



NYC DEPARTMENT OF CITY PLANNING  
CITY OF NEW YORK

ENVIRONMENTAL ASSESSMENT AND REVIEW DIVISION

January 10, 2022

**PUBLIC NOTICE OF A SCOPING MEETING  
DRAFT ENVIRONMENTAL IMPACT STATEMENT  
(CEQR No. 22DCP100M)**

Notice is hereby given that pursuant to Section 5-07 of the Rules of Procedure for Environmental Review (CEQR) AND 6 NYCRR 617.8 (State Environmental Quality Review) that the New York City Department of City Planning, acting on behalf of the City Planning Commission as CEQR lead agency, has determined, based on the Environmental Assessment Statement, that a draft environmental impact statement (DEIS) is to be prepared for the **570 Fifth Avenue** project (CEQR Number 22DCP100M). The CEQR lead agency hereby requests that the applicant prepare a DEIS in accordance with 6 NYCRR 617.9(b) and Sections 6-08 and 6-12 of Executive Order No. 91 of 1977 as amended (City Environmental Quality Review).

**A public scoping meeting has been scheduled for Thursday, February 10, 2022 at 2:00 PM.** In support of the City's efforts to contain the spread of COVID-19, DCP will hold the public scoping meeting remotely. To join the meeting and comment, please visit the NYC Engage site, <https://www.nyc.gov/engage>.

**To dial in to the meeting** to listen by phone, you may call any of the following numbers:

- +1 (646) 558 8656
- +1 (253) 215 8782
- 888 788 0099 (Toll Free)
- 877 853 5247 (Toll Free)

Enter the following meeting ID and password when prompted:

- Meeting ID: 894 9758 5518
- Passcode: 1
- [The Participant ID can be skipped by pressing #]

If you would like to register to testify via phone, need assistance with technical issues, or have any questions about participation you may call any of the phone numbers listed above. Then enter the following meeting ID and password when prompted.

- Meeting ID: 892 7363 5004
- Password: 1

- [The Participant ID can be skipped by pressing #]

Instructions on how to participate, as well as materials relating to the meeting, will be posted on the NYC Engage website on the day of the scoping meeting, no later than 1 hour prior to the scoping meeting. To help the meeting host effectively manage members of the public who sign up to comment, those who do not intend to actively participate are invited to watch the livestream or the recording that will be posted after the meeting. The meeting livestream can be found in the above referenced NYC Engage site and will be made available on the day of the scoping meeting.

Written comments will be accepted through Tuesday, February 22, 2022. They can be submitted through the webpage below or mailed to Stephanie Shellooe, AICP, Director, Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271.

Copies of the Draft Scope of Work and the Environmental Assessment Statement may also be obtained by contacting the Environmental Assessment and Review Division, New York City Department of City Planning, 120 Broadway, 31<sup>st</sup> Floor, New York, New York 10271, Stephanie Shellooe, AICP Director, by calling (212) 720-3328 or by emailing [sshellooe@planning.nyc.gov](mailto:sshellooe@planning.nyc.gov). In addition, the Draft Scope of Work and scoping protocol will be made available for download at <https://www1.nyc.gov/site/planning/applicants/scoping-documents.page>.

Please inform the Department of City Planning if you need a reasonable accommodation, such as a sign language interpreter, in order to participate in the meeting. Requests for a reasonable accommodation or foreign language assistance during the meeting should be emailed to [AccessibilityInfo@planning.nyc.gov](mailto:AccessibilityInfo@planning.nyc.gov) or by calling 212-720-3508. Requests must be submitted at least ten business days before the meeting, by Thursday, January 27, 2021.

The Applicant, 46/47 Owner LLC, is requesting discretionary actions including zoning text amendments, and three special permits (the “Proposed Actions”) to facilitate the redevelopment of the Proposed Development Site; Block 1262, Lots 29 through 35, 37, 38, 39, 42, 45 and 130 located on the west side of Fifth Avenue between West 46<sup>th</sup> and West 47<sup>th</sup> Streets in the Midtown neighborhood of Manhattan Community District 5. With the Proposed Actions the Applicant would develop an office building (the Office Scenario) with a maximum floor area of approximately 1,543,759 gross square feet (gsf), or alternatively, a residential/hotel building ( the Residential/Hotel Scenario) with a maximum floor area of approximately 1,462,174 gsf. The Proposed Actions would permit development of a building of up to 1,100 feet (or up to 78 stories) tall with a base of up to 197 feet on Fifth Avenue and West 46th Street and up to 225 feet on West 47th Street. The Proposed Actions would also permit an expansion of up to 2,632 gsf of the existing hotel use on Lot 9, which is not part of the Proposed Development Site, but is part of the same zoning lot as the Proposed Development Site.

The Proposed Project - either the Office development or the Residential/Hotel development - would be constructed in a single phase, with construction anticipated to begin in 2023 and be complete and occupied in 2028 (for a total of approximately 54 months).

Development of the proposed project requires approvals from the City Planning Commission (CPC) for the following discretionary actions:

- Zoning text amendments, including amendments to Section 81-066.6
- Special permit pursuant to Section 66-512 to permit:
  - a floor area bonus for mass transit station improvements (the Fifth Avenue and 53rd Street Station)
- Special permit pursuant to amended ZR Section 81-066 to permit modifications, including:
  - the transfer of floor area across district boundaries;
  - modifications to other bulk and use regulations, including but not limited to, the daylight evaluation/daylight compensation regulations (ZR 81-26 & 81-27);
  - modifications to the maximum street wall height (ZR 81-43, 81-83, & 81-262[b]);
  - modifications to the regulations governing major building entrances and maximum lobby widths on Fifth Avenue (ZR 81-42, 81-47[b][2] & 81-84[a]);
  - modifications to the minimum retail space requirements applicable within the Fifth Avenue Subdistrict (ZR 81-82[b]);
  - modifications to pedestrian circulation space requirements (ZR 81-45 & 37-50);
  - modifications to building entrance recess area requirements (ZR 37-53(b));
  - modifications to the location of floors that can be occupied by commercial uses (ZR 32-422);
  - modifications to curb cut regulations (ZR 13-242, 81-44);
  - modifications to parking regulations (ZR 81-84(b)) and screening requirements (ZR 13-221); and
  - modifications to the maximum signage area, height and illumination regulations within the Fifth Avenue Subdistrict (ZR 32-642 & 81-141).
- Special permit pursuant to ZR 74-802 to allow transient hotel use.

Absent the Proposed Actions, the Applicant would develop a 24-story office building (with a maximum height of approximately 417 feet) which would have a maximum floor area of approximately 747, 956 gsf including office and retail spaces. The proposed office building would have a tower that would set back from the approximately 116-foot-tall base with an additional setback on Fifth Avenue at a height of approximately 348 feet.

Implementation of the Proposed Actions would require review and approval of the discretionary action pursuant to the City's Uniform Land Use Review Procedure (ULURP). DCP is acting as lead agency on behalf of the CPC and is conducting a coordinated environmental review under the City Environmental Quality Review (CEQR) process.

The analysis year for the Proposed Actions is 2028.