.

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

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

INDIRECT BUSINESS DISPLACEMENT

According to the ~~2010-CEQR Technical Manual~~, commercial developments of 200,000 sf or less or residential development of 200 units or less would typically not result in significant indirect impacts. As compared to the ~~Future~~-No-Action condition, the Proposed Action (both RWCDs 1 and RWCDs 2) would result in a substantial net reduction in the amount of hotel space and other commercial space; an approximately ~~146,800-zsf-139,583-gsf~~ net increase in commercial office space; and an approximately ~~84,900-zsf-99,086-gsf~~ net increase in retail space; ~~and -Although the net increment of commercial space added by the Proposed Action would be less than 200,000 sf, the Proposed Action would introduce a substantial new residential use that could alter socioeconomic conditions in the study area. Therefore, an indirect business displacement analysis will be conducted to determine if the Proposed Action would introduce trends that make it difficult for businesses that are essential to the local economy to remain in the area.~~

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

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

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

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

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

SPECIFIC INDUSTRIES

The Rezoning Area has a substantial presence of creative arts industry uses, such as production studios, film storage businesses, and other arts-related firms. Therefore, ~~the an analysis for of the effects on specific industries will focus on the~~ potential effects of the Proposed Action on the cCity's creative arts industry will be provided, and will draw on the economic and real estate data compiled in assessing direct and indirect displacement impacts. In addition, because the Proposed Action would institute controls on hotel development in the Rezoning Area, an assessment of the Proposed Action's potential effects on the city's hospitality and tourism industry will also be provided. Following the guidelines in the *CEQR Technical Manual*, the analysis for effects on specific industries will respond to the following issues:

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

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

TASK 54. COMMUNITY FACILITIES AND SERVICES

The demand for community facilities and services is directly related to the type and size of the new population generated by development resulting from the Proposed Action. New workers tend to create limited demands for community facilities and services, while new residents create more substantial and permanent demands. This chapter of the DEIS will evaluate the effects on community services due to the Proposed Action, including effects on police and fire protection, public schools, outpatient and emergency health care facilities, libraries, and publicly funded day care facilities. The community facilities and services assessment will include a description of existing conditions, and evaluations of conditions in 2022 in the ~~Future~~-No-Action and With-Action conditions.

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

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

Based on these thresholds and the RWCDs assumptions, detailed analyses will be conducted for public schools, libraries, and day care centers. The Applicant and the SCA have executed a Letter of Intent evidencing their mutual intent to include a new 444-seat ~~is committed to collaborating with the SCA on the development of a new public school (pre-kindergarten through fifth grades) in a new building to be constructed on Projected Development Site 1 in the Rezoning Area.~~ Therefore, the analysis of public schools assumes that the 444-seat public elementary school is developed in the With-Action condition. ~~will address the potential for the Proposed Action (both RWCDs 1 and RWCDs 2) to result in the development of a new public school (pre-kindergarten through fifth grades at Projected Site 1). (The agreement between the SCA and the Applicant Correspondence from the SCA regarding the development of a the new public school within the Rezoning Area is provided in Appendix A.) Since the development of a new public school requires the provision of adequate funding within the New York City Department of Education Capital Plan, which is outside of the Applicant's control, the analysis of public schools will also address any potential adverse impacts that would result with RWCDs 1 and RWCDs 2 if a new school is not developed within the Rezoning Area.~~ Since the Proposed Action would not directly affect existing health care, fire, or police facilities, nor would it result in the creation of a substantial new neighborhood where none existed before, a detailed assessment of these services is not warranted. The fire and police facilities that serve the Rezoning Area will be identified and discussed qualitatively for informational purposes.

TASK 65. OPEN SPACE

New residents and workers introduced to the Rezoning Area under the Proposed Action would create added demands on local open space and recreational facilities. The Proposed Action would generate more than 200 residents, the ~~2010-CEQR~~ *CEQR Technical Manual* threshold requiring a quantified analysis

of open space for projects not found in an area specifically designated as underserved or well-served with regard to open space, thereby requiring further assessment of open space. Therefore, a detailed open space analysis will be conducted to determine whether the Proposed Action would affect the quantitative and qualitative measures of open space adequacy within the study area.

The analysis will include the following subtasks:

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

TASK 76. SHADOWS

This chapter will examine the Proposed Action's potential for significant and adverse shadow impacts pursuant to ~~2010~~-CEQR *Technical Manual* criteria. Generally, a shadow assessment is required if the proposed action would either a) shadow impacts could occur if an action would result in result in new structures, or additions to buildings resulting in existing structures, over 50 feet in height or b) be located adjacent to or across the street from that could cast shadows on natural features, publicly accessible open space, or on historic resources with sunlight-dependent features that are dependent on sunlight.

The Proposed Action would result in development of buildings of greater than 50 feet in height within the Rezoning Area, and could potentially result in shadow impacts on Duarte Square Park, or Trump SoHo Plaza, which is adjacent to, or across the street from, one two of the Applicant's projected development sites, as well as other nearby sunlight-sensitive resources. An analysis of shadows will be prepared focusing on the relation between the incremental shadows created by the ~~Future~~-With-Action ~~scenario~~condition as compared with the ~~Future~~-No-Action ~~scenario~~condition. The EIS will assess the RWCDs, on a site-specific basis, for potential shadowing effects on existing

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light-sensitive uses, and disclose the range of shadow impacts, if any, which are likely to result from the Proposed Action, further identifying:

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

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

TASK 87. HISTORIC AND CULTURAL RESOURCES

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

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

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

The analysis will include the following subtasks:

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

TASK 98. URBAN DESIGN AND VISUAL RESOURCES

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

The detailed analysis will be undertaken as follows:

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

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

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

TASK 102. HAZARDOUS MATERIALS

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

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

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

The hazardous materials assessment will include:

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

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

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

The mapping, databases, and field data will be evaluated to assess the potential for environmental concerns at the development sites. A summary of findings and conclusions will be prepared for inclusion in the EIS to determine where E-designations¹ ~~or similar institutional control mechanisms, such as restrictive declarations, (which might be used for cCity-owned or TrinityApplicant-owned sites)~~ are appropriate.

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

TASK 410. WATER AND SEWER INFRASTRUCTURE

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

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

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

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

The existing sewer system serving the Rezoning Area will be described based on records obtained from NYCDEP. Records obtained will include sewer network maps, drainage plans, capacity information for sewer infrastructure components, and other information as warranted (such as sewer backup complaint and repair history data). The existing flows to the wastewater treatment and pollution control plant (WWTPPCP) that serves the Rezoning Area (the Newtown Creek WWTPWPCP) will be obtained for the latest 12-month period, and the average dry weather monthly flow will be presented. Existing capacity information for pump stations, regulators, etc. within the affected drainage area will be presented based on information obtained from NYCDEP.

- Describe the ~~future~~ No-Action condition. Any changes to the Rezoning Area's stormwater drainage system and surface area expected in the future without the Proposed Action will be described.

Any changes to the sewer system expected to occur in the future without the Proposed Action will be described based on information provided by NYCDEP.

- Assess Impacts from the Proposed Action. The analysis of impacts will identify and assess the effects of the incremental sanitary and stormwater flows on the capacity of the sewer infrastructure.

Assess future stormwater generation from the Proposed Action and assess their potential for impacts. Any changes to the Rezoning Area's proposed surface area (pervious or impervious) will be described, and runoff coefficients and runoff for each surface type/area will be presented. The volume and peak discharge rates of stormwater discharge from the Rezoning Area for different rainfall scenarios will be determined based on the NYCDEP volume calculation worksheet. The assessment will also discuss any sustainability elements and best management practices (BMPs) that would be suitable to implement to reduce stormwater runoff from future development within the Rezoning Area.

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

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

TASK ~~4211~~. SOLID WASTE AND SANITATION SERVICES

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

- Describe existing and future New York City solid waste disposal practices;
- Estimate solid waste generation under existing conditions and in the ~~Future~~ No-Action condition;
- Forecast solid waste generation by the projected developments induced by the Proposed Action based on CEQR guidelines; and

- Assess the impacts of the Proposed Action solid waste generation (~~projected developments~~) on the cCity's collection needs and disposal capacity. The Proposed Action consistency with the cCity's Solid Waste Management Plan will also be assessed.

TASK ~~13~~12. ENERGY

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

TASK ~~14~~13. TRANSPORTATION

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

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

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

The detailed transportation analyses would include the following subtasks:

TRAVEL DEMAND AND SCREENING ASSESSMENTS

- Prepare travel demand estimates and transportation analysis screening. Detailed trip estimates of both the No-Action and With-Action ~~development scenarios~~conditions will be prepared using standard sources, including the ~~2010~~-*CEQR Technical Manual*, most recently available U.S.

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census data, approved studies, and other references. The trip estimates (Level-1 screening assessment) will be summarized by peak hour, mode of travel, and person vs. vehicle trips. The results of these estimates will be summarized in a Travel Demand Factors memo for review and concurrence by the lead agency. For traffic, a detailed vehicle trip assignment (Level-2 screening assessment) will be prepared to determine the appropriate intersections for analysis of potential traffic impacts. The trip estimates will also identify the numbers of peak hour person trips made by transit and the numbers of pedestrian trips traversing the area's sidewalks, corner reservoirs, and crosswalks. As recommended by the ~~2010~~ *CEQR Technical Manual*, the appropriate transit and pedestrian elements will be selected for analysis.

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

TRAFFIC

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

modifications, roadway restriping, addition of turn lanes, revision of curbside regulations, turn prohibitions, and street direction changes, etc., will be explored to mitigate the traffic impacts.

TRANSIT

- Conduct transit analyses. Uses within the proposed Rezoning Area are served by the No. 1 train at the Houston Street and Canal Street stations, by the C/E trains at the Spring Street station, and by the A/C/E trains at the Canal Street station. A subway trip assignment will be performed for the weekday AM and PM peak commuter hours to determine if a subway line-haul analysis is needed and what elements at these stations warrant a detailed analysis. There are also three local bus routes (~~M6~~M5, M20, and M21) that are accessible at bus stops within and near the proposed Rezoning Area. The need for a quantified bus line-haul analysis will be determined based on the results of the travel demand estimates and/or an allocation of the projected bus trips to the area bus routes. Existing data will be collected, where warranted, for the affected subway lines, station stairways and control area elements, and bus routes. The analysis of existing, No-Action, and With-Action weekday AM and PM peak hour conditions will be conducted following the procedure outlined in the *2010-CEQR Technical Manual*. Where appropriate, feasible mitigation measures will be explored to alleviate any potential significant adverse transit impacts.

PEDESTRIANS

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

VEHICULAR AND PEDESTRIAN SAFETY

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

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PARKING

- Analyze current and future parking conditions. A parking survey will be performed to gather curbside regulations and record off-street parking supply and utilization within ¼-mile of the Rezoning Area boundaries. Future parking demand projections will be compared to the available supply to determine whether project-generated demand could be accommodated and if there is a potential for a parking shortfall. If a parking shortfall within ¼-mile of the Rezoning Area boundaries is identified, a review of parking supply within a larger ½-mile radius will be conducted to determine if the projected shortfall can be accommodated with a slightly longer walking distance beyond the ¼-mile radius.

TASK 1514. AIR QUALITY

The Proposed Action's trip generation estimates are expected to be below the *CEQR Technical Manual* carbon monoxide (CO) mobile source screening threshold of (170 or more peak hour vehicle trips for air quality) at an intersection. However, the number of vehicle trips generated by the Proposed Action may exceed the and it is also unlikely that the number of vehicle trips will exceed the City's current interim guidance criteria for requiring an analysis of fine particulate matter (PM_{2.5}) emission screening thresholds discussed in Chapter 17, Sections 210 and 311 of the *CEQR Technical Manual* at certain locations. Therefore, it is anticipated that a detailed analysis of mobile source air quality PM_{2.5} impacts is not warranted. will be performed at locations that exceed the screening thresholds, where the greatest numbers of projected-generated trips are projected, and where the heaviest traffic congestions are expected. In addition, potential air quality impacts from the Holland Tunnel itself are not considered to be significant since the Rezoning Area is not located near any sources of emissions, i.e., the tunnel ventilation structures or exit portals. This will be presented in the EIS. The Proposed Action would result in new parking facilities; therefore, the mobile source analysis must account for the additional impacts from these sources.

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

Subtasks for the air quality analysis include the following:

MOBILE SOURCE ANALYSES

- Gather existing air quality data. Collect and summarize existing ambient air quality data for the study area. Specifically, ambient air quality monitoring data published by the NYSDEC will be compiled for the analysis of existing and future conditions.
- Calculate emission factors. Select emission calculation methodology and "worst-case" meteorological conditions. Compute vehicular cruise and idle emission factors using the U.S. Environmental Protection Agency (EPA)-developed MOBILE 6.2 model and applicable assumptions based on guidance by EPA, NYSDEC, and DEP. Compute re-suspended road dust emission factors based on the EPA procedure defined in AP-42.

- Select appropriate PM_{2.5} analysis sites. Based on the background and project-increment traffic volumes and levels of service, select intersections for analysis, representing locations with the worst potential total and incremental pollution impacts.
- Use EPA’s refined CAL3QHCR intersection model to predict the maximum change in particulate matter. At each analysis site, the maximum 24-hour and annual average particulate matter concentrations will be determined for: (i) No Build conditions; and (ii) the future with the Proposed Action.
- Future pollutant levels with and without the Proposed Action will be compared with the PM₁₀ National Ambient Air Quality Standards (NAAQS) and the City’s PM_{2.5} interim guidance criteria to determine the impacts of the Proposed Action. If significant project impacts are predicted to occur, feasible traffic measures will be developed to alleviate those impacts.
- Assess the potential CO impacts associated with proposed parking facilities. Information on the conceptual design of the parking facilities will be employed to determine potential worst-case off-site impacts from emissions. A screening analysis will be used following the procedures suggested in the *2010-CEQR Technical Manual* for parking facilities to determine maximum potential worst-case impacts. Cumulative impacts from on-street sources and emissions from the proposed parking facilities will be calculated where appropriate.

Compare existing and future levels with standards. Future CO pollutant levels with and without the Proposed Action will be compared with the ~~National Ambient Air Quality Standards (NAAQS)~~ to determine compliance with standards, and the City’s CO *de minimis* will be employed to determine the impacts of the Proposed Action.

- ~~If the net estimated number of equivalent heavy duty trucks from the Proposed Action is greater than the City’s current screening thresholds for determining whether a PM_{2.5} analysis is warranted, an analysis will be conducted using the CAL3QHCR model. Mobile source PM_{2.5} impacts will be evaluated against currently available NYCDEP and NYSDEC guidance criteria and, where necessary, combined with stationary source PM_{2.5} impacts to determine whether potential significant adverse air quality impacts could occur with the Proposed Action.~~

STATIONARY SOURCE ANALYSES

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

- Assumptions regarding building heights and distances for locating nearest receptors will be determined based on the RWCDs.
- The HVAC analysis will be performed as a screening analysis for individual development sites and for a cumulative (or cluster) analysis. The analyses will be performed in accordance with the methods presented in Section 322 of the *2010-CEQR Technical Manual*.
- In the event of predicted exceedances associated with individual development sites, a detailed dispersion modeling analysis using the U.S. Environmental Protection Agency (EPA) AERMOD dispersion model will be performed. Concentrations of nitrogen dioxide, sulfur dioxide, and particulate matter will be determined at sensitive receptor sites. Five years of meteorological and background data will be used for these simulation analyses. Predicted values will be compared with the NAAQS and other relevant standards ~~the City’s PM_{2.5} interim guidance criteria.~~

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- In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards. A more detailed dispersion modeling analysis (Tier 2) analysis will be performed to estimate PM_{2.5} impacts for certain development and enlargement sites to address specific parameters of the Proposed Action, based upon consideration by the lead agency. The Tier 2 analysis will use a more refined reasonable worst case development scenario to estimate fuel consumptions and will account for the no action component of PM_{2.5} emissions.

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

- Large sources within 1,000 feet of the Rezoning Area and commercial, institutional and large-scale residential sources within 400 feet of the Rezoning Area will be identified.
- Information from the DOB database will be used to identify potential sources of concern. DEP's permit records will also be used as necessary to determine specific equipment information, emission rates and stack exhaust parameters.
- The analysis will be performed as a screening analysis for individual sources in accordance with the methods presented in Section 322 of the ~~2010~~ *CEQR Technical Manual*.
- In the event of predicted exceedances associated with individual sites, a detailed dispersion modeling analysis using the EPA AERMOD dispersion model will be performed. Concentrations of nitrogen dioxide, sulfur dioxide, and particulate matter will be determined at sensitive receptor sites. Five years of meteorological and background data will be used for these simulation analyses. Predicted values will be compared with the NAAQS (including the 1-hour NO₂ and SO₂ standards) and other relevant standards, the City's PM_{2.5} interim guidance criteria. In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards.

INDUSTRIAL SOURCE ANALYSIS

- A list of potential emission sources within the air quality study area will be compiled based on EPA, NYSDEC, and DEP, and Geographic Information System databases and field observations. For facilities identified as having a DEP permit, emission information for these facilities will be requested from DEP's Bureau of Environmental Compliance (BEC). Emission and stack parameter data contained in BEC operating permits will then be used to estimate any potential for these sources to result in air quality levels at the new residential and commercial sites that exceed applicable air quality standards and guidelines. Field surveys and consultation with DCP will be used to determine which, if any, of these permits are associated with businesses that are no longer in operation. No analysis would be conducted for such facilities.
- For business for which no permits are available from NYSDEC or DEP where air toxic emissions are expected, material safety data sheets and/or permits with similar processes would be utilized to conservatively estimate the emissions from emission sources.
- Following collection of data on emission sources, an industrial source screening analysis as detailed in Section 322 of the ~~2010~~ *CEQR Technical Manual* will be performed. The screening analysis will be used to estimate the short-term and annual concentrations of critical pollutants at the Proposed Action development sites. Predicted worst-case impacts on the Proposed Action development sites will be compared with the short-term guideline concentrations (SGC) and annual guideline concentrations (AGC) reported in the NYSDEC's *DAR-1 AGC/SGC Tables* (~~September 2007~~ October 2010) to determine the potential for significant impacts.

- If predicted concentrations of emissions from industrial sources on a future development site exceed significant impact criteria, more detailed stationary source analyses will be performed with the AERMOD model. Five years of meteorological and background data will be used for these simulation analyses. To assess the effects of multiple sources emitting the same pollutants, cumulative source impacts will also be determined. Predicted values will be compared with NYSDEC SGCs and AGCs. In the event that violations of standards are predicted, examine design measures to reduce pollutant levels to within standards.
- To evaluate exposure to toxic air contaminants from industrial sources on development sites, EPA's Hazard Index Approach will be utilized to assess exposure levels associated with non-carcinogenic compounds and EPA's Unit Risk Factors will be used to assess potential long-term impacts of the carcinogenic pollutants. Both methods are based on equations that use EPA health risk information at referenced concentrations for individual compounds to determine the level of health risk posed by an expected ambient concentration of these compounds at a sensitive receptor. Non-carcinogenic compounds will be compared with applicable guideline values. EPA considers a concentration-to-reference dose level ratio of less than 1.0 to be acceptable. Carcinogenic air pollutant results will be compared with EPA cancer risk threshold level of one-in-one million.

TASK 1615. GREENHOUSE GAS EMISSIONS

In accordance with the ~~2010-CEQR Technical Manual~~, greenhouse gas (GHG) emissions generated by the Proposed Action will be quantified. An assessment of consistency with the City's established GHG reduction goal will be performed. Emissions will be estimated for the ~~Future-With-Action condition~~ for the analysis year, based on the RWCDs, and presented separately for the projected development sites and the potential development sites. Emissions will be reported as carbon dioxide equivalent (CO₂e) metric tons per year. GHG emissions other than carbon dioxide (CO₂) will be included if they would account for a substantial portion of overall emissions, adjusted to account for the global warming potential (GWP). If the extent and duration of construction or the expected use of materials is found to be potentially significant, construction-related emission would be quantified for the duration of construction. Relevant measures to reduce energy consumption and GHG emissions that could be incorporated into the ~~proposed rezoning application~~ design for the Applicant's projected development sites will be discussed, and the potential for those measures to reduce GHG emissions from the Proposed Action will be assessed to the extent practicable. ~~Since the proposed rezoning area is partially within the 100-year flood plain, potential impacts of climate change on the proposed project and its infrastructure will be discussed. The discussion would focus on the potential sea level rise as a result of climate change.~~

The GHG analysis would consist of the following subtasks:

- The potential effects of climate change on the development that would result from the Proposed Action will be qualitatively discussed. The scope of the discussion will be developed in consultation with the Mayor's Office of Environmental Coordination (MOEC). The discussion would focus on the potential impacts of sea level rise and on early integration of climate change considerations into the project to allow for uncertainties in environmental conditions resulting from climate change.
- Direct emissions from on-site boilers used for heat and hot water and on-site electricity generation, if any, would be quantified. Emissions would be based on available information on the expected energy and fuel demand associated with the Proposed Action or the carbon intensity factors specified in the ~~2010-CEQR Technical Manual~~.

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- Indirect emissions from projected use of electricity ~~and/or steam~~ generated off-site and consumed on-site will be estimated using information electricity ~~and steam~~ demand developed specifically for the Proposed Action, or the carbon intensity factors specified in the ~~2010~~-*CEQR Technical Manual*.
- Indirect mobile source emissions from vehicle trips to or from the ~~proposed development sites~~ in the Rezoning Area will be quantified using trip distances provided in the ~~2010~~-*CEQR Technical Manual* and vehicle emission factors from the MOVES model.
- Emissions from project-related construction and emissions associated with the extraction or production of construction materials will be qualitatively discussed. Opportunities for reducing GHG emissions associated with construction will be considered. If the extent and duration of the construction activity, or the use of construction materials is found to be a significant source of GHG emissions, total emissions for the duration of construction as well as annualized emissions will be presented. The estimate will include emissions that result from the production of iron, steel, aluminum, and concrete that would be used in construction. GHG emissions from construction trucks and other construction traffic, as well as non-road construction activity will be quantified. The MOVES model will be used to estimate truck emissions. Construction equipment emissions will be based on the NONROAD model.
- Proposed measures to reduce energy use and GHG emissions will be discussed and quantified to the extent that information is available. ~~If a cogeneration or other combined heat and power (CHP) plant is found to be feasible, GHG emissions generated or reduced will be quantified using specific design information for the proposed generating facility.~~
- Consistency with the City's GHG reduction goal will be assessed. While the City's overall goal is to reduce GHG emissions by 30 percent below 2005 level by 2030, individual project consistency is evaluated based on proximity to transit, on-site renewable power and distributed generation, efforts to reduce carbon fuel intensity or improve vehicle efficiency for project-generated vehicle trips, and other efforts to reduce the project's carbon footprint.

TASK ~~17~~16. NOISE

This chapter will examine potential noise impacts due to stationary sources. The amount of traffic generated as a result of the Proposed Action ~~may~~ would not be large enough to necessitate an detailed analysis of mobile source noise (i.e., it would not result in a doubling of noise passenger car equivalents [Noise PCEs] which would be necessary to cause a 3 dBA increase in noise levels). With regard to stationary sources and building attenuation, as the high ambient noise levels may affect the new sensitive uses introduced by the Proposed Action, the noise analysis will contain the following:

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

LOG (Future Noise PCE/Existing Noise PCE). The ~~2010~~—CEQR *Technical Manual* recommended L₁₀ descriptor will be used to characterize noise in the analysis.

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

- Selection of noise receptor locations. Potentially affected sites will be selected during a site visit and reviewed in consultation with the lead agency. Selected sites will be representative of the future sensitive uses within the proposed Rezoning Area. As with air quality, based on a preliminary review of the study area roadway configuration and traffic patterns, approximately ~~17~~—20 noise monitoring locations would be analyzed. However, final selection of specific locations for analysis will depend on the baseline and ~~Future~~—No-Action traffic conditions, ~~along with~~ the vehicular trip generation and distribution under the Proposed Action, and the proposed future uses. These noise receptors would be placed in areas to be analyzed for building attenuation. This would focus on areas of potentially high ambient noise where residential uses are proposed.
- Noise monitoring and data collection. At the identified locations, existing noise readings will be determined by performing one-hour equivalent (20 minutes readings as per ~~2010~~—CEQR *Technical Manual* guidelines) continuous noise levels (L_{eq}) and statistical percentile noise levels. The noise levels will be measured in units of “A” weighted decibels (dBA) as well as one-third octave bands. The monitoring periods will coincide with the peak traffic noise periods. The Proposed Action ~~are~~ is not expected to result in off-peak non-typical traffic time periods requiring assessment. Two types of receptor sites will be selected: sites where the Proposed Action would have the potential for significant impacts due to project-generated traffic, and sites that are used to determine the building attenuation (based primarily on projected traffic levels) to comply with noise regulations.
- Determine future noise levels. Following procedures outlined in the ~~2010~~—CEQR *Technical Manual* for assessing mobile and stationary and mobile—source noise impact, ~~Future~~—No-Action and With-Action noise levels will be estimated at the proposed sensitive land uses. Existing noise levels and mathematical models based on acoustic fundamentals will be used to determine ~~Future~~—No-Action and ~~Future~~—With-Action noise levels.
- Review noise criteria. CEQR air-borne noise criteria will be followed while determining project impacts at the future sensitive sites in the ~~project~~—Rezoning Area. The criteria will take into consideration the indoor and outdoor areas at the monitored sites, which are representative of future sensitive land uses in the area.
- Determine noise impacts. Noise impacts will be determined by comparing ~~Future~~—With-Action project condition noise levels with ~~Future~~—No-Action condition noise levels following the CEQR methodology. Also, since the Proposed Action will result in sensitive receptors being located within a manufacturing zone, ~~Future~~—With-Action condition noise levels will be compared with CEQR noise exposure guidelines. Both methodologies will be used in impact determination. Noise from nearby stationary sources will also be assessed.
- Identify the need for any noise abatement. At locations where noise abatement may be required, appropriate mitigation measures will be considered in accordance with the CEQR guidelines and recommendations for their implementation will be made (~~2010~~—CEQR *Technical Manual*, Table 19-3). Future residential buildings, where mitigation may be required as a result of Proposed Action, may receive an E-designation to ensure that noise attenuation is provided to comply with acceptable interior noise requirements. If necessary based on high existing noise levels, noise attenuation requirements may be adjusted for the upper elevations of future buildings based on a 3 dBA decrease in noise per doubling of distance from the roadway.

TASK ~~18~~17. PUBLIC HEALTH

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

TASK ~~19~~18. NEIGHBORHOOD CHARACTER

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

The analysis will include the following subtasks:

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

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

TASK ~~20~~19. CONSTRUCTION IMPACTS

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

The EIS will provide a construction assessment with targeted assessments of relevant technical areas where construction activities may pose specific environmental problems. There are no specific building plans for individual buildings. However, the anticipated construction schedule for the development sites that are owned or controlled by the Applicant will be described, and the types of construction equipment (gas, diesel, electric) and the nature and extent of any commitment to use the Best Available Technology for construction equipment will be described. The chapter will address all proposed development sites for technical areas of concern related to construction in accordance with ~~2010~~-*CEQR Technical Manual* guidelines. Construction phasing, overlaps, staging logistics, and worker and truck projections will be examined to determine if a detailed construction traffic

analysis is warranted. Suggestions on incorporating measures to avoid potential impacts will also be included such as odor suppression, etc. Construction phase noise impacts will be assessed and recommendations will be made to comply with DEP ~~guidelines contained in Report #CON-79-004~~ Rules for Citywide Construction Noise – and Mitigation and the New York City Noise Control Code. Noise and ground-borne vibration impacts during construction will be addressed qualitatively at vulnerable sites and if necessary, appropriate recommendations will be made for their control. ~~Should potential impacts be identified, practicable mitigation measures will be developed.~~ It should be noted that most of the construction induced by the Proposed Action at any given development site would be short-term (i.e., construction equipment would operate at any site for less than two years) and overall construction would be gradual, taking place over the anticipated 10-year build period, thereby minimizing potential impacts. In addition, it is expected that the most intensive phases of construction (demolition, excavation, and foundation activities) would not overlap for more than 24 months on adjacent development and enlargement sites.

TASK ~~2120~~. MITIGATION

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

TASK ~~2221~~. ALTERNATIVES

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

In response to comments on the Draft Scope, the EIS will consider the following additional alternatives:

- A No Subdistrict B Alternative, in which Subdistrict B is eliminated from the proposed Special District text;
- A Midblock Special Permit Alternative, in which the proposed Special District text would include a special permit to allow height and setback waivers for midblock sites located on blocks with narrow north-south street-to-street depth;
- A No Subdistrict B with Midblock Special Permit Alternative, which would include a special permit to allow height and setback waivers for midblock sites located on blocks with narrow

Hudson Square Rezoning

north-south street-to-street depth and would eliminate the Subdistrict B regulations from the proposed Special District zoning text;

- A Modified Midblock Site Alternative, which considers a proposal to allow for a taller building on a midblock through-lot site in exchange for the provision of open space; and
- A Lower Height Alternative, in which the proposed Special District text is modified to reduce the maximum building heights and maximum base heights in portions of the Rezoning Area.

TASK 2322. CONCEPTUAL ANALYSIS

As noted above, the Proposed Action could result in the development of hotel uses with more than 100 sleeping units, either as new construction or change of use in-of existing qualifying buildings, provided that it is developed either pursuant the special permit required under the zoning or as of right upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that at least 75 percent of the new dwelling units projected in the Future With Action development scenario have been constructed and issued certificates of occupancy. Therefore, a conceptual analysis will be provided to generically assess the potential environmental impacts that could result from the development of hotel uses within the Rezoning Area. The conceptual analysis will ~~include~~ consider the following development scenarios: 1) a scenario that includes ~~development~~ construction of a new hotel with more than 100 sleeping units-or more, in the event that the residential development goal has been met (i.e., that at least 75 percent of the new dwelling units projected in the Future With-Action development scenario—2,233 units—have been constructed and issued certificates of occupancy); and 2) a scenario that includes construction of a new hotel with more than 100 sleeping units before the residential development goal is met (i.e., with the issuance of a special permit), and 3) a scenario that includes development-a change of use (i.e., conversion) of an existing qualifying building to a hotel with more than 100 sleeping units (i.e., with the issuance of a special permit). ~~or more, in the event that the residential development goal has not been met. The conceptual analysis considers the three hotel development scenarios described above in combination, rather than as separate scenarios occurring independently. The DEIS will also include a conceptual analysis to generically assess the potential environmental impacts that could result from the development of nightclubs in the Rezoning Area.~~

TASK 2423. EIS SUMMARY CHAPTERS

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

- A. Unavoidable Adverse Impacts—which summarizes any significant adverse impacts that are unavoidable if the proposed rezoning is implemented regardless of the mitigation employed (or if mitigation is impossible);
- B. Growth-Inducing Aspects of the proposed rezoning—which generally refers to “secondary” impacts of a proposed action that trigger further development; and
- C. Irreversible and Irretrievable Commitments of Resources—which summarizes the Proposed Action and their impacts in terms of the loss of environmental resources (loss of vegetation, use of fossil fuels and materials for construction, etc.), both in the immediate future and in the long term.

TASK 2524. EXECUTIVE SUMMARY

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

Appendix A
SCA Correspondence

**The Rector, Church-Wardens and Vestrymen
of Trinity Church in the City of New York
75 Varick Street
New York, NY 10013**

4/23/12

Lorraine Grillo
President and Chief Executive Officer
New York City School Construction Authority
30-30 Thomson Avenue
Long Island City, NY 11101

Re: New Public School in Hudson Square

Dear Ms. Grillo:

Set forth below are the basic terms upon which The Rector, Church-Wardens and Vestrymen of Trinity Church in the City of New York (“**Trinity**”) propose to enter into a School Design, Construction, and Conveyance Agreement (the “**SCA Agreement**”) with the New York City School Construction Authority (“**SCA**”):

THE SITE AND THE BUILDING:

In the lower floors of a proposed new building (the “**Building**”) to be constructed on Manhattan Block 227, Lots 63, 69, 70, 76, and 80 (the “**Site**”), Trinity will provide up to approximately 75,000 gross square feet of space for a new pre-kindergarten to fifth grade public school (the “**School**”). Trinity and SCA mutually agree that the final number of square feet shall be influenced by the design of the Building, and shall be sufficient to accommodate the programmatic elements identified in the Program of Requirements attached hereto as **Exhibit A** along with the requisite spaces for mechanical and other equipment serving the School.

THE SCHOOL:

You have advised that SCA anticipates that the School will provide 444 seats for students in grades pre-kindergarten through fifth. The School will be an independently functioning facility located within the lower floors of the Building, with street-level access on Grand Street and/or the Building’s frontage on Duarte Square Park.

CONSTRUCTION OF THE SCHOOL:

Provided that the zoning controls applicable to Trinity’s property with respect to height and floor area are enacted substantially as proposed in Trinity’s application filed with the New York City Department of City Planning to establish a new zoning district to be designated the “Special

Hudson Square District”, Trinity will design, construct and fund the core and shell of the School (the “**School Base Building Work**”) at no cost to SCA. SCA agrees to pay for all other costs relating to the design, construction, equipping, and fit-out of the School.

CONVEYANCE OF THE SCHOOL UNIT:

At this time, Trinity anticipates that the School Unit will be conveyed to SCA through a lease. The space to be leased for the School is hereinafter referred to as the “**School Unit**”.

Upon completion of the School Base Building Work, in accordance with the SCA Agreement, Trinity shall lease the School Unit to SCA (or a public entity designated by SCA) for a minimum term of fifty (50) years, at an annual rental of one dollar (\$1.00) per year. In the event that the parties agree to another form of conveyance, such conveyance shall be for consideration of one dollar (\$1.00).

Following such lease or other conveyance, SCA shall be responsible for all costs associated with the School Unit, including but not limited to operating costs and taxes (in the event that taxes are applicable to the School Unit).

ENVIRONMENTAL RESPONSIBILITIES

In the event that the environmental review being undertaken for the Special Hudson Square District concludes that the testing for and remediation of any existing hazardous materials on the Site is warranted, Trinity will be responsible for completing the required testing and remediation. Trinity will provide SCA with the results of all hazardous materials investigations of the Site promptly following the completion thereof.

COLLABORATIVE DESIGN DEVELOPMENT PROCESS

Commencing after execution of the SCA Agreement, development by Trinity of a schematic design for the Building, and notice of availability of funds by SCA and by Trinity pursuant to the SCA Agreement, Trinity and SCA shall engage in a collaborative design development process for the School based upon SCA standards as shall be set forth in the SCA Agreement.

SCA RESPONSIBILITY FOR CHANGE ORDERS AND DELAYS

SCA shall be responsible for all costs of change orders initiated or otherwise caused by SCA that impact the costs of the School Base Building Work. SCA shall be responsible for any additional costs incurred by Trinity because of delays caused by SCA (including without limitation delays caused by change orders initiated or otherwise caused by SCA).

DEVELOPER RESPONSIBILITY FOR CHANGE ORDERS AND DELAYS

Trinity shall be responsible for all costs of change orders that impact the School Unit, if and to the extent they are caused by: (1) Trinity’s changes to the scope of the School Base Building Work after commencement of construction of the Building; (2) design defects that are the responsibility of the Building’s project architect; or (3) defects or material deviations in construction. Trinity shall also be responsible for change orders to the non-school portion of the Building that have an impact on the School Unit.

Trinity shall be responsible for any additional costs incurred by SCA because of delays caused by Trinity after commencement of construction (including without limitation delays caused by change orders initiated by Trinity) to the extent that such costs are actual costs that have been incurred by SCA in reliance on timelines agreed to in writing by Trinity.

TRANSFER TAXES

Trinity shall not be responsible for any transfer taxes in connection with the transfer of the School Unit to SCA or its designee.

SCA AGREEMENT

The SCA Agreement will provide, among other things, for completion of the design of the School; construction of the School Base Building Work by Trinity; transfer of the School Unit to SCA; and such other matters as the parties may agree. Trinity and SCA will commence negotiating the SCA Agreement in good faith following both (i) the final enactment of a zoning text amendment and zoning map amendment establishing the Special Hudson Square District and (ii) following the later to occur of (a) the expiration of any statute of limitations for commencing any challenge to the enactment of the zoning text amendment and zoning map amendment, and (b) the successful resolution of any and all such challenges.

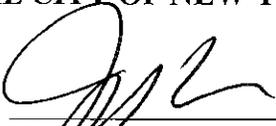
NOTICE TO PROCEED / AVAILABILITY OF FUNDS

Not less than twelve (12) months or more than twenty four (24) months prior to the date that Trinity reasonably anticipates filing with the New York City Department of Buildings for a new building permit with respect to construction of the Building, Trinity will provide written notice to SCA (the “**School Election Notice**”) advising SCA of the plan to file for such building permit. If SCA advises Trinity in writing within ninety (90) days of receipt of the School Election Notice that SCA intends to proceed with the School, and has or anticipates receipt of the capital funding to complete the School in the manner set forth in the School Funding Agreement, Trinity and SCA will promptly commence the development of plans to incorporate the school into the Building in accordance with the School Funding Agreement. In the event that SCA advises Trinity in writing within ninety (90) days of receipt of the School Election Notice that SCA does not intend to proceed with the School, and in any event if SCA fails to respond to the School Election Notice within such ninety (90) day period, Trinity shall have no obligation to include the School in the Building. The School Election Notice shall include the results of the environmental testing completed by Trinity (as described in the section entitled “Environmental Responsibilities” above), unless Trinity has previously provided the results of such testing. In no event shall the School Election Notice be complete, nor the associated ninety (90) day window for SCA to respond to the School Election Notice commence, until Trinity has delivered the environmental testing results to SCA.

Neither party shall be bound by the terms of this agreement unless and until the SCA Agreement has been executed by Trinity and SCA and all required consents and approvals in connection therewith have been obtained.

Yours very truly,

**THE RECTOR, CHURCH-WARDENS AND VESTRYMEN OF TRINITY CHURCH IN
THE CITY OF NEW YORK**

By: 
Name: Jason Pizer
Title: Executive Vice President

ACCEPTED AND AGREED TO:

NEW YORK CITY SCHOOL CONSTRUCTION AUTHORITY

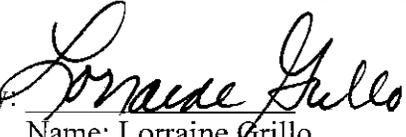
By: 
Name: Lorraine Grillo
Title: President and CEO

EXHIBIT A

Program of Requirements for 444-Seat School

(School Name)

Region XX / District XX FMS#

Program of Requirements for a Small Primary School Building
Capital Budget Line E-2362

PS 444

DETAILED PROGRAM OF REQUIREMENTS

ROOM LAYOUT	ROOM TYPE	NO. OF UNITS	CAPACITY		UNIT AREA [sf]	TOTAL NET AREA
			PER UNIT	TOTAL		
<u>GROUP 1- INSTRUCTION</u>						
1-10	Pre-Kindergarten (w/ toilets) (if appropriate for District)	2	18	36	1,000	2,000
1-11	Kindergarten (w/ toilets) (@ first fl. If possible)	3	20	60	1,000	3,000
1-12	Typical Classrooms - Grade 1-2 (toilets optional)	6	20	120	750	4,500
1-14	Typical Classrooms - Grade 3	3	20	60	750	2,250
1-15	Typical Classrooms - Grade 4-5	4	28	112	750	3,000
1-30	CSD Special Education Classrooms	2	12	24	500	1,000
1-31	Reading Resource Room	1	---	---	375	375
1-32	Speech Resource Room	1	---	---	375	375
<u>GROUP CW - CITY-WIDE SPECIAL ED - DISTRICT 75 (clustered at first floor or stacked on 1 & 2)</u>						
CW10-11	Special Education Classrooms (w/o toilets) - District 75	1	12	12	750	750
CW10-12	Special Education Classrooms(w/o toilets) - District 75 (provide toilets in vicinity of classrooms)	2	12	24	500	1,000
CW17-12	Citywide Special Ed Speech Rm (w/ storage) - Dist. 75	1	---	---	200	200
CW30-00	Guidance Office - District 75 Occupational/Physical Therapy Room - Dist. 75- adj to	1	---	---	100	100
CW34-00	gymatoriun w/ doors to gymatorium and corridor	1	---	---	500	500
CW40-70	Supervisory Office (w/ storage) - District 75	1	---	---	250	250
CW80-00	Storage Room - District 75	1	---	---	150	150
CW12-10	Changing room	1	---	---	100	100
<u>GROUP 2- SPECIALIZED INSTRUCTION</u>						
2-10	Art Classroom	1	28	28	1,125	1,125
2-11	Art Storage (w/ doors to art room & corridor)	1	---	---	250	250
2-30	Music Suite	1	28	28	1,000	1,000
2-30.1	Music Classroom- use stage as Music CR	1	---	---	700	
2-30.2	Small Practice Cubicle				60	
2-30.3	Large Practice Cubicle				120	
2-30.4	Music Instrument Storeroom	1	---	---	120	

(School Name)
 Region XX / District XX FMS#
 Program of Requirements for a Small Primary School Building
 Capital Budget Line E-2362

PS 444

DETAILED PROGRAM OF REQUIREMENTS

ROOM LAYOUT	ROOM TYPE	NO. OF UNITS	CAPACITY		UNIT AREA [sf]	TOTAL NET AREA
			PER UNIT	TOTAL		
<u>GROUP 3- SCIENCE</u>						
3-10	Science Resource room	1	28	28	750	750
3-11	Science resource Prep Rm (w/ doors to res ource & corridor)	1	---	---	250	250
<u>GROUP 4- PHYSICAL EDUCATION</u>						
4-50	Health Instructor's Office (w/ shower, toilet & adj. to gymnasium) PLAYGROUND: 3,000 sf ECC Playground separate from larger yard; Hard-surface General Playground @ 30 sf/student if possible (exclude Pre-K & K count)	1	---	---	200	200
<u>GROUP 4/GROUP 5 - PHYSICAL EDUCATION/ASSEMBLY</u>						
4-90	Gymnasium	1	---	---		4,400
	Play/seating area	1			3,000	
	Platform	1			1,000	
	Orchestra Area	1			---	
	Chair storage	1			125	125
4-53	Gym eqpt storage room	1			150	150
5-12	Dressing/Utility Room	1			375	375
<u>GROUP 6 - LIBRARY</u>						
6-11	Library	1	---	---	1,750	1,750
<u>GROUP 7 - LOBBY</u>						
7-10	Lobby	1	---	---	750	750
<u>GROUP 8 - STUDENT SUPPORT</u>						
8-10	Guidance/SBST Suite	1	---	---	---	500
8-10.1	Guidance Office	1	---	---	100	---
8-30.1	SBST Office	1	---	---	100	---
8-30.2	Interview/Conference Room	1	---	---	150	---
8-10.3	Store Room	1	---	---	50	---
8-10.4	Waiting Room	1	---	---	100	---
8-51	Medical Suite	1	---	---	---	665
	Medical Suite Toilet (for students)	1	---	---	50	---
	Nurse's Office	2	---	---	100	---
	resting area	2	---	---	45	---
	Examination Room	1	---	---	100	---
	Waiting area	1	---	---	75	---
<u>GROUP 9 - STORAGE</u>						
9-11	Book Storeroom	1 at 750 or 2 at 375			750	750
9-14	Furniture Storeroom	1	---	---	500	500
9-16	General Supply w/ 100 SF receiving area	1	---	---	500	500
9-19	Grounds Equipment Storeroom	1	---	---	125	125
9-21	Audio-Visual /Secure Storeroom	1	---	---	150	150
	Refuse and Recycling room w/ 70 SF trash refrigerator (w/ floor drain and hose bib) (on 1st floor if possible)	1			175	175
9-25	Computer/AV Storeroom (1 ea. Instr. floor)	3	---	---	50	150

(School Name)
 Region XX / District XX FMS#
 Program of Requirements for a Small Primary School Building
 Capital Budget Line E-2362

PS 444

DETAILED PROGRAM OF REQUIREMENTS

<u>ROOM LAYOUT</u>	<u>ROOM TYPE</u>	<u>NO. OF UNITS</u>	<u>CAPACITY PER UNIT</u>	<u>TOTAL</u>	<u>UNIT AREA [sf]</u>	<u>TOTAL NET AREA</u>
<u>GROUP 10 - ADMINISTRATION</u>						
	Administration Suite	1	---	---	---	1,025
10-11	General Office/Waiting Room mail and time/duplicating	1	---	---	500	---
10-13	Principal's Office /Conference	1	---	---	375	---
10-14	Records Room	1	---	---	150	---
	supervisory	1	---	---	150	150
10-24	Teachers' & Aides Work Rm/Lounge (w/ lockers & toilet)	1	---	---	500	500
10-25	Parents / Community Room	1	---	---	375	375
<u>GROUP 11 - CAFETERIA/STAFF LUNCH</u>						
11-10	Students' Dining Area (110% Capacity / 3*12 sf)	1	163	---	1,954	1,954
11-11	Staff Lunch / Conference Room	1	---	---	500	500
<u>GROUP 12 - CUSTODIAL</u>						
12-10	Custodial Locker Rm	2	---	---	150	300
	unsex toilet w/ shower (for custodial use)	1	---	---	100	100
12-11	Custodian's Office	1	---	---	250	250
12-14,16	Custodian's Storage/workshop (include hydraulic lift)	1	---	---	500	500
12-17	Janitor's Sink Closet			(1 per floor)		
12-25	Telecommunications Room	1	---	---	250	250
12-26	Telecommunications Switch Closet (@ floors w/o tel. room)	2	---	---	70	140
<u>GROUP K - KITCHEN</u>						
K1	Kitchen Complex	1	---	---	2,000	2,000
K2	Kitchen					
K6	Dietitian's Office					
K7	Help Locker Room - M/F (w/ toilet)					
	Food Storage (75% may be remote fr om kitchen)					
TOTAL PROGRAMMED AREA (64% Gross)						42,234
TOTAL CORE AREA (36% Gross)						23,756
TOTAL GROSS AREA (100%)						65,990
TOTAL ADJUSTED CAPACITY: 444						
(As per OSP PS Utilization Calculations) Adj Cap= Cap-(3 clusters + 1 funded)						
weighted average size for cluster deduction 22						
Unadjusted Capacity: 532						
TOTAL SF PER PUPIL: 149						



July 15, 2010



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

Re: Proposed School at Duarte Square Site, Manhattan

Dear Chair Burden:

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

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

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

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



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

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

Sincerely,

A handwritten signature in black ink that reads "Lorraine Grillo". The signature is written in a cursive style with a large, flowing "L" and "G".

Lorraine Grillo
Acting President & CEO

Appendix B

Zoning Text

Special Hudson Square District Text

2012.06.01

Matter in underline is new, to be added;

Matter in ~~strikeout~~ is to be deleted;

Matter with # # is defined in Section 12-10;

* * * indicates where unchanged text appears in the Zoning Resolution

Article 1

General Provisions

Chapter 1

Title, Establishment of Controls and Interpretation of Regulations

* * *

11-12

Establishment of Districts

* * *

Establishment of the Special Hillides Preservation District

In order to carry out the special purposes of this Resolution as set forth in Article XI, Chapter 9, the #Special Hillides Preservation District# is hereby established.

Establishment of the Special Hudson Square District

In order to carry out the special purposes of this Resolution as set forth in Article VIII, Chapter 8, the #Special Hudson Square District# is hereby established.

Establishment of the Special Hudson Yards District

In order to carry out the special purposes of this Resolution as set forth in Article IX, Chapter 3, the #Special Hudson Yards District# is hereby established.

* * *

Chapter 2

Construction of Language and Definitions

* * *

12-10

Definitions

* * *

Special Hillides Preservation District (2/2/11)

The "Special Hillides Preservation District" is a Special Purpose District mapped in Staten Island designated by the letters "HS" in which special regulations set forth in Article XI, Chapter 9, apply.

Special Hudson Square District

The #Special Hudson Square District# is a Special Purpose District designated by the letters "HSQ", in which special regulations set forth in Article VIII, Chapter 8, apply.

Special Hudson Yards District (2/2/11)

The "Special Hudson Yards District" is a Special Purpose District designated by the letters "HY" in which special regulations set forth in Article IX, Chapter 3, apply.

* * *

Article VII – Administration

* * *

Chapter 3 - Special Permits by the Board of Standards and Appeals

* * *

73-244

In C2, C3, C4*, C6-4, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the Special Tribeca Mixed Use District**

In C2, C3, C4*, C6-4**, M1-5A, M1-5B, M1-5M and M1-6M Districts, the Special Hudson Square District and the #Special Tribeca Mixed Use District#, the Board of Standards and Appeals may permit eating or drinking establishments with entertainment and a capacity of more than 200 persons or establishments of any capacity with dancing, for a term not to exceed three years, provided that the following findings are made:

- (a) that a minimum of four square feet of waiting area within the #zoning lot# shall be provided for each person permitted under the occupant capacity as determined by the New York City Building Code. The required waiting area shall be in an enclosed lobby and shall not include space occupied by stairs, corridors or restrooms. A plan shall be provided to the Board to ensure that the operation of the establishment will not result in the gathering of crowds or the formation of lines on the #street#;
- (b) that the entrance to such #use# shall be a minimum of 100 feet from the nearest #Residence District# boundary;
- (c) that such #use# will not cause undue vehicular or pedestrian congestion in local #streets#;
- (d) that such #use# will not impair the character or the future use or development of the surrounding residential or mixed use neighborhoods;
- (e) that such #use# will not cause the sound level in any affected conforming #residential use#, #joint living-work quarters for artists# or #loft dwelling# to exceed the limits set forth in any applicable provision of the New York City Noise Control Code; and
- (f) that the application is made jointly by the owner of the #building# and the operators of such eating or drinking establishment.

The Board shall prescribe appropriate controls to minimize adverse effects on the character of the surrounding area, including, but not limited to, location of entrances and operable windows, provision of sound-lock vestibules, specification of acoustical insulation, maximum size of establishment, kinds of amplification of musical instruments or voices, shielding of flood lights, adequate screening, curb cuts or parking.

Any violation of the terms of a special permit may be grounds for its revocation.

* In C4 Districts where such #use# is within 100 feet from a #Residence District# boundary

** In C6-4 Districts mapped within that portion of Community District 5, Manhattan, bounded by West 22nd Street, a line 100 feet west of Fifth Avenue, a line midway between West 16th Street and West 17th Street, and a line 100 feet east of Sixth Avenue

* * *

Article VIII - Special Purpose Districts

* * *

Chapter 8 Special Hudson Square District

88-00 GENERAL PURPOSES

The Special Hudson Square District established in this Resolution is designed to promote and protect public health, safety and general welfare. These general goals include, among others, the following specific purposes:

- (a) support the growth of a mixed residential, commercial and industrial neighborhood by permitting expansion and new development of residential, commercial and community facility uses while promoting the retention of commercial uses and light manufacturing uses;
- (b) recognize and enhance the vitality and character of the neighborhood for workers and residents;
- (c) encourage the development of buildings compatible with existing development;
- (d) regulate conversion of buildings while preserving continued manufacturing or commercial use;
- (e) encourage the development of affordable housing;
- (f) promote the opportunity for workers to live in the vicinity of their work;
- (g) retain jobs within New York City; and
- (h) promote the most desirable use of land in accordance with a well-considered plan and thus conserve the value of land and buildings, and thereby protect City tax revenues.

88-01 Definitions

Definitions specifically applicable to this Chapter are set forth in this Section. The definitions of other defined terms are set forth in Section 12-10 (DEFINITIONS).

Qualifying building

For the purposes of this Chapter, a “qualifying #building#” shall be any #building# that contained at least 70,000 square feet of #floor area# on (date of referral).

88-02 General Provisions

In harmony with the general purposes and intent of this Resolution and the general purposes of the #Special Hudson Square District#, the provisions of this Chapter shall apply within the #Special Hudson Square District#. The regulations of all other Chapters of this Resolution are applicable, except as superseded, supplemented or modified by the provisions of this Chapter. In

the event of a conflict between the provisions of this Chapter and other regulations of this Resolution, the provisions of this Chapter shall control.

88-03

District Plan and Maps

The regulations of this Chapter are designed to implement the #Special Hudson Square District# Plan.

The District Plan includes the following map in the Appendix to this Chapter:

Map 1 Special Hudson Square District and Subdistricts

This map is hereby incorporated and made part of this Resolution for the purpose of specifying locations where the special regulations and requirements set forth in this Chapter apply.

88-04

Subdistricts

In order to carry out the purposes and provisions of this Chapter, two subdistricts are established as follows:

Subdistrict A

Subdistrict B.

The Subdistricts are specified on Map 1 (Special Hudson Square District and Subdistricts) in the Appendix to this Chapter.

88-05

Applicability of District Regulations

88-051

Applicability of Article I, Chapter 5

The conversion to #dwelling units# of non-#residential buildings# erected prior to January 1, 1977, or portions thereof, shall be permitted subject to Sections 15-11 (Bulk Regulations), 15-12 (Open Space Equivalent) and 15-30 (Minor Modifications), paragraph (b), except as superseded or modified by the provisions of this Chapter.

88-10

SUPPLEMENTAL USE REGULATIONS

All permitted #uses# in the underlying districts, as set forth in Section 42-10 (USES PERMITTED AS-OF-RIGHT), shall comply with the provisions set forth in this Section, inclusive.

88-11

Residential Use

#Residential use# shall be permitted in accordance with the provisions of this Section.

(a) Residential use as-of-right

#Residential use# shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a

building permit, such absence of a qualifying #building# on the #zoning lot# must be demonstrated to the satisfaction of the Department of Buildings.

(b) Residential use by certification

#Residential use# shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot#, as it existed on (date of referral), will contain at least the amount of non-#residential floor area# that existed within such qualifying #buildings# on the zoning lot on (date of referral), subject to the following:

- (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
- (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-#residential floor area# converted to #residential# vertical circulation space and lobby space need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-#residential floor area# that existed within such qualifying #buildings# on (date of referral) on the #zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from non-#residential# to #residential#, or for any #development# containing #residences#.

88-12

Community Facility Use

The #community facility use# regulations applicable in M1 Districts shall not apply in the #Special Hudson Square District#. In lieu thereof, all #community facility uses# listed in Use Groups 3 and 4 shall be permitted, except that #community facilities# with sleeping accommodations shall only be permitted in accordance with paragraphs (a) or (b) of this Section, as applicable.

- (a) #Community facilities# with sleeping accommodations shall be permitted as-of-right on any #zoning lot# that, on (date of referral), was not occupied by a qualifying #building#. As a condition to receiving a building permit, such absence of a qualifying #building# on the #zoning lot# shall be demonstrated to the satisfaction of the Department of Buildings.
- (b) #Community facilities# with sleeping accommodations shall be permitted on a #zoning lot# that, on (date of referral), was occupied by one or more qualifying #buildings#, only upon certification by the Chairperson of the City Planning Commission that the #zoning lot# will contain at least the amount of non-#residential floor area# that existed within qualifying #buildings# on the zoning lot on (date of referral), subject to the following:
 - (1) non-#residential floor area# that is preserved within existing non-qualifying #buildings# on the #zoning lot# through restrictive declaration may count toward meeting the requirements of this certification; and
 - (2) #floor area# from #community facility uses# with sleeping accommodations shall not count toward meeting the requirements of this certification.

However, non-#residential floor area# converted to vertical circulation and lobby space associated with a #community facility# with sleeping accommodations need not be replaced as non-#residential floor area#.

A restrictive declaration acceptable to the Department of City Planning shall be executed and recorded, binding the owners, successors and assigns to maintain the amount of non-residential floor area that existed within such qualifying buildings on (date of referral) on the zoning lot#. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in use# from non-residential# to community facility uses# with sleeping accommodations, or for any development# containing community facility uses# with sleeping accommodations.

- (c) Ground floor community facility uses# shall be subject to the streetscape provisions set forth in Section 88-131 (Streetscape Provisions).

88-13

Commercial Use

The commercial use# regulations applicable in M1 Districts shall apply in the Special Hudson Square District#, except that:

- (a) food stores, including supermarkets, grocery stores, or delicatessen stores, shall not be limited as to the size of the establishment;
- (b) uses# listed in Use Group 6A, other than food stores, Use Groups 6C, pursuant to Section 42-13, 6E, 10 and 12B, shall be limited to 10,000 square feet of floor area# at the ground floor level, per establishment. Portions of such establishments located above or below ground floor level shall not be limited in size;
- (c) ground floor commercial uses# shall be subject to special streetscape provisions set forth in Section 88-131 (Streetscape provisions);
- (d) commercial uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive;
- (e) transient hotels# shall be allowed, except that:
- (1) development# or enlargement# of transient hotels# with greater than 100 sleeping units on zoning lots# where residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11, shall only be allowed upon certification by the Chairperson of the City Planning Commission to the Commissioner of Buildings that the “residential development goal” has been met for the Special Hudson Square District# as set forth in this paragraph, (e)(1), or, where such “residential development goal” has not been met, by special permit pursuant to Section 88-132 (Special permit for large transient hotels):

Residential Development Goal

The residential development goal shall be met when at least 2,255 dwelling units#, permitted pursuant to the provisions of Section 88-11 (Residential Use), within the Special Hudson Square District# have received temporary or final certificates of occupancy subsequent to [date of enactment].

- (2) A change of use# within a qualifying building# to a transient hotel# with greater than 100 sleeping units shall only be allowed by special permit, pursuant to Section 88-132;
- (f) eating or drinking establishments with entertainment and a capacity of more than 200 persons, or establishments of any capacity with dancing, are permitted only by special permit of the Board of Standards and Appeals, pursuant to Section 73-244.

88-131

Streetscape provisions

For #zoning lots# with #street# frontage of 50 feet or more, the location of certain #uses# shall be subject to the following #use# requirements:

- (a) For #uses# located on the ground floor or within five feet of #curb level#, limited to Use Groups 6A, 6C, 7B, 8A, 8B, 9A, 10A, 12A and 12B, shall have a depth of at least 30 feet from the #building wall# facing the #street# and shall extend along a minimum of 50 percent of the width of the #street# frontage of the #zoning lot#.
- (b) The remainder of the #street# frontage of the #zoning lot# may be occupied by any permitted #uses#, lobbies or entrances to parking spaces, except that lobbies shall be limited to a total width of 40 feet per #street# frontage. The 30 foot minimum depth requirement shall not apply where a reduction in such depth is necessary in order to accommodate a #residential lobby# or vertical circulation core.
- (c) In Subdistrict A, for portions of a #building# bounding a #public park#, the ground floor #use# requirements of paragraph (a) of this Section shall apply to 100 percent of the width of the #street# frontage of the #zoning lot#, and #residential# lobbies and #schools# shall be permitted #uses# on the ground floor for purposes of compliance with paragraph (a) of this Section.

For #zoning lots# with #street frontage# of less than 50 feet, no special ground floor #use# requirements shall apply.

Enclosed parking spaces, or parking spaces covered by a #building#, including such spaces #accessory# to #residences#, shall be permitted to occupy the ground floor provided they are located beyond 30 feet from the #building wall# facing the #street#.

Any ground floor #street wall# of a #development# or #enlargement# that contains #uses# listed in Use Groups 1 through 15, not including #dwelling units#, shall be glazed with transparent materials which may include #show windows#, transom windows or glazed portions of doors, provided such transparent materials have a minimum width of two feet. Such transparency shall occupy at least 50 percent of the surface area of each such ground floor #street wall# between a height of two feet, and 12 feet or the height of the ground floor ceiling, whichever is higher, as measured from the adjoining sidewalk. The lowest level of any transparency that is provided to satisfy the requirements of this Section shall not be higher than four feet above the #curb level#, with the exception of transom windows. In addition, the maximum width of a portion of the ground floor level #street wall# without transparency shall not exceed ten feet. However, where an entrance to a parking facility is provided, the requirements of this Section shall not apply to that portion of the ground floor #street wall# occupied by such an entrance.

88-132

Special permit for large transient hotels

- (a) Developments or enlargements

In the #Special Hudson Square District#, prior to the “residential development goal” set forth in paragraph (f) of Section 88-13 (Commercial Use) having been achieved, the City Planning Commission may permit #developments# or #enlargements# of #transient hotels# with greater than 100 sleeping units on #zoning lots# where #residential use# is permitted as-of-right, in accordance with paragraph (a) of Section 88-11 (Residential Use), provided the Commission finds that:

- (1) sufficient development sites are available in the area to meet the “residential development goal”; or
- (2) a harmonious mix of #residential# and non-#residential uses# has been established in the surrounding area, and such #transient hotel# resulting from a

#development# or #enlargement# is consistent with the character of such surrounding area.

(b) Changes of use

In the #Special Hudson Square District#, the City Planning Commission may permit the change of #use# of #floor area# within qualifying #buildings# to a Use Group 5 #transient hotel# with greater than 100 sleeping units provided that, at minimum, the amount of #floor area# changed to such #transient hotel# is:

- (1) preserved for Use Group 6B office #use# within a qualifying #building# located within the #Special Hudson Square District#, or
- (2) created for Use Group 6B office #use# within a #building developed# after (date of referral), or within the #enlarged# portion of a #building#, where such #enlargement# was constructed within one year of the date an application pursuant to this Section is filed with the Department of City Planning (DCP). Such #developed# or #enlarged buildings# may be located anywhere within the #Special Hudson Square District#, and shall have either temporary or final certificates of occupancy for Use Group 6B office #use#.

In order to permit such change of #use#, the Commission shall find that the proposed #transient hotel# is so located as not to impair the essential character, or the future use or development, of the surrounding area.

A restrictive declaration acceptable to the DCP shall be executed and recorded, binding the owners, successors and assigns to preserve an amount of Use Group 6B office #use# within a qualifying #building#, or created within a #development# or #enlargement#, as applicable. Such restrictive declaration shall be recorded in the Office of the City Register. A copy of such declaration shall be provided to the Department of Buildings upon application for any building permit related to a change in #use# from Use Group 6B office #use# to any other #use#.

The Commission may prescribe additional conditions and safeguards to minimize adverse effects on the character of the surrounding area.

88-14

Manufacturing Use

In the #Special Hudson Square District#, #manufacturing uses# permitted in M1 Districts shall be subject to the modifications set forth in Section 123-22 (Modification of Use Groups 16, 17 and 18), inclusive.

88-20

SIGN REGULATIONS

In the #Special Hudson Square District#, #signs# are subject to the regulations applicable in C6-4 Districts, as set forth in Section 32-60, inclusive.

88-30

SPECIAL BULK REGULATIONS

Except as modified in this Chapter, the following bulk regulations shall apply:

- (a) For #developments#, #enlargements#, or changes of #use# containing #residences#, the #bulk# regulations of an R10 District, as set forth in Article II, Chapter 3 (Bulk Regulations for Residential Buildings in Residence Districts) shall apply;

(b) For #developments#, #enlargements#, or changes of #use# containing #manufacturing#, #commercial# or #community facility uses#, the #bulk# regulations set forth in Article IV, Chapter 3 (Bulk Regulations), shall apply.

For the purposes of applying the regulations of this Section, Greenwich Street shall be a #wide street#.

88-31
Floor Area Regulations

Except in Subdistricts A and B, the maximum #floor area# ratio for #zoning lots# that do not contain #residences# shall be 10.0; no #floor area# bonuses shall apply.

The maximum base #floor area ratio# for #zoning lots# that contain #residences# shall be 9.0 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0. Such #floor area ratio# may be increased to a maximum of 12.0 only as set forth in Section 88-32 (Inclusionary Housing).

88-311
Special floor area regulations in Subdistrict A

For #zoning lots# in Subdistrict A that do not contain #residences#, the maximum #floor area# ratio shall be 10.0; no #floor area# bonuses shall apply.

For #zoning lots# in Subdistrict A containing #residences#, the maximum #floor area ratio# shall be 9.0 plus an amount equal to 0.25 times the non-#residential floor area ratio# provided on the #zoning lot#, provided that such base #floor area ratio# does not exceed 10.0.

Any floor space designated for #use# as a #school# shall be exempted from the definition of #floor area# for the purposes of calculating the permitted #floor area ratio# for #community facility uses# and the total maximum #floor area ratio# of the #zoning lot#, provided that such school is either:

- (a) a public school, subject to the jurisdiction of the New York City Department of Education, pursuant to an agreement accepted by the School Construction Authority; or
- (b) a charter school, subject to the New York State Education Law, pursuant to an agreement with a charter school organization.

88-312
Special floor area regulations in Subdistrict B

The maximum #floor area ratios# in Subdistrict B shall be as set forth in the following table:

	<u>Maximum #Floor Area Ratio#</u>
<u>#Residential Use#</u>	<u>5.4¹</u>
<u>#Community Facility Use#</u>	<u>6.5</u>
<u>#Commercial Use#</u>	<u>6.0</u>
<u>#Manufacturing Use#</u>	<u>6.0</u>

¹ May be increased to a maximum of 7.2 only as set forth in Section 88-32 (Inclusionary Housing)

88-32
Inclusionary Housing

The #Special Hudson Square District#, except Subdistrict A, shall be an #Inclusionary Housing designated area#, and the provisions of Section 23-90 (INCLUSIONARY HOUSING) applicable

to R10 Districts shall apply, except that within Subdistrict B, the provisions of Section 23-90 applicable to R8 Districts shall apply.

88-33

Height and Setback

In the #Special Hudson Square District#, the height and setback regulations of the underlying districts shall not apply. In lieu thereof, the provisions of this Section shall apply to all #buildings#.

(a) Rooftop regulations

(1) Permitted obstructions

The provisions of Section 33-42 shall apply to all #buildings#, except that elevator or stair bulkheads, roof water tanks, cooling towers or other mechanical equipment (including enclosures), may penetrate a maximum height limit, provided that either the product, in square feet, of the #aggregate width of street walls# of such obstructions facing each #street# frontage, times their average height, in feet, shall not exceed a figure equal to eight times the width, in feet, of the #street wall# of the #building# facing such frontage; or that the #lot coverage# of all such obstructions does not exceed 20 percent of the #lot coverage# of the #building#, and the height of all such obstructions does not exceed 40 feet.

In addition, dormers may penetrate a maximum base height provided that on any #street# frontage, the aggregate width of all dormers at the maximum base height does not exceed 60 percent of the length of the #street wall# of the highest #story# entirely below the maximum base height. For each foot of height above the maximum base height, the aggregate width of all such dormers shall be decreased by one percent of the #street wall# width of the highest #story# entirely below the maximum base height.

(2) Screening requirements for mechanical equipment

For all #developments#, #enlargements# and #conversions# of non-#residential floor area# to #residences#, all mechanical equipment located on any roof of a #building or other structure# shall be fully screened on all sides. However, no such screening requirements shall apply to water tanks.

(b) Height and setback

(1) #Street wall# location

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line# and extend along the entire #street# frontage of the #zoning lot# up to the minimum base height or the height of the #building#, whichever is less. On #narrow streets# beyond 50 feet of their intersection with a #wide street#, the #street wall# shall be located on the #street line#. For the purposes of this paragraph, (b), portions of #street walls# located up to 18 inches from a #street line# shall be considered to be located on the #street line# where a vertical element of such #street wall# is located on the #street line# and rises without setback from ground level to the top of the second #story# at intervals of at least once every 15 feet in plan and, above the level of the second #story#, where a vertical element rises without setback to the applicable minimum base height at an interval of at least once every 30 feet in plan.

On the ground floor, recesses shall be permitted where required to provide access to the #building#, provided such recesses do not exceed three feet in depth as measured from the #street line#.

Above the level of the ground floor, recesses shall be permitted beyond 20 feet of an adjacent #building# and beyond 30 feet of the intersection of two #street lines#, as follows:

(i) Along #wide streets#

Recesses shall be provided at the level of each #story# entirely above a height of 60 feet, up to the maximum base height of the #building#. Such recesses shall have a minimum depth of five feet and a width between 10 and 40 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(ii) Along #narrow streets#

Above the level of the second #story#, recesses in #street walls# deeper than 18 inches shall be permitted. Such recesses may not exceed 30 percent of the #aggregate width of street wall# of the #building# at the level of any #story#.

(2) Base height

On #wide streets#, and on #narrow streets# within 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 125 feet and a maximum base height of 150 feet.

On #narrow streets#, beyond 50 feet of their intersection with a #wide street#, the #street wall# of a #building# shall rise without setback to a minimum base height of 60 feet, or the height of the #building#, whichever is less, up to a maximum base height of 125 feet.

As an alternative, the minimum and maximum base heights applicable to a #wide street# may apply along a #narrow street# to a distance of 100 feet from its intersection with a #wide street#.

(3) Required setbacks and maximum #building# heights

(i) Along #wide streets#

The provisions of this paragraph, (b)(3)(i), shall apply to #buildings#, or portions thereof, located on #wide streets#, and on #narrow streets# within 100 feet from their intersection with a #wide street#. The portion of such #building# above a height of 150 feet shall be set back from the #street wall# of the #building# at least 10 feet along a #wide street# and at least 15 feet along a #narrow street#, except such dimensions may include the depth of any permitted recesses in the #street wall#. The maximum height of such #buildings# shall be 320 feet. In addition, the gross area of each of either the highest two or three #stories# of such #building# located entirely above a height of 230 feet, shall not exceed 80 percent of the gross area of the #story# directly below such highest two or three #stories#.

(ii) Along #narrow streets#

The provisions of this paragraph, (b)(3)(ii), shall apply to #buildings#, or portions thereof, located on #narrow streets# beyond 100 feet from their intersection with a #wide street#.

The portion of such #building# above a height of 125 feet shall be set back from the #street wall# of the #building# at least 15 feet, except such dimensions may include the depth of any permitted recesses in the #street wall#.

The maximum height of such #buildings# shall be 185 feet.

For #buildings# containing #residences#, no portion of such #building# exceeding a height of 125 feet shall be nearer to a #rear yard line# than ten feet.

(4) Maximum length of #building wall#

The maximum length of any #story# located entirely above a height of 150 feet shall not exceed 150 feet. Such length shall be measured in plan view by inscribing within a rectangle the outermost walls at the level of each #story# entirely above a level of 150 feet.

(5) Vertical #enlargements#

(i) Existing #buildings# may be vertically #enlarged# by up to one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section.

(ii) Existing #buildings# with #street walls# that rise without setback to a height of at least 80 feet may be vertically #enlarged# in excess of one #story# or 15 feet without regard to the #street wall# location requirements of paragraphs (b)(1) and (b)(2) of this Section, provided such #enlarged# portion is located at least 10 feet from a #wide street# and at least 15 feet from a #narrow street#.

88-331

Special height and setback regulations in Subdistrict A

For #zoning lots# in Subdistrict A, the regulations in paragraph (b) of Section 88-33 applicable to #wide streets# shall apply, except where modified or superseded by the regulations of this Section.

(a) Maximum #building# height

The maximum height of #buildings# shall be 430 feet.

(b) Lot coverage

Below a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 30 percent of the #lot area# of the #zoning lot#. Above a height of 290 feet, #buildings# shall have a minimum #floor area# coverage of at least 20 percent of the #lot area# of the #zoning lot#.

(c) Modification of #bulk# regulations for #zoning lots# bounding a #public park#

In the case of a #zoning lot line# #abutting# the boundary of a #public park#, such #zoning lot line# shall be considered to be a #wide street line# for the purposes of applying all #bulk# regulations of this Resolution except for #street wall# regulations. For the purposes of applying #street wall# regulations in the case of a #zoning lot line# #abutting# the boundary of a #public park#, a line no more than 45 feet west of and parallel to the nearest boundary line of the #public park# shall be considered a #wide street line#.

(d) #Street wall# location

The #street wall# provisions of this Chapter shall apply, except that, for the portion of a #building# bounding a #public park#, the #street wall# shall be located at the #street line# for at least 50 percent of the frontage bounding the #public park# and shall rise to the minimum base height, but not higher than the maximum base height.

88-332

Special height and setback regulations in Subdistrict B

For #zoning lots# in Subdistrict B, the regulations in paragraph (b) of Section 88-33 shall not apply. In lieu thereof, the height and setback regulations applicable in a C6-2A District shall apply.

88-333

Courts

Those portions of #buildings# that contain #residences# shall be subject to the court provisions applicable in R10 Districts as set forth in Section 23-80 (Court Regulations, Minimum Distance between Windows and Walls or Lot Lines and Open Area Requirements), inclusive.

88-40

YARD REGULATIONS

In the #Special Hudson Square District#, the yard provisions applicable in C6 Districts shall apply.

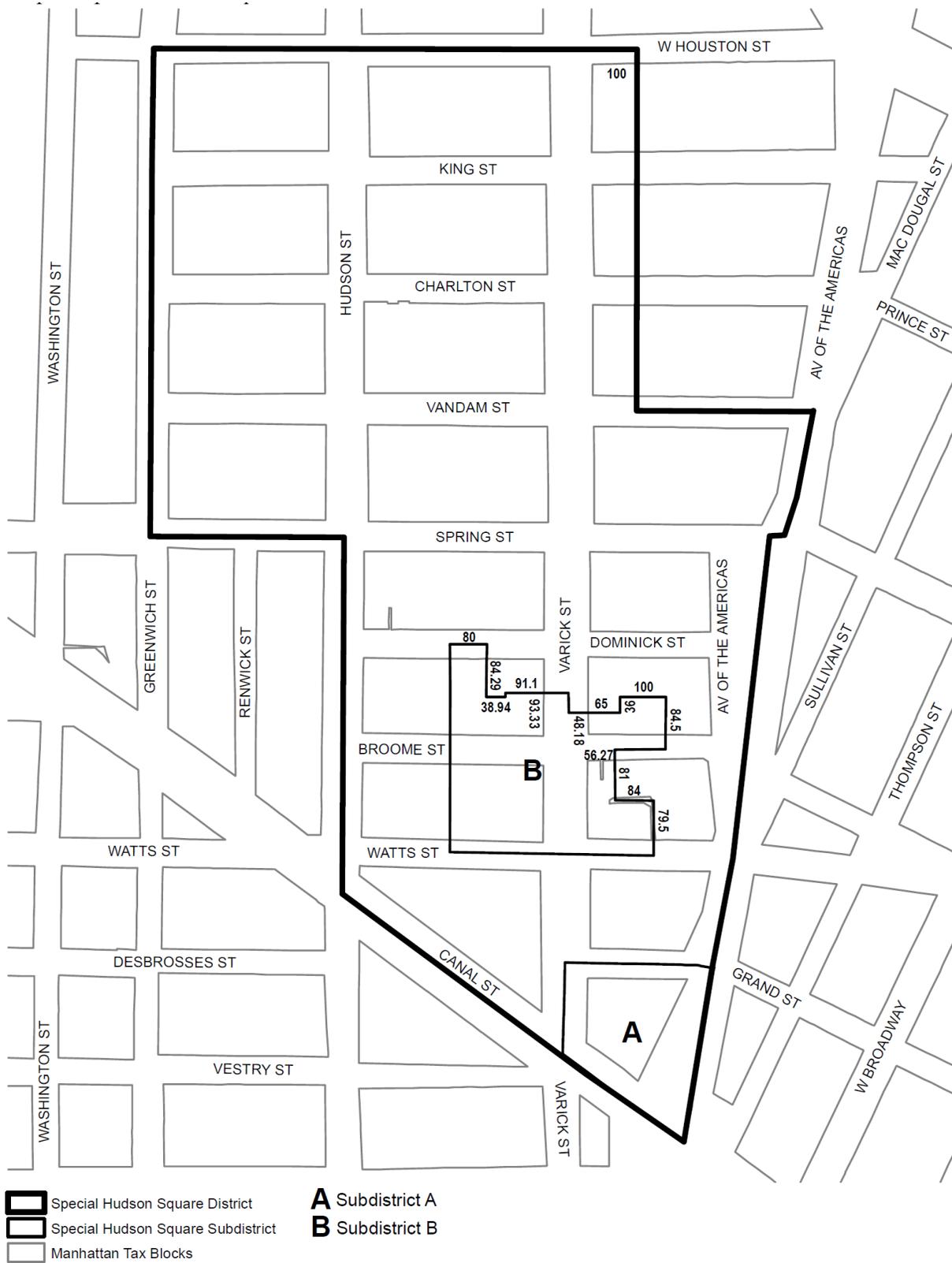
88-50

PARKING AND LOADING REGULATIONS AND CURB CUT LOCATIONS

In the #Special Hudson Square District#, the parking regulations applicable in C6-4 Districts, as set forth in Article III, Chapter 6, and as modified, pursuant to Article I, Chapter 3 (Comprehensive Off-Street Parking Regulations in Community Districts 1,2,3,4,5,6,7 and 8 in the Borough of Manhattan and a Portion of Community Districts 1 and 2 in the Borough of Queens) shall apply.

Appendix A

Map 1 - Special Hudson Square District and Subdistricts



* * *

**APPENDIX F
Inclusionary Housing Designated Areas**

The boundaries of #Inclusionary Housing designated areas# are shown on the maps listed in this Appendix F. The #Residence Districts# listed for such areas shall include #Commercial Districts# where #residential buildings# or the #residential# portion of #mixed buildings# are governed by the #bulk# regulations of such #Residence Districts#. Where #Inclusionary Housing designated areas# are mapped in #Commercial Districts#, the residential district equivalent has instead been specified for each map.

Table of
Inclusionary Housing Designated Areas
by Zoning Map

Zoning Map	Community District	Maps of Inclusionary Housing Designated Areas
* * *	* * *	* * *
9b	Queens CD 2	Map 1
9d	Queens CD 2	Map 1, Map 2
12a	Manhattan CD 1	Map 1
<u>12a</u>	<u>Manhattan CD 2</u>	<u>Map 1</u>
12c	Manhattan CD 3	Map 1
12c	Brooklyn CD 1	Map 1, Map 2
* * *	* * *	* * *

* * *

Manhattan

Manhattan Community District 1

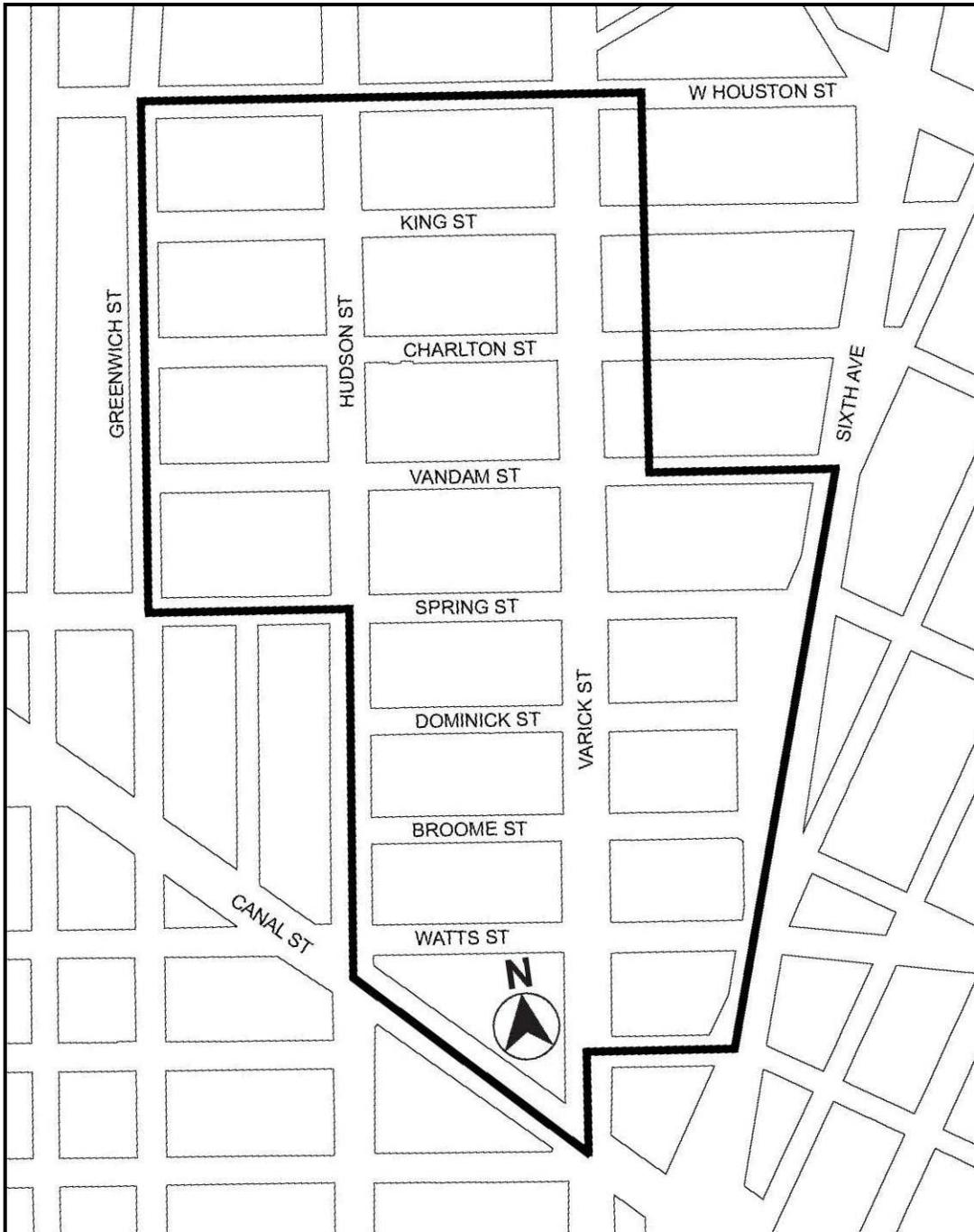
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Manhattan Community District 2

In the M1-6 Districts within the areas shown on the following Map 1:

Map 1

#Special Hudson Square District# – see Section 88-32



Portion of Community District 2, Manhattan